

Enquiries to: Mrs C Woods
02 6578 7290

Our Ref: DA39/2014
PN: 25266

Your Ref: 3056 Commercial site

27 May 2014

Land Development Solutions Pty Ltd
PO BOX 853
THE JUNCTION NSW 2291

NOTICE OF DETERMINATION **OF DEVELOPMENT APPLICATION**

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

You are notified that your application made under the above Act, and relating to the land and proposal described below, has been Determined pursuant to section 80 of the Act.

**Development
Application No.** DA39/2014

Development Application

Applicant name Land Development Solutions Pty Ltd
Applicant address PO Box 853 THE JUNCTION NSW 2291

Land to be Developed:

Address Bridgman Road HUNTERVIEW
Lot: 31 DP: 1140924

Proposed development Earthworks - Regrading

ABN 52 877 492 396

**Address all
correspondence to
the General Manager:**
PO Box 314
SINGLETON
NSW 2330

DX 7063
SINGLETON

Administration Centre
located at:
Queen Street
Singleton

Ph: (02) 6578 7290

Fax: (02) 6572 4197

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ssc@singleton.nsw.gov.au

Website:

www.singleton.nsw.gov.au



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**Determination
made on (date)**

27/05/2014

Determination

Consent granted subject to conditions described below

**consent to operate from
(date)**

27/05/2014

**Consent to lapse on
(date)**

27/05/2019

see note 1

**details of conditions
and reasons for conditions
(including section 94
conditions)**

1. APPROVAL IN ACCORDANCE WITH THE PLANS

The development will be carried out in accordance with the development application DA39/2014 submitted on 24 February 2014, and the accompanying as follows:

- Drawing titled *Site regrading*, as prepared by Land Development Solutions, Revision A dated 21 January 2014;
- Drawing titled *Sediment and Erosion Control* as prepared by Land Development Solutions, Revision B dated 11 April 2014;
- Drawing titled *Indicative Cross Sections - 1*, as prepared by Land Development Solutions, Revision A dated 21 January 2014;
- Drawing titled *Indicative Cross Sections - 2*, as prepared by Land Development Solutions, Revision A dated 21 January 2014.

Notes:

- Any alterations to the drawings and/or documentation, as approved by Council, will require further Council consent as per s96 of the Environmental Planning and Assessment Act.
- No other works or activities, other than those approved by this consent notice, may be carried out without prior consent from Council.

Reason: To ensure that the development is carried out in accordance with the submitted plans and accompanying documentation.

2. DAMAGE CAUSED DURING CONSTRUCTION

The applicant will repair any damage to a public road or associated structures such as kerb & gutter, drains, footpath and utility services

caused as a consequence of the development works.

The work is to be completed to Council's satisfaction prior to issue of the Occupation Certificate.

Reason: To ensure that any damage to Council owned or maintained infrastructure is repaired

3. REMOVAL OF TOPSOIL

Topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping. Details shall be submitted to and approved by Council prior to release of the Construction Certificate.

Reason: To minimise erosion and silt discharge and ensure valuable topsoil resources are protected.

4. SEDIMENT AND EROSION CONTROL

The control of erosion and the prevention of silt discharge into drainage systems and waterways will be necessary in accordance with Council's Development Engineering Specifications and Landcom's 'Soil and Construction – Managing Urban Stormwater; current edition. Erosion control measures are to be implemented prior to the commencement of any earthworks and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas. Sediment and erosion control plan is to be approved prior to the issue of a construction Certificate.

Reason: To ensure protection of the environment by minimising erosion and sediment.

5. DRAINAGE DESIGN

A detailed drainage design shall be prepared for the disposal of stormwater from the site, including any natural runoff currently entering the property and connection to the existing drainage system in accordance with Council's Development Engineering Specifications

The detailed plans, specifications and copies of the calculations, including existing and proposed surface levels, sub-catchments and conduit sizing appropriate for the development prepared by suitably qualified and experienced person in the field of hydrology and hydraulics. Plans are to be approved by Council prior to the release of a Construction Certificate.

Note: Construction shall be completed prior to the release of the Occupation Certificate.

Reason: To ensure that the development is adequately drained and will not increase the flood hazard or flood damage to other properties or adversely affect flood behaviour.

6. CONSTRUCTION MANAGEMENT PLAN

A construction management plan shall be submitted with the application for the Construction Certificate. The management plan shall include:

- (a) Details of sedimentation and erosion control**
- (b) Details of haulage routes shall be provide to Council for approval.
Note: All trucks and machinery must be free from all foreign material where such material is likely to cause pollution. An area must be set aside for the cleaning of concrete agitator trucks.**
- (c) Details of dust mitigation and access roads.**
- (d) Location and phone number of the site office.**

Reason: To reduce the environmental impact on the site during the construction period.

7. SERVICE RELOCATIONS

The registered proprietor of the land shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

Reason: To ensure that any required alterations to utility infrastructure are undertaken to acceptable standards at the developer's cost.

8. WORK AS EXECUTED PLANS

The registered proprietor of the land shall submit a works-as-executed (WAE) drawing of the completed civil works in hard copy and a dwg file suitable for Council's GIS system.

The WAE plan shall be submitted to and approved by Council prior to the issue of an Occupation Certificate.

Reason: To ensure the stormwater detention system has been constructed in accordance with the design plans.

9. EXCAVATION / FILLING

Plans showing the extent of excavation and/or filling together with details of the method of retaining, draining and stabilising the disturbed areas shall be submitted to and approved by Council prior to issue of the Construction Certificate.

Reason: To determine that satisfactory arrangements have been made to reduce environmental and building damage.

10. ALTERATIONS TO GROUND LEVELS

Any alterations to existing surface levels on the site shall be undertaken in such a manner as to ensure that no additional surface water is drained onto or impounded on adjoining properties. Full details of existing and proposed surface levels shall be submitted to and approved by Council prior to release of the Construction Certificate.

Reason: To ensure that such alterations to surface levels do not disrupt existing stormwater flows in the vicinity.

11. ACCESS TO SITE

Access to the site for all vehicles is limited to the 'temporary stabilised site access' nominated on the approved Sediment and Erosion Control Plan. Access to the site from Bridgman Road is prohibited.

Reason: To ensure safe entry to the site.

12. POLLUTION

The use of the site shall not give rise to any noise, water, air or other pollution as defined by the Protection of the Environment Operations Act, 1997.

Reason: To ensure that the amenity of the area and persons living in close proximity are not adversely affected by activities carried out on the site.

13. HOURS OF WORK

Works must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 5.00pm Saturdays, but not on Sundays or public holidays.

Reason: To protect the amenity of the neighbourhood.

Advice to Applicant:

- 1 Please advise all subcontractors of conditions of approval.**
- 2 Your plans and specifications have been endorsed and are enclosed together with information from other authorities that may relate to the proposed works.**

Other Approvals
list *Local Government Act*
1993 approvals granted
under s 68

N/A

general terms of other
approvals integrated as
part of the consent
(list approvals)

N/A

Right of Appeal

To the extent provided for by Section 97 of the Act, an applicant who is dissatisfied with the determination of this application may appeal to the Court within six (6) months of the date of this notice.

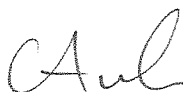
Section 98 of the Act provides that an appeal to the Court may be made by an objector who is dissatisfied with the determination of an application for designated development. Such an appeal must be made within 28 days of the date on which notice is given and must be in accordance with the regulations and rules of the court.

Sections 97 and 98 of the Act do not apply in respect of a development consent declared to be valid or validly granted under Section 25C of the *Land and Environment Court Act 1979*.

Signed

on behalf of the consent authority

Signature



title

Assistant Town Planner

name

Mrs C Woods

date

27/05/2014

If you have any inquiries regarding the consent, please contact Mrs C Woods of Council's Planning & Sustainable Environment Group, on (02) 6578 7290.

Note 1

Section 95 of the Act provides that a development consent for the erection of a building does not lapse if the building, engineering or construction work relating to the building is substantially physically commenced on the land to which the consent applies before the date on which consent would otherwise lapse.