

**Sydney West Planning Panel Briefing
27 September 2017**

Panel Reference	2016SYW232
DA Number	DA0685/16
LGA	Hawkesbury City Council
Proposed Development	Caravan Park – Staged alterations, additions and expansion of the caravan park
Street Address	213 Commercial Road VINEYARD NSW 2765 (Lot 2 DP 232770) 217 Commercial Road VINEYARD NSW 2765 (Lot 1 DP 232770) 227 Commercial Road VINEYARD NSW 2765 (Lot 6 DP 244281) 22 Bocks Road OAKVILLE NSW 2765 (Lot 5 DP 232770) 38 Bocks Road OAKVILLE NSW 2765 (Lot 6 DP 232770) 184 Stahls Road OAKVILLE NSW 2765 (Lot 8 DP 232770) 194 Stahls Road OAKVILLE NSW 2765 (Lot 1 DP 244281) 204 Stahls Road OAKVILLE NSW 2765 (Lot 2 DP 244281) 214 Stahls Road OAKVILLE NSW 2765 (Lot 3 DP 244281) 1 Menin Road OAKVILLE NSW 2765 (Lot 5 DP 244281)
Applicant	INA Operations Pty Ltd
Owners	INA Operations Pty Ltd (213-227 Commercial Road, 22-38 Bocks Road, 184-194 Stahls Road and 1 Menin Road), Mrs R McErlane, Mr I McErlane, Mr J McErlane and Mr F Novella (204 and 214 Stahls Road)
Date of DA Lodgement	28 September 2016
Number of Submissions	45
Regional Development Criteria (Schedule 4A of the EP&A Act)	Capital Investment Value in excess of \$20 million
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • List of the relevant environmental planning instruments under Section 79C(1)(a)(i): <ul style="list-style-type: none"> – State Environmental Planning Policy No. 21 – Caravan Parks; – State Environmental Planning Policy No 44—Koala Habitat Protection; – State Environmental Planning Policy No. 55 – Remediation of Land; – State Environmental Planning Policy (Infrastructure) 2007; – State Regional Environmental Plan No. 20 – Hawkesbury-Nepean River; and – Hawkesbury Local Environmental Plan 2012; • List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority under Section 79C(1)(a)(ii): <ul style="list-style-type: none"> – State Environmental Planning Policy to Amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • List any relevant development control plan under Section 79C(1)(a)(iii): <ul style="list-style-type: none"> – Hawkesbury Development Control Plan 2002.

	<ul style="list-style-type: none"> List any relevant planning agreement that has been entered into under Section 93F or any draft planning agreement that a developer has offered to enter into under Section 93F (Section 79C(1)(a)(iv)): – Not Applicable
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Attachment 1 – Plans of the Proposal
Report prepared by	Andrew Johnston – Senior Town Planner
Report date	13 September 2017

Clause 4.6 Exceptions to Development Standards

If a written request for a contravention to a development standard (Clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**Not
Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

**Not
Applicable**

Overview of Report**1.0 Executive Summary**

Pursuant to Section 78A(1) of the *Environmental Planning and Assessment (EP&A) Act 1979* (as amended) this application seeks approval for staged alterations, additions and the expansion of the caravan park at 213-227 Commercial Road, Vineyard, 22-38 Bocks Road, Oakville, 184-214 Stahls Road, Oakville and 1 Menin Road, Oakville. The proposal involves the expansion of the existing caravan park known as the 'Avina Van Village' to accommodate an additional 247 long-term residential sites.

These long-term residential sites are to accommodate manufactured homes and will require separate Section 68 Approval for their construction.

The application meets the criteria for determination by the Sydney West Planning Panel as the application has a Capital Investment Value (CIV) in excess of \$20 million.

There has been significant public interest in the development, with a total of 45 submissions received in response to the notification of this application. The majority of the submissions have raised concerns regarding the appropriateness of the development, character impacts and the availability of infrastructure and services within the locality.

The proposal involves the expansion of an existing caravan park and is permissible under Council's planning controls. The land is located within the vicinity of the Vineyard Precinct and the character of the area will be altered with the continued development of the North West Growth Centre. The long-term sites and facilities proposed with the application are to cater for people who are 55 years or older and sufficient documentation has been supplied to demonstrate the suitability and availability of services and infrastructure.

Having assessed the application against the relevant planning requirements and considered the issues raised as part of the submissions received, the proposal is recommended for approval subject to conditions.

1.1 Key Issues

- Categorisation and Permissibility
- Zone Objectives and Character of Locality
- Integrated Development – Bushfire Prone Land

- Section 82 Objection
- Submissions

Development Description

2.0 Description of Proposal

Pursuant to Section 78A(1) of the *EP&A Act 1979* this application seeks approval for staged alterations, additions and the expansion of the existing caravan park at 213-227 Commercial Road, Vineyard, 22-38 Bocks Road, Oakville, 184-214 Stahls Road, Oakville and 1 Menin Road, Oakville.

The properties of 213-227 Commercial Road currently operate as a caravan park known as Avina Van Village. The current Section 68 Approval issued for this caravan park approved the operation of 37 long-term sites, 48 short-term sites, 70 holiday cabins, four managers' residences, a restaurant and community building.

The submitted application proposes the expansion of the caravan park into the adjoining properties at 22-38 Bocks Road, 184-214 Stahls Road, and 1 Menin Road.

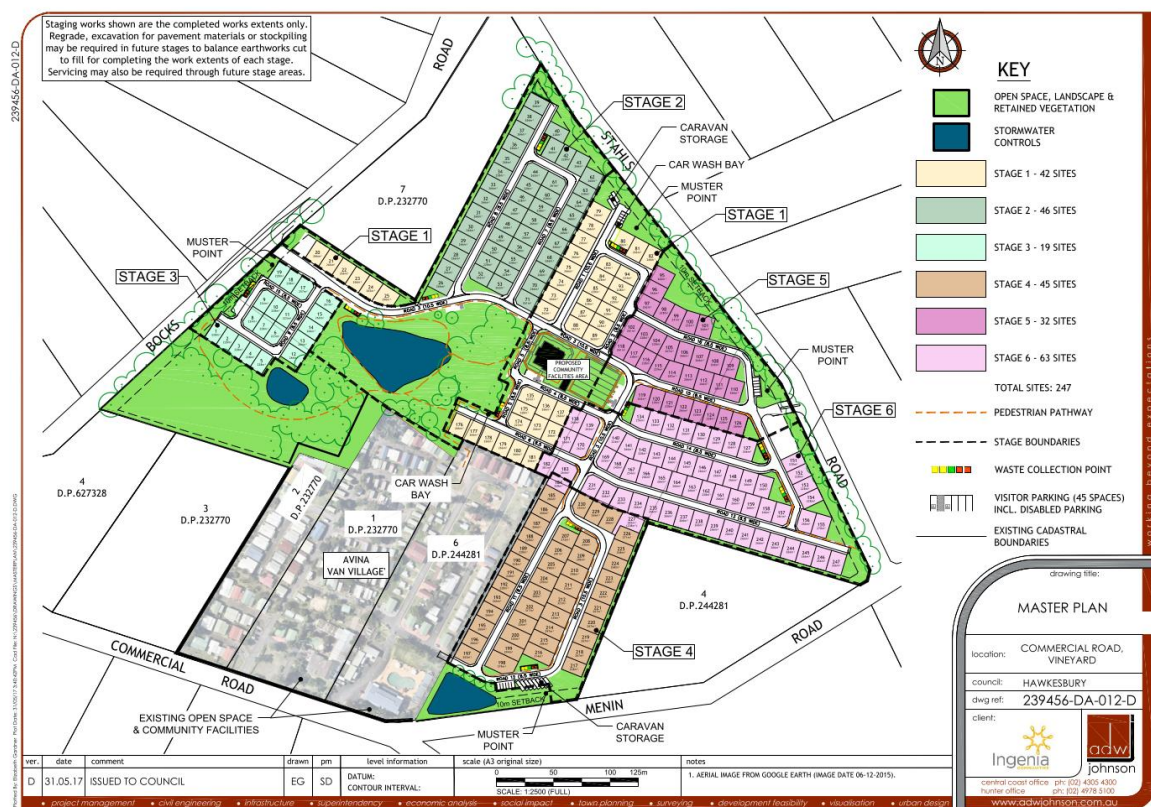


Figure 1 – Site Layout Plan

The caravan park is to be operated by Ingenia Communities Group. An existing onsite manager and staff will oversee the operation of the caravan park and a Plan of Management has been prepared to establish 'park rules' and complaint handling procedures.

The proposal (see Figure 1) specifically involves:

- The removal of vegetation and the demolition of six dwelling houses and associated structures;
- Remediation works to address areas of the land identified as containing contaminated material;
- Earthworks to provide level building platforms and fill four existing dams;

- The installation of infrastructure and services including water, sewer, stormwater basins, electricity, telecommunications and gas;
- The construction of internal roads, footpaths, walking tracks, 45 visitor parking spaces (including five disabled spaces), 11 caravan parking bays, two car wash bays and new vehicular entrances on Bocks Road and Stahls Road;
- The construction of community and recreation facilities consisting of a community building, workshop, lawn bowls green, barbecue area and heated outdoor swimming pool;
- The establishment of an additional 247 long-term residential sites; and
- Revegetation and landscaping works.

Plans of the proposal are included as Attachment 1.

The submitted documentation indicates that the development will be undertaken in six stages:

- Stage 1 – The creation of 42 long-term sites and the construction of the community building, bowling green, swimming pool, associated roads, parking and access off Bocks Road;
- Stage 2 – The creation of 46 long-term sites and the construction of associated roads and parking;
- Stage 3 – The creation of 19 long-term sites and the construction of associated roads and parking;
- Stage 4 – The creation of 45 long-term sites and the construction of associated roads and parking off Menin Road;
- Stage 5 – The creation of 32 long-term sites and the construction of associated roads, parking and access off Stahls Road; and
- Stage 6 – The creation of 63 long-term sites and the construction of associated roads and parking.

The proposed long-term residential sites are to accommodate residents who are 55 years and over. The supplied documentation outlines that Ingenia “*intend to market the proposed new long term sites to Seniors who are seeking an alternative lifestyle development and more affordable accommodation*” and that they “*cater for active and independent seniors in a community which allows them to downsize their home while gaining access to significant facilities in a secure community*”. Ingenia have advised that across their comparable communities the average age of residents coming into the community is 67, with an average overall age in the mid 70s.

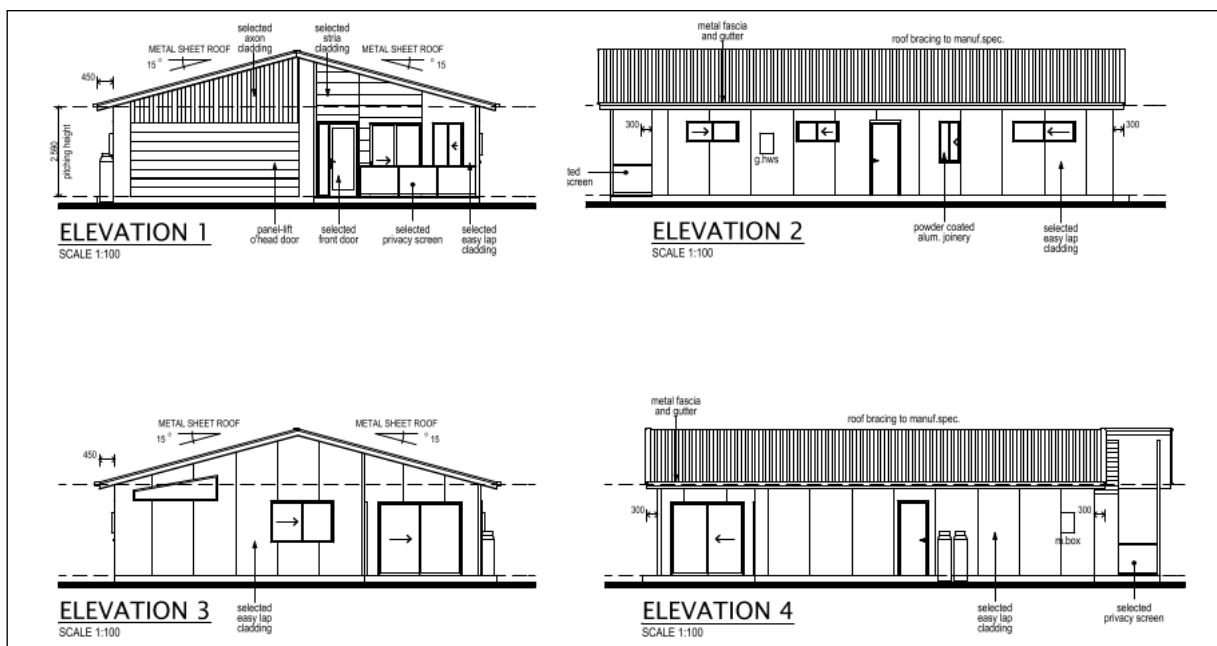


Figure 2 – Typical Design of the Manufactured Homes

The long-term residential sites are to be used to accommodate 'moveable dwellings', and specifically 'manufactured homes' (Figure 2). A separate application for the installation of these moveable dwellings has been applied for under Section 68 of the *Local Government (LG) Act 1993*.

A Section 82 Objection under the *LG Act 1993* has also been lodged by the Applicant seeking the concurrence of the Department of Planning and Environment to allow the manufactured dwellings to be constructed onsite.

The Ingenia model involves the sale of the manufactured homes and the leasing of the long-term residential site.

The approval of the development would result in the caravan park containing a total of 284 long-term sites, 48 short-term sites and 70 holiday cabins.

The CIV of the proposed development is in excess of \$20 million and accordingly Clause 3 of Schedule 4A of the EP&A Act requires the application to be determined by the Sydney West Planning Panel.

The Sydney West Planning Panel's reference number for the application is 2016SYW232 whilst Council's reference number is DA0685/16.

Background

3.0 Site Description and History

3.1 Site and Locality Description

The subject site comprises of ten allotments legally known as Lots 1, 2, 5, 6 and 8 in DP 232770 and Lots 1, 2, 3, 5 and 6 DP 244281. The site is of an irregular shape and has an area of approximately 19.6Ha (Figure 3).

Three of the allotments, 213-227 Commercial Road, are currently used as a caravan park known as the Avina Van Village. The remaining seven allotments that form a part of this application are used for rural-residential purposes and contain dwelling houses and associated structures.



Figure 3 – Aerial Photograph

Surrounding development generally consists of rural residential, rural and agricultural land uses.

The neighbouring properties bound by Commercial Road, Bocks Road, Stahls Road and Menin Road that do not form a part of this application are used for rural residential purposes. A poultry farm is located at 199 Stahls Road and its poultry sheds are located approximately 80m from the subject site.

The land is located directly north of the Vineyard Precinct, which forms a part of the North West Growth Centre.

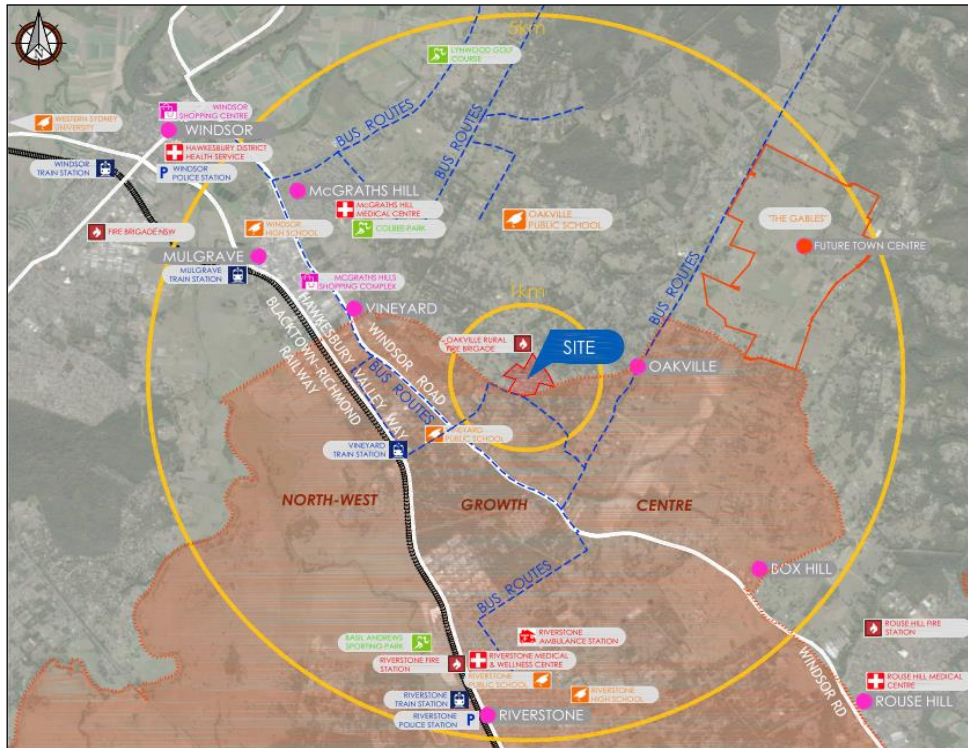


Figure 4 – Locality Plan

The subject site is located approximately 7km from Windsor, 5km from Riverstone and 4.5km from the McGraths Hill Business Park (Figure 4). The land is also located approximately 4km from the future Box Hill town centre.

3.2 Development History

A number of development consents have been issued for the existing caravan park at 213-227 Commercial Road. These approvals include Development Consent No's D0130/85, D0649/86, D0419/87, D0467/87, D0166/90, M0983/99 and M0515/00 for extensions to the caravan park, the establishment of additional sites and the installation of facilities.

The current Section 68 Approval for the caravan park, known as VANPK0013/01, approved the operation of 37 long-term sites, 48 short-term sites, 70 holiday cabins, four managers' residences, restaurant and community building. This Section 68 Approval will lapse on the 7 November 2018.

The remaining allotments that form part of the application have traditionally been used for residential, rural residential and agricultural purposes.

3.3 Application History

The application was lodged with Council on 28 September 2016 and publicly notified between 20 October 2016 and 21 November 2016.

Comments regarding the application were provided by the Roads and Maritime Services (RMS) on 24 October 2016, the Department of Primary Industries (DPI) – Water on 25 October 2016 and the Rural Fire Services (RFS) on 27 October 2016.

A Briefing Report on the matter was presented to the Sydney West Planning Panel on 23 February 2017. Minutes prepared for the Briefing Meeting were provided by the Planning Panels Secretariat on 21 March 2017 and identified the following key issues for the development:

North West Growth Centre

- *The site is opposite North West Growth Centre but is not included.*
- *Have any discussions been held with the Department of Planning regarding the inclusion of the land?*
- *The development must have regard to the upgrading works being undertaken to Menin Road in association with the North West Growth Centre.*

Seniors Living

- *The application has been submitted under the Hawkesbury LEP 2012 and SEPP No. 21 however based on the age of targeted residents the Housing for Seniors SEPP may be the more relevant planning instrument. The proposal is not currently permissible under the Housing for Seniors SEPP.*
- *What provisions are in place to ensure the development caters for seniors or those with low incomes?*
- *What services (meals, medical check-ups etc.) will be available to residents?*
- *Demographics of residents to be confirmed.*
- *The existing caravan park caters for both short and long term stays, and there are no age restrictions.*
- *Will the introduction of seniors accommodation conflict with the existing resident make-up?*
- *Can the dwellings be considered as 'moveable dwellings' when they are constructed onsite?*

Services

- *The development appears to be of a high density within the context of the locality.*
- *Is there a timeframe for the availability of reticulated sewer?*
- *Are there adequate services, facilities and public transport available within the vicinity of the development?*

The key issues identified during the Briefing Meeting are discussed in this report.

Council requested additional information from the Applicant on 4 April 2017. In response additional information and amended plans were provided on 2 June 2017.

Comments from the Department of Planning and Environment regarding the Section 82 Objection were provided on 21 August 2017.

Assessment

4.0 Legislation, Council Policies, Procedures and Codes to Which the Matter Relates

- State Environmental Planning Policy No. 21 – Caravan Parks (SEPP No. 21)
- State Environmental Planning Policy No 44 – Koala Habitat Protection (SEPP No. 44)
- State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)
- State Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (SREP No. 20)
- Hawkesbury Local Environmental Plan (LEP) 2012
- State Environmental Planning Policy to Amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)
- Hawkesbury Development Control Plan (DCP) 2012

5.0 Section 79C Matters for Consideration

The following is an assessment of the application with regard to the heads of consideration under the provisions of Section 79C of the EP&A Act:

5.1 Environmental Planning Instruments

State Environmental Planning Policy No. 21 – Caravan Parks

SEPP No. 21 establishes planning controls for caravan parks. Section 3(1) of this Policy aims to encourage:

- (a) *the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and*
- (b) *the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and*
- (c) *the provision of community facilities for land so used, and*
- (d) *the protection of the environment of, and in the vicinity of, land so used.*

Section 6 of SEPP No. 21 defines a 'caravan park' as "*land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed*". The submitted application proposes the expansion of an existing caravan park and is to involve the addition of long-term sites that will accommodate moveable dwellings. The proposal therefore satisfies the definition of a caravan park.

The Policy does not establish permissibility controls for caravan parks, except that Clause 8(a) of SEPP No. 21 outlines that "*development for the purposes of a caravan park may be carried out only with the development consent of the Council*". In this regard the proposal is permissible under the provisions of the Hawkesbury LEP 2012.

Both short and long-term sites may be considered under SEPP No. 21. The Policy does not require a certain percentage or minimum number of short or long-term sites, although Clause 8(2) of the Policy outlines that the specific number of short and long-term sites must be nominated.

The existing Section 68 Approval issued for the Avina Van Village refers to 37 long-term sites, 48 short-term sites and 70 holiday cabins. The holiday cabins would be equivalent to short-term sites which would result in a total of 118 existing short-term sites.

Therefore the approval of the subject application would result in total of 284 long-term residential sites and 118 short-term holiday sites.

Section 10 of the Policy outlines that the following matters must be considered in the assessment of any application for a caravan park:

- (a) *whether, because of its location or character, the land concerned is particularly suitable for use as a caravan park for tourists or for long-term residence,*
- (b) *whether there is adequate provision for tourist accommodation in the locality of that land, and whether existing or potential tourist accommodation will be displaced by the use of sites for long-term residence,*
- (c) *whether there is adequate low-cost housing, or land available for low-cost housing, in that locality,*
- (d) *whether necessary community facilities and services are available within the caravan park to which the development application relates or in the locality (or both), and whether those facilities and services are reasonably accessible to the occupants of the caravan park,*
- (e) *any relevant guidelines issued by the Director, and*
- (f) *the provisions of the Local Government (Caravan Parks and Camping Grounds) Transitional Regulation 1993.*

Caravan parks are typically located in rural and non-urban areas as they provide tourist accommodation and/or lower cost housing. The Avina Van Village is a long established caravan park and a number of approvals have been issued on the basis that a caravan park comprising of short-term and long-term sites represents an appropriate use of the land in this location.

In addition to 37 long-term sites, the caravan park currently provides short-term accommodation to tourists, transient workers, sporting and social groups, family groups and a range of other visitors. The proposal will not impact on the number or availability of existing short-term sites and the expanded caravan park will continue to provide short-stay accommodation for tourists and other visitors.

The caravan park operators Ingenia have advised that the existing short-term sites meet current market demand.

The locality is characterised by a range of uses, including rural, rural residential, residential, agricultural and the existing caravan park use. It should also be noted that the subject land borders the Vineyard Precinct and is located approximately 2km from the Box Hill Precinct of the North West Growth Centre. As a result, the character of the locality will continue to change from a rural area to that of an urban and rural area.

The existing caravan park contains long-term residential sites and the expansion of the caravan park for this purpose is seen to be appropriate based on this development history and the future development of the North West Growth Centre for residential development.

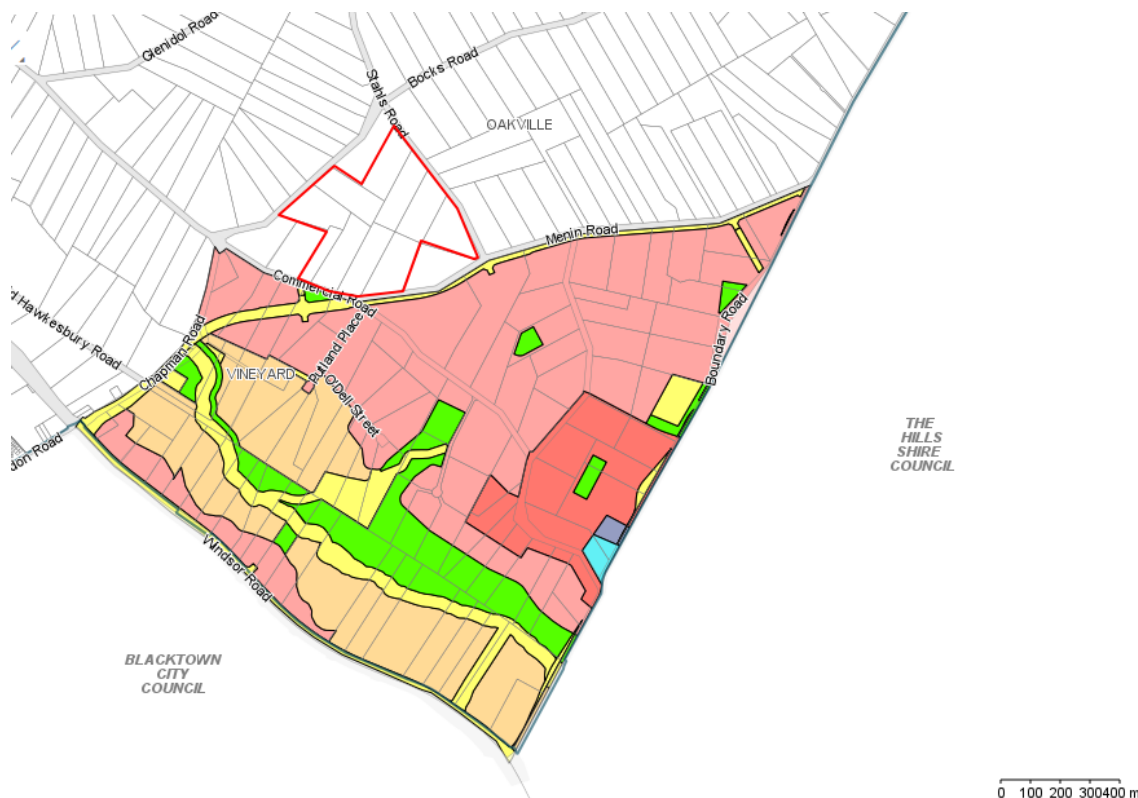


Figure 5 – Draft Zoning for the Stage 1 of the Vineyard Precinct

The area within the Vineyard Precinct located south of Commercial Road and Menin Road is to be zoned R2 Low Density Residential with the proposed amendments to the Growth Centres SEPP (Figure 5). The installation of manufactured homes on the long-term residential sites would be comparable to the scale and appearance of the residential development within the Vineyard Precinct, however the setback and landscaping requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) (LG-CP) Regulation 2005* would be more characteristic of a rural setting.

The land is approximately 7km from Windsor, 5km from Riverstone and 4.5km from the McGraths Hill Business Park (which includes an Aldi Shopping Centre). The land is also located approximately 4km from the future Box Hill town centre and approximately 1km from land within the Vineyard Precinct that is identified for commercial development.

The site is directly serviced by the 661 bus service which operates between Windsor Station and Riverstone Station (via McGraths Hill) and provides regular transport services to these town centres (and Vineyard Railway Station which is approximately 2km from the site).

The application suggests that residents of the expanded caravan park will be 55 years or older or will share a household with people who are 55 years or older. Ingenia have advised that they will include a formal age restriction as part of a Community Rule for the new long-term residential sites of the caravan park. The Applicant has further advised that residents of their facilities are expected to be independent and have high rates of car ownership.

The plans and documentation submitted with the application indicate that a range of services and facilities will be available to long-term residents of the caravan park. These include:

- A community facility building with kitchen, multifunction rooms, gym, dining and lounge areas, games area, craft area, office, consultation room, business centre and library;
- a heated outdoor swimming pool;
- barbecue facilities;
- lawn bowls green;
- workshop; and
- walking trails and landscaped areas for passive recreation.

These new facilities will supplement existing facilities within the Avina Van Village including a shop, swimming pool, games room and restaurant.

The supplied documentation further outlines that Ingenia operate the 'Ingenia Care' program. Ingenia Care is a service that assists residents to access a range of Commonwealth funded and subsidised care services including:

- Personal services;
- Domestic assistance;
- Nutrition;
- Leisure interests and activities;
- Medication management;
- Mobility/Transport;
- Clinical care;
- After hospital care; and
- Respite Care.

These services are able to be provided in-home and onsite. The community building will be able to be used for consultations by visiting health professionals and service providers. These services are in addition to community services and facilities available in other nearby centres such as Riverstone and Windsor which are directly accessible from the site by public transport. The 661 bus service operates between Windsor Station and Riverstone Station and runs every two hours to the site. The bus trip from the site to Riverstone Station/town centre is 10 minutes and to Windsor Station is 15 minutes.

In addition to the public transport services, Ingenia are also proposing to operate an additional private mini-bus service for residents to nearby retail and commercial centres and railway stations/transport hubs. The provision of such services are needed on account of the age of the proposed residents.

The Social Impact Assessment Report prepared for the application and Council's Affordable Housing Policy both identify that there has been a steady decline in the availability of affordable housing within the Hawkesbury and the wider Western Sydney region. The Ingenia model involves the sale of the

manufactured homes and the leasing of the long-term residential sites and accordingly the development will provide lower cost accommodation options for seniors.

The proposed expansion of the caravan park is therefore considered acceptable having regard to the provisions of Section 10 of SEPP No. 21. The caravan park is appropriately located with respect to a number of services and centres, both current and proposed, and is seen to be suitable for long-term residential use.

The installation of the moveable dwellings and manufactured homes on the long-term residential sites will be subject to a separate approval under Section 68 of the *LG Act 1993*. The *LG-CP Regulation 2005* outlines specific controls for caravan parks and allows for the installation of moveable dwellings.

The proposal satisfies the site size, road setback, boundary setback, landscaping and internal road controls of the *LG-CP Regulation 2005*.

The Regulation does outline that manufactured homes must be constructed offsite and accordingly a Section 82 Objection under the *LG Act 1993* was lodged with the Department of Planning and Environment to allow the manufactured homes to be constructed onsite. In response the Department have provided their concurrence for the construction of the manufactured homes onsite.

State Environmental Planning Policy No. 36 – Manufactured Home Estates

The provisions of State Environmental Planning Policy No. 36 – Manufactured Home Estates (SEPP No. 33) only apply to areas of the State outside the Sydney region. As such the provisions of this Policy do not apply to this application.

State Environmental Planning Policy No. 44 – Koala Habitat Protection

SEPP No. 44 aims to *"encourage the proper conservation and management of areas of natural vegetation that provide habitat for Koalas, to ensure permanent free-living populations over their present range and to reverse the current trend of population decline"*.

An Ecological Assessment Report has been prepared in support of the application to ascertain whether a Koala (*Phascolarctos cinereus*) population resides in the area and whether the proposal will impact on the Koala habitat.

The land subject to this application does contain Koala feed species, in particular Forest Red Gums (*Eucalyptus tereticornis*), and accordingly the land does comprise 'potential Koala habitat'. However, no evidence of Koala activity was found and no records exist of Koalas within 5km of the property. In this regard the nearest contemporary record of Koalas is approximately 8.5km away in Maraylya.

The Ecological Assessment Report outlines that the vegetation within the site and surrounding areas is *"highly fragmented, with fencing, housing and roads providing significant impediments to Koala dispersal"*. The report concludes that whilst the land could potentially be utilised intermittently by individual Koalas, the lack of nearby recorded sightings has determined that the land does not constitute 'core Koala habitat'. The proposal is therefore considered acceptable having regard to the provisions of SEPP No. 44.

State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7(1) of SEPP No. 55 outlines 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”.*

A Stage 2 Detailed Contamination Report was prepared in support of the application based on the past use of the land for agricultural purposes, the presence of material stockpiles and the nature of the proposed use. Inspections, sampling and testing undertaken to prepare the report identified seven areas of environmental concern onsite, including the presence of asbestos containing material and concentrations of zinc, arsenic and heavy metals above recommended levels.

Soil and water samples taken from the existing dams onsite found that any contaminants were at levels within acceptable criteria and therefore compliant with relevant environmental guidelines.

A Remediation Action Plan (RAP) has subsequently been prepared outlining strategies for the remediation and validation of the land. The RAP outlines two strategies for the remediation of the seven areas of environmental concern being:

- (a) The disposal of contaminated surface soils (soils exceeding health guidelines and soils comprising friable asbestos) to landfill; and
- (b) The onsite treatment and removal of asbestos containing material and the use of affected soils for use onsite.

The RAP further recommends the preparation of an Unexpected Finds Protocol to cover the unexpected discovery of contamination during the course of the works.

With the implementation of the remediation works and validation reporting recommended by the RAP the report concludes that the land is capable of being made suitable for residential development. On these grounds the proposal is seen to satisfy the provisions of SEPP No. 55.

State Environmental Planning Policy (Infrastructure) 2007

The application was referred to the RMS as ‘traffic generating development’ under Section 104 and Schedule 3 of the Infrastructure SEPP. In response the RMS have raised no objection to the proposal on traffic or access grounds.

No road upgrades and works have been requested by the RMS.

The upgrading of Menin Road and its classification as a sub-arterial road is proposed with the Draft Precinct Plan for the Vineyard Precinct prepared by the Department of Planning and Environment. Given that the reconstruction of this road is likely to occur with the development of the North West Growth Centre no upgrading works to this road have been recommended by Council’s Development Engineer. No access is to be provided from this existing road and its current condition is considered adequate for the proposed development.

Other road and infrastructure upgrades have been recommended by Council’s Development Engineer and are discussed in more detail in Section 6.1 of this report.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Housing for Seniors SEPP) do not apply as the subject land is zoned for rural as opposed to urban purposes. As such the provisions of this Policy do not apply to this application.

Sydney Regional Environmental Planning Policy No. 20 – Hawkesbury-Nepean River

The subject site falls within the boundary of SREP No. 20. This Policy aims “to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context”. SREP No. 20 requires Council to assess development

applications with regard to the general and specific considerations, policies and strategies set out in the Policy.

Like SEPP No. 21, Clause 11(1) of SREP No. 20 outlines that the consent of Council is required for the use of land as a caravan park. Clause 11(17) of Plan further outlines that Council must consider whether *“the proposed development will be capable of connection to a Sydney Water Corporation Limited or council sewerage system either now or in the future”*.

The existing caravan park is serviced by an onsite effluent disposal system and issues with this system have been identified in the past. The application proposes the connection of both the existing caravan park and the new long-term sites to Sydney Water’s sewerage reticulation system.

Correspondence received from Sydney Water outlines that the delivery of wastewater lead-in mains to service the Vineyard Precinct is planned. The indicative delivery timeframe for the lead-ins is mid-2018. However, the supplied documentation indicates that an extension of the existing Sydney Water sewer main south of Putland Place may also be possible independently of the Vineyard Precinct development.

The provision of reticulated sewer to the caravan park will allow the existing onsite effluent system to be decommissioned which would result in a positive environmental outcome.

The development is to be serviced by a reticulated sewerage system and the proposed development is generally consistent with the objectives and relevant provisions of SREP No. 20.

Hawkesbury Local Environmental Plan 2012

The subject site is zoned RU4 Primary Production Small Lots under the Hawkesbury LEP 2012 (Figure 6).



Figure 6 – Zoning Map

The Dictionary of the Hawkesbury LEP 2012 provides the following definition for a ‘caravan park’:

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

The proposal satisfies the above definition of a caravan park and is permissible within the RU4 Primary Production Small Lots zone.

The objectives of the RU4 Primary Production Small Lots zone are as follows:

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.*

Council and the Land and Environment Court (the Court) recently refused Development Application No. DA0591/14 for a caravan park consisting of 150 long-term residential sites at 66 Wattle Crescent, Glossodia. Council's assessment as well as the subsequent Court proceedings gave significant weight to the development demonstrating consistency with the overall zone objectives which applied to the Glossodia site.

In dismissing the appeal, the Court found that the proposed development did not meet the objectives of the relevant zone, did not satisfactorily address the requirements of Clause 10 of SEPP No. 21, that the site was not suitable for the proposed development and the development was not in the public interest. The assessment of this development application has therefore considered the objectives of the RU4 Primary Production Small Lots zone, SEPP No. 21, character impacts and the Judgement in Court Proceedings No.10790 of 2015.

The most important distinction between the two developments is that this development application involves the extension of an existing approved caravan park as opposed to the development of a new caravan park. The subject site is located within an established rural area however the locality is presently undergoing and will continue to undergo change given its proximity to the Vineyard Precinct and the larger North West Growth Centre.

The RU4 Primary Production Small Lots zone primarily aims to encourage primary industry and compatible land uses, and to avoid landuse conflict. Caravan parks are permissible within this zone and the existing Avina Van Village is characteristic of the locality and the rural zone. The expansion and intensification of the development – in particular the development of manufactured homes that are more residential in appearance – is seen to be appropriate on account of the Vineyard Precinct and the locality's changing character. The use of manufactured homes is also seen to be characteristic of caravan parks.

The expansion of the caravan park will result in it occupying the majority of the land bounded by Commercial Road, Bocks Road, Stahls Road and Menin Road; leaving 183 and 201 Commercial Road, 48 Bocks Road and 15 Menin Road as the only allotments within the block not occupied by the caravan park. These properties are currently used for rural residential purposes and the proposed expansion of the caravan park is unlikely to compromise the continued use of these properties for this purpose.

There have been complaints that the proposal will restrict the future development of these properties however the proposed use is permissible and there have been no plans to extend the area of the North West Growth Centre. Any future applications for the development of land within the vicinity of the site would be considered on their merits.

An existing poultry farm is located at 199 Stahls Road. The poultry sheds on this farm would be located approximately 80m from the expanded caravan park. The introduction of more sensitive landuses in rural areas has the potential to cause conflict with existing agricultural uses that may generate amenity impacts.

In this regard an Odour Assessment Report has been prepared which found the existing operations of the poultry farm generated no detectable odours on the subject site. It should also be noted that there are other dwelling houses located in closer proximity to the poultry farm than the caravan park's long-term residential sites and there would still be obligations for the poultry farm and other agricultural uses under the *Protection of the Environment Operations Act 1997*.

Clause 6.7 of the Hawkesbury LEP 2012 requires an assessment of the availability of essential services. The documentation supplied in support of the application indicates that the following services will be provided to the caravan park:

- A new 1000kVA electricity kiosk will be installed onsite to service the development. Additional works and local infrastructure upgrades of existing power assets will be undertaken as required to facilitate the connection of the new kiosk. Endeavour Energy have issued a letter of offer for electrical connection having already assessed network capacity.
- The site is connected to mains water and sufficient water supply may be obtained via an extension of the existing Sydney Water main in Commercial Road.
- Sydney Water is currently planning the delivery of wastewater lead-in mains to service the Vineyard Precinct. The anticipated timeframe for the delivery of the lead-ins to service the area is mid-2018. However, the supplied documentation indicates that an extension of an existing Sydney Water sewer main south of Putland Place may be also be possible.
- The nearest existing gas main is located near the intersection of Chapman Road and Windsor Road. It is proposed to extend the gas main from Chapman Road to Commercial Road and install a connection point at the main park entry. A formal application will be made with Jemena subject to the positive determination of this development application.

Conditions may be imposed to ensure that satisfactory arrangements are in place for the provision of reticulated sewer before the commencement of works and certification of services will be required before the release of any Occupation Certificates or Section 68 Approvals.

The provision of reticulated sewer will allow for the decommissioning of the existing onsite effluent disposal system which is expected to have positive environmental impacts in terms of water quality. Further environmental impacts associated with the development are discussed in Section 5.7 of this report.

Clause 4.3(2) and the associated Height of Buildings Map of the Hawkesbury LEP 2012 establish a maximum building height control of 10m for the area. With a maximum height of 9.034m (exclusive of a ventilation flue), the proposed community building satisfies the building height controls of the Hawkesbury LEP 2012.

The proposed expansion of the caravan park satisfies the objectives of RU4 Primary Production Small Lots zone, the requirements of SEPP No. 21 and is considered suitable within the context of the locality. The proposal is permissible and satisfies the provisions of the Hawkesbury LEP 2012.

5.2 Draft Environmental Planning Instruments

A Draft Precinct Plan for the Vineyard Precinct within the North West Growth has been developed by the Department of Planning and Environment and was notified from December 2016 to late February 2017.

The Draft Indicative Layout Plan (Figure 7) prepared for the Vineyard Precinct indicates that the properties on the southern side of Commercial Road and Menin Road are to be rezoned for 'Low Density Residential' development, with the exception of a portion of 226 Commercial Road which is nominated as 'Passive Open Space'. The proposed amendments to the Growth Centres SEPP indicate that the residential land is to be re-zoned R2 Low Density Residential.

The prepared documentation indicates that Menin Road is to be upgraded and extended to connect to Chapman Road by the RMS.

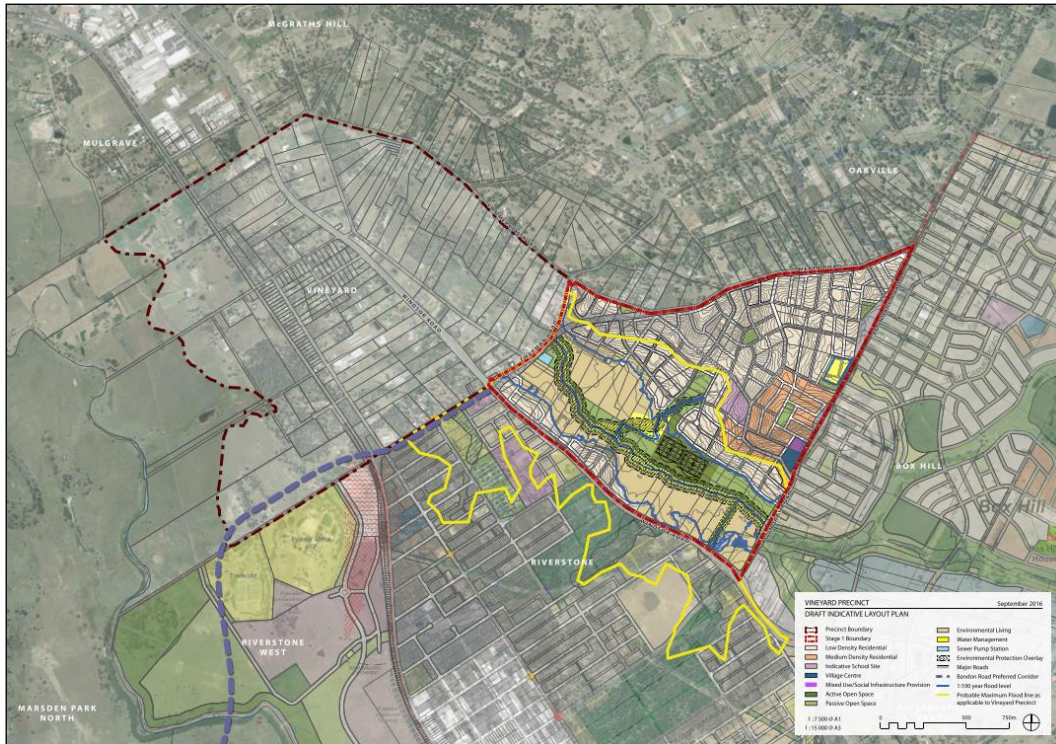


Figure 7 – Vineyard Precinct – Draft Indicative Layout Plan

The subject proposal for the expansion of the caravan park is seen to be compatible with the draft amendments to the Growth Centres SEPP and is not expected to constrain the future development of the Vineyard Precinct.

5.3 Development Control Plans

Hawkesbury Development Control Plan 2002

The proposed development is considered to be generally consistent with relevant provisions of Hawkesbury DCP 2002:

Part A Chapter 3: Notification

The application was notified from 20 October 2016 to 21 November 2016 as 'advertised development'. The amended plans were not re-notified on the basis that the site coverage of the development was not to be altered and the relocated Stahls Road driveway is not to be located within the immediate vicinity of a dwelling house.

A total of 45 submissions were received and are discussed in Section 5.9 of this report.

Part C Chapter 2: Car parking and Access

Section 2.5.5 of Part C Chapter 2 of the Hawkesbury DCP 2002 details the following parking rates for caravan parks:

- One space per caravan/camping site; plus
- One visitor space per 10 sites or part thereof.

The proposal satisfies the numerical parking controls of the Hawkesbury DCP 2002 as each dwelling within the long-term residential sites will have covered parking for two vehicles. An additional 45 visitor parking spaces will also be provided to satisfy the Plan.

The internal road design of the caravan park has been reviewed by Council's Development Engineer and satisfies the minimum requirements of the LG-CP Regulation 2005.

5.4 Planning Agreements

No planning agreements have been prepared for the development.

5.5 Regulations

Matters specified under the EP&A Regulations 2000 have been considered in the assessment of this application.

The EP&A Regulations 2000 require compliance with the Building Code of Australia (BCA) and Disability (Access to Premises – Buildings) Standards 2010. An Accessibility Report has been prepared detailing the requirements for community facilities, pedestrian access and accessible car parking spaces.

5.6 Coastal Zone Management Plan

The proposal is generally consistent with the Upper Hawkesbury River Estuary Coastal Zone Management Plan. Should the application be approved conditions would be imposed requiring the preparation and implementation of sedimentation and erosion controls during construction.

5.7 Likely impacts of the Development, including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality

These matters have been considered in the assessment of this application.

Council's mapping indicates that the land contains Shale Plains Woodland (also known as Cumberland Plain Woodland), which is a Critically Endangered Ecological Community under the *Threatened Species Conservation (TSC) Act 1995*.

An Ecological Assessment Report has been submitted in support of the application to consider and address biodiversity impacts. Surveys undertaken in support of the report identify both Shale Plains Woodland and Alluvial Woodland vegetation communities as being present on the site (Figure 8). Alluvial Woodland (also known as River-flat Eucalypt Forest) is identified as an Endangered Ecological Community under the *TSC Act 1995*.

The most notable records of threatened species recorded on the site are Southern Myotis bats (*Myotis macropus*), Eastern Bentwing bats (*Miniopterus orianae oceanensis*), East-coast Freetail bats (*Mormopterus norfolkensis*) and Grey-headed Flying-foxes (*Pteropus poliocephalus*). Targeted searches failed to identify the Cumberland Plain Land Snail (*Meridolurn corneovirens*).

Approximately 1.99Ha of Shale Plains Woodland is proposed to be removed with the application, although approximately 0.73Ha will be retained and restored and a further 1Ha of currently cleared land is to be revegetated. The entire 1.45Ha of Alluvial Woodland will be retained and restored, with an additional 0.18Ha of cleared area to be revegetated as this community.

The Ecological Assessment Report outlines that the identified vegetation communities are “*fragmented, highly disturbed and predominantly exist in a 'canopy only' state*”. The Ecological Assessment Report recommends the preparation of a Vegetation Management Plan to offset the loss of vegetation and habitat. The Vegetation Management Plan will also guide the revegetation works, landscaping protection measures (such as fencing), weed removal programmes and maintenance schedules. The use of nesting boxes and other measures are also recommended to offset the loss of vegetation and hollow-bearing trees as well as provide habitat for microbats.

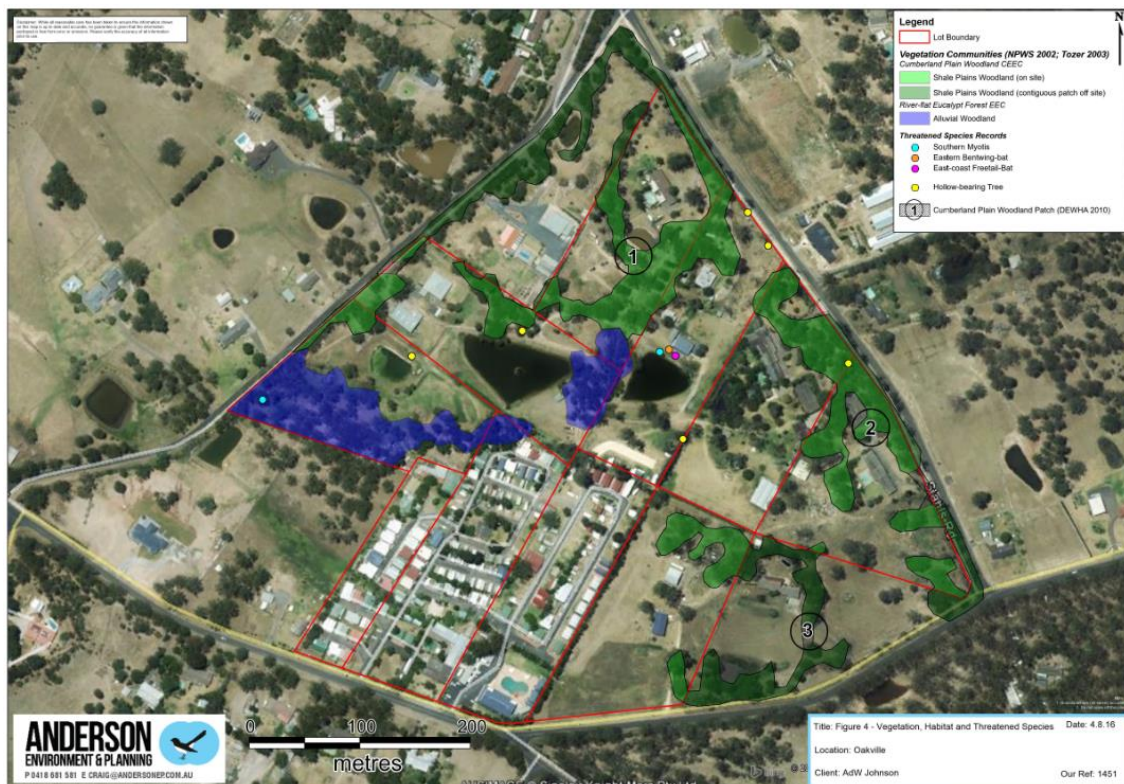


Figure 8 – Identified Vegetation Communities

The report concludes the development of the land is unlikely to have a significant impact on any threatened ecological communities or species as listed under the TSC Act 1995. Council's Land Management Officer has reviewed the Ecological Assessment Report and has raised no objections to its recommendations or conclusions.

It is therefore considered that the proposed development will have no significant adverse impacts upon the natural or built environments or negative social or economic impacts upon the locality.

5.8 Suitability of the Site for the Development

These matters have been considered in the assessment of this application.

The land varies in height from approximately 36m to 56m AHD. The land is located well above the adopted 100 year Average Recurrence Interval (ARI) flood event level of 17.3m AHD and accordingly the proposal is not subject to Council's flood planning controls. The land is also located above the Probable Maximum Flood (PMF) event level of 26.5m AHD.

It is further noted that 'flood free' access to Boundary Road and Windsor Road would also be available during a 100 year ARI flood event.

The earthworks required to develop the subject site are not excessive and generally involve 1m of cut and fill and small retaining walls to create flat sites. In some areas more significant earthworks are proposed, including approximately 4m of fill for a redundant dam and 3m of cut to flatten a ridge line, however the scale of the works are seen to be appropriate for a development of this nature.

The site is considered suitable for the proposed development.

5.9 Public Notification

The application was notified as advertised development from 20 October 2016 to 21 November 2016. In addition to notification letters to neighbouring residents and a site sign, a notice of the development was also placed in the local newspaper as required under the EP&A Regulation 2000.

A total of 45 submissions, including a submission from the Oakville Progress Association, were received in response to the notification of this application. These submissions are included as Attachment 2. The matters raised in the submissions are summarised below in italics, followed by a response by the assessing officer:

The proposed development and the sizes of the long-term sites are residential in nature and the layout of the caravan park is similar to a new land release area. The development is totally out of character with the locality.

Officer's comment: The land adjoins the Vineyard Precinct of the North West Growth Centre and the wider locality is currently experiencing and will continue to experience change with the provision of residential development to the south. The proposal involves the expansion of an existing caravan park and is permissible under the Hawkesbury LEP 2012.

Clause 85(1) of the *LG-CP Regulations 2005* outlines that long-term residential sites within caravan parks are to have a minimum area of 80m². The proposed development satisfies this requirement, with a minimum area of 223m² for the long-term residential sites.

The proposed development will alter the rural character of the area.

Officer's comment: The character of the locality is currently experiencing change on account of the North West Growth Centre. The proposed expansion of the caravan park will be compatible with the existing character of the caravan park.

The proposed development is inconsistent with the objectives of SEPP No. 21.

Officer's comment: An assessment of the proposal against the provisions of SEPP No. 21 is included in Section 5.1 of this report.

The proposed development is inconsistent with the objectives of the RU4 Primary Production Small Lots zone.

Officer's comment: An assessment of the proposal against the objectives and provisions of the Hawkesbury LEP 2012 is included in Section 5.1 of this report.

The proposal represents an overdevelopment of the site.

Officer's comment: The proposed expansion would be comparable to the existing Avina Van Village in terms of site coverage. The proposal satisfies the site size, road setback, boundary setback, landscaping and internal road controls of the *LG-CP Regulation 2005*.

The proposed development has the potential to cause conflict with land uses that are permissible within the RU4 Primary Production zone, in particular agricultural uses which can generate odours and noise. Permitting development when there will be a large number of people living close to agricultural uses and activities will have the potential to cause conflict between the land uses and also may limit the future development of adjoining and surrounding properties.

Officer's comment: These matters have been discussed in Section 5.1 of this report.

There are no guarantees that the new long-term sites within the caravan park will be occupied by over 55s only.

Officer's comment: Ingenia have advised that they will include a formal age restriction as part of a Community Rule for the new long-term residential sites of the caravan park.

The assessment of this application has been based on the occupation of the new long-term residential site by seniors and on this basis it is recommended that a restriction of the use of the land is imposed. This would restrict the occupation of these sites to seniors (people aged 55 years or more) and people who live within the same household as seniors.

The proposed development will increase traffic volumes and create congestion.

Officer's comment: The Traffic Impact Assessment Report prepared in support of the development indicates that the development will not have an adverse impact on local or State road networks.

The RMS have reviewed the application and have raised no objection to the proposal. The upgrading of Menin Road will be undertaken by the RMS in support of the Vineyard Precinct.

The proposed development would be most accurately characterised as residential accommodation and is prohibited within the RU4 Primary Production Small Lots zone.

Officer's comment: The proposal is permissible as a caravan park under the Hawkesbury LEP 2012.

The proposed development is inconsistent with the Hawkesbury Residential Lands Strategy.

Officer's comment: The proposal involves the expansion of an existing caravan park and is permissible under the Hawkesbury LEP 2012.

The land is not subject to flooding and immediately adjoins the North West Growth Centre.

Insufficient infrastructure and public transport are available to service the development.

Officer's comment: These matters are discussed in Sections 5.1 and 6.1 of this report.

The proposed development will generate unreasonable privacy and noise impacts for adjoining and surrounding properties.

An onsite manager will be available to oversee and manage the caravan park. A Plan of Management has also been prepared to establish park rules and complaint handling procedures for the caravan park.

Testing and validation of any contamination is required to determine the suitability of the site.

Officer's comment: A Stage 2 Detailed Contamination Report and RAP have been prepared in support of the application which indicate that the land is capable of being made suitable for residential use.

The proposed development will de-value surrounding properties.

Officer's comment: Land values within the locality have risen significantly due to a number reasons including the North West Growth Centre.

5.10 The Public Interest

The matter of public interest has been taken into consideration in the assessment of this application.

The proposal involves the expansion of an existing caravan park and is permissible under Council's planning controls. The land is located within the vicinity of the Vineyard Precinct and the expansion of the caravan park will provide lower cost housing options for seniors.

Having considered the relevant planning controls, the character of the locality and the submissions received, the approval of the application is seen to be in the public interest.

6.0 Referrals

6.1 Internal

Engineering – The road network in the vicinity of the development is of a rural nature with table drains and no kerb and gutter, and a pavement width in the order of 8m. The footpath verge is generally long grass, swales or bare earth with a narrow dirt track in some sections. The proposed development is comparable to a low density residential area and as such Council's Development Engineer has advised that the local infrastructure must be upgraded to ensure residents of the caravan park and the surrounding area have a road and pedestrian network that is to an appropriate standard. The Developer Engineer has recommended the following works in this regard:

- (a) The reconstruction and re-alignment of the intersection of Chapman Road, Commercial Road and Bocks Road to be a single four-way intersection conforming to AUSTROAD Standards;
- (b) All road reserve fronting Lots 1, 2 and 3 in DP 244281 and Lots 1, 2, 3, 4, 5, 6 and 8 in DP 232770 and the western 40m of Lot 6 in DP 244281 road frontage are to have half road, kerb and gutter, drainage, street lighting, footpath and landscaping construction on the side of the road closest to the proposed development (approximately 1500 linear metres);
- (c) Full road width and road widening construction at entry and exit locations to facilitate passing of vehicles that are entering and exiting the site;
- (d) Full road width and road widening construction for bus stopping bays, kerb and gutter, pram ramps and a pedestrian refuge is to be constructed in the vicinity of bus stops in both directions on Commercial Road fronting the development in order to upgrade the public transport facilities;
- (e) The upgrading of bus stops on both sides of Commercial Road to facilitate mobility impaired access to and from buses; and
- (f) Any road culverts draining water from the development site or affected by required road works are to be assessed and replaced if deemed necessary by Council.

These upgrading works are recommended to form conditions of consent.

The road design and the road reserve widths within the site are above the minimum requirements of the LG-CP Regulation 2005. The only issue raised by the Development Engineer with respect to the internal roads is the need to provide turning heads at ends of Roads 8 and 13 to allow manoeuvring of heavy vehicles.

The Development Engineer has advised that the drainage plan is generally of a high standard and conforms with Council's requirements. Onsite detention is to be provided for the development.

Environment – The Land Management Officer reviewed the submitted Ecological Assessment Report and has raised no objection to its conclusions.

6.2 External

Department of Planning and Environment – The Department of Planning and Environment have provided their concurrence for the partial construction of the manufactured homes onsite under Section 82(3) of the *LG Act 1993*. This concurrence will be required for the obtainment of Section 68 Approvals from Council for the operation of the caravan park and the installation of moveable dwellings/manufactured home on the long-term residential sites.

Rural Fire Service – The property is shown as bushfire prone land and caravan parks are classified as 'special fire protection purposes' under the *Rural Fires Act 1997*. On this basis the proposal is defined as 'integrated development' and was referred to the RFS under Section 91 of the *EP&A Act 1979*.

In response the RFS have advised that they raise no objection to the proposal subject to the imposition of conditions regarding asset protection zones, access, water, utilities and landscaping. A 15m wide Inner Protection Area will be required to the rear of 1 to 5 and 12 to 16.

Department of Primary Industries – Water – Whilst Council's mapping system indicates that the land contains a watercourse ('blue line'), a referral response from the DPI – Water indicates that the proposal does not occur on 'waterfront land'. As a result the application is not considered to be integrated development for the purposes of the *Water Management Act 2000*.

Roads and Maritime Services – The RMS have raised no objection to the proposal on traffic grounds.

Sydney Water – Sydney Water have advised that water supply and reticulated sewer will be available to the development.

Financial implications

The CIV for the proposed development is \$20,533,901.00. This value does not include GST or Section 94A Contributions.

It is noted that the CIV Summary includes some amounts that are not broken down or exceed the amounts listed within the Quantity Surveyor's Report (e.g. one of the intersections, lead-in sewer works and communities facilities etc.) however the amounts listed in the CIV appear to be realistic.

Council's Section 94A Contributions Plan 2015 applies and based on the supplied CIV the payment of a Section 94A Contribution of \$205,339.00 would be payable should the application be approved. The payment of the contributions may be timed with the staging of the development.

Conclusion

The application has been assessed in accordance with the provisions of the *EP&A Act 1979* with all matters specified under Section 79C(1) having been taken into consideration. The proposed development involves the extension of an existing caravan park and will not introduce a new landuse to the locality.

The proposed expansion of the caravan park satisfies the objectives of RU4 Primary Production Small Lots zone, the requirements of SEPP No. 21 and is considered suitable within the context of the locality. The proposal is permissible under the Hawkesbury LEP 2012 and is recommended for approval subject to conditions.

Attachments

Attachment 1 – Plans of the Proposal
Attachment 2 – Submissions

Recommendation

That the Sydney West Planning Panel as the consent authority pursuant to Clause 80(1)(a) of the Environmental Planning and Assessment Act 1979 (as amended) approve Development Application No. 2016SYW232 (DA0685/16) for staged alterations, additions and expansion of the caravan park on Lots 1, 2, 5, 6 and 8 in DP 232770 and Lots 1, 2, 3, 5 and 6 DP 244281, known as 213-227 Commercial Road, Vineyard, 22-38 Bocks Road, Oakville, 184-214 Stahls Road, Oakville and 1 Menin Road, Oakville, subject to the following conditions:

Conditions:

General Conditions

1. Approved Plans and Documentation

The development shall take place generally in accordance with the following stamped approved plans and documentation:

Document Number	Prepared By	Dated
Drawing No. 239456-DA-012-D Rev D 'Master Plan'	ADW Johnson	31 May 2017
Drawing No. 239456-DA-020-B Rev B 'Road, Drainage and Infrastructure Surround'	ADW Johnson	31 May 2017
Drawing No. 239456-CENG-104 Rev B 'Detail Plan – Stage 3'	ADW Johnson	31 May 2017
Drawing No. 239456-CENG-401 Rev B 'Stormwater Management Plan'	ADW Johnson	21 September 2016
Drawing No. 239456-CENG-701 Rev B 'Bulk Earthworks Plan'	ADW Johnson	21 September 2016
Drawing No. 239456-CENG-711 Rev B 'Site Regrading Sections – Sheet 1'	ADW Johnson	21 September 2016
Drawing No. 239456-CENG-712 Rev B 'Site Regrading Sections – Sheet 2'	ADW Johnson	21 September 2016
Drawing No. 239456-CENG-713 Rev B 'Site Regrading Sections – Sheet 3'	ADW Johnson	21 September 2016
Drawing No. 239456-CENG-714 Rev B 'Site Regrading Sections – Sheet 4'	ADW Johnson	21 September 2016
Drawing No. 239456-CENG-715 Rev B 'Site Regrading Sections – Sheet 5'	ADW Johnson	21 September 2016
Drawing No. 16BOCKSROAD Sheet 1 'Location and Site Plans'	Ingenia Communities	27 September 2016
Drawing No. 16BOCKSROAD Sheet 2 'Site Plan'	Ingenia Communities	27 September 2016
Drawing No. 16BOCKSROAD Sheet 3 'Floor Plan'	Ingenia Communities	27 September 2016
Drawing No. 16BOCKSROAD Sheet 4 'Community Centre Elevations'	Ingenia Communities	27 September 2016
Drawing No. 16BOCKSROAD Sheet 5 'Community Centre Elevations'	Ingenia Communities	27 September 2016

Drawing No. 16BOCKSROAD Sheet 6 'Porte Cochere, Bowls Shelter and Workshop Elevations'	Ingenia Communities	27 September 2016
Drawing No. 16BOCKSROAD Sheet 7 'Sections'	Ingenia Communities	27 September 2016
Drawing No. 002 Rev D 'Landscape Master Plan'	Site Image Landscape Architects	22 September 2016
Drawing No. 003 Rev D 'Street Tree and Screening Strategy'	Site Image Landscape Architects	22 September 2016
Drawing No. 004 Rev D 'Landscape Detail – Open Space'	Site Image Landscape Architects	22 September 2016
Drawing No. 005 Rev D 'Landscape Detail – Entry Statement'	Site Image Landscape Architects	22 September 2016
Drawing No. 006 Rev D 'Landscape Detail – Community Facility'	Site Image Landscape Architects	22 September 2016
Drawing No. 007 Rev D 'Typical Screening of Adjoining Properties'	Site Image Landscape Architects	22 September 2016
Drawing No. 008 Rev D 'Landscape Detail – Materiality and Amenity'	Site Image Landscape Architects	22 September 2016
Drawing No. 009 Rev D 'Landscape Detail – Planting Palette'	Site Image Landscape Architects	22 September 2016
'Remediation Action Plan' (Reference No. G09/2233-CR)	Network Geotechnics	26 May 2017
'Ecological Assessment Report'	Anderson Environment and Planning	September 2016
'Development Application Accessibility Review' (Reference No. AN16-207362 20160920 Caravan Park Vineyard DAR Draft_LMW)	Philip Chun Access	23 September 2016
'Ingenia Communities – Plan of Management'	Ingenia Communities	

... except as modified by the conditions of this consent.

Note: The installation of any manufactured homes or moveable dwellings on the long term residential sites approved under this consent will be subject to separate approval under the Local Government Act 1993 and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

2. General Terms of Approval

The 'General Terms of Approval' from the following Authority, as referred to in Section 93 of the Environmental Planning and Assessment Act 1979 and referenced below, are attached and form part of the consent conditions for this approval:

- (a) NSW Rural Fire Service – The General Terms of Approval (Reference No. D16/3360 DA16100704187 MA) and dated 27 October 2016 are attached and form part of this consent.

3. Caravan Park – Approved Sites

Pursuant to Clause 8(2) State Environmental Planning Policy No. 21 – Caravan Parks the following number of long-term residential sites are approved with this consent:

Long-term Residential Sites: **247**

Note: With the addition of these 247 long-term residential sites, the caravan park contains the following number of long-term residential sites and short-term sites:

Long-term Residential Sites:	284
Short-term Sites:	118

4. Local Government Act – Use of Approved Sites

The use of any of the long term residential sites approved under this consent will be subject to the provisions of the Local Government Act 1993 and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

The installation of any manufactured homes or moveable dwellings on the long term residential sites will be subject to a Section 68 Approval under the Local Government Act 1993 and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

5. Appointment of a Principal Certifying Authority

No work shall commence until:

- a) A Design Compliance Certificate or Building Construction Certificate as relevant has been issued by:
 - (i) Council; or
 - (ii) An Accredited Certifier;
- b) A Principal Certifying Authority is appointed for the building/engineering works and the following details relating to the carrying out of the works have been provided:
 - (i) name and licence number of the contractor undertaking the engineering works; or
 - (ii) name and licence number of the builder undertaking the construction works.
- c) The Principal Certifying Authority has:
 - (i) provided a copy of the notice of its determination to the consent authority, and to Council (within two days after the date of the determination);
 - (ii) notified the person having benefit of the consent of any critical stage inspections and other inspections that it requires to be carried out in relation to the approved work;
 - (iii) notified Council of its appointment (not less than two days before commencement of building work);
- d) The person having benefit of the consent (if not carrying out work as an owner-builder) has notified the builder/contractor of any critical stage inspections or any other inspections that are required to be carried out in relation to the approved work;
- e) At least two days notice are to be provided to Council of the date on which it is proposed to commence work associated with this development consent.

6. Design Compliance Certificate or Construction Certificate Required Prior to Commencement of Works

No approved civil or building works shall commence until:

- a) a Design Compliance Certificate or Construction Certificate as relevant from either Council or an Accredited Certifier has been obtained (a fee is payable for this service);

- b) a Principal Certifying Authority has been appointed; and
- c) a Notice of Commencement has been lodged with Council.

Note: If the Design Compliance Certificate or Construction Certificate is issued by an Accredited Certifier that is not Council it will be necessary to lodge the certificate and other approved documents with Council within two days of such approval (a registration fee is payable upon lodgement).

7. Occupation Certificate Required Prior to The Use Of Buildings

The community centre, workshop and associated structures shall not be occupied or used prior to the issuing of an Interim or Final Occupation Certificate by the Principal Certifying Authority. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

A copy of the Occupation Certificate shall be submitted to Council within two days of its issue.

8. Part 4A Certificates Required

The accredited certifier shall provide copies of all Part 4A Certificates issued under the Environmental Planning and Assessment Act 1979 relevant to this development to Council within seven days of issuing the certificate.

Note: A registration fee applies.

9. Prescribed Conditions - Compliance with National Construction Code

All building works must be carried out in accordance with the requirements of the National Construction Code (Building Code of Australia).

10. Remediation of Contaminated Land

The required remediation work shall be undertaken in accordance with:

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55),
- The guidelines (if any) in force under the Contaminated Land Management Act 1997,
- National Environment Protection (Assessment of Site Contamination) Measure, and
- 'Remediation Action Plan' (Reference No. G09/2233-CR) prepared by Network Geotechnics and dated 26 May 2016.

A Notice of Remediation must be given to Council at least 30 days before the commencement of any remediation work. The Notice of Remediation must be in writing and be consistent with Clause 16 of SEPP No. 55. The notice must also include contact details of the remediation contractor responsible for ensuring compliance of the remediation work.

Any remediation work must be completed under the supervision of an appropriately qualified consultant.

Any stockpiling of contaminated material must be located away from any construction activities. To ensure that contaminants do not leach into surrounding soils testing is to be undertaken to validate that any stockpiled material has not contaminated the surrounding area.

Within 30 days after the completion of the remediation works a Notice of Completion including a Validation Report must be submitted to Council verifying that the site has been fully remediated in accordance with the recommendations of the report. This notice must:

- be in writing and signed by the person who carried out the work,
- provide the person's name, address and business telephone number,

- provide details of the person's qualifications to carry out the work,
- specify, by reference to its property description and street address, the land on which the work was carried out,
- state when the work was completed,
- specify the uses of the land, and the substances, that contaminated it in such a way as to present a risk of harm to human health or some other aspect of the environment,
- briefly describe the method of remediation used in the work,
- specify the guidelines that were complied with in the work, and
- specify the standard of remediation achieved (in the light of the use of the land).

The Notice of Completion must be prepared by an appropriately qualified person and state that the subject land is unconditionally suitable for residential use.

11. Classification of Excavated Soils

Any soils excavated from the subject site are to be classified under the NSW DECC Waste Classification Guidelines (2008). Testing is required prior to offsite disposal.

All waste materials must be removed to appropriately licensed waste facilities by a suitably qualified contractor in accordance with NSW DECC (2008) Waste Classification Guidelines.

Details of soil excavation, transportation and disposal works must be reported to Council by a suitably qualified consultant. If required this is to be submitted as part of the validation reporting for the development.

12. Sewer Authority – Sydney Water

Sydney Water is the sewer authority for this development.

The decommissioning of the existing onsite effluent disposal system and the connection of the existing caravan park to Sydney Water's reticulated sewerage system will be required prior the release of the Stage 1 Construction Compliance Certificate or an Occupation Certificate.

13. Civil Works Specification Compliance

All civil construction works required by this consent shall be undertaken in accordance with Hawkesbury Development Control Plan 2002 – Appendix E 'Civil Works Specification'. Inspections shall be carried out and compliance certificates issued by Council or an Accredited Certifier.

14. Works on Public Land – Not Permitted Without Approval

No work can be undertaken within adjoining public lands (i.e. parks, reserves, roads etc.) without the prior written consent of Council or other relevant authority. In this regard the person having benefit of the consent is to contact Council prior to the commencement of any design works or preparation of a Construction and Traffic Management Plan.

The developer must bear the cost of all works associated with the development that occurs on public land, including the restoration of damaged areas.

15. No Vegetation Removal Prior to Issue of Design Compliance Certificate

No vegetation removal shall be undertaken until a Vegetation Management Plan satisfying the recommendations of Section 12 of the 'Ecological Assessment Report' prepared by Anderson Environment and Planning and dated September 2016 has been approved by Council and a Design Compliance Certificate has been issued for Stage 1.

16. Vegetation Management Plan

A Vegetation Management Plan shall be prepared for the remnant bushland on the property. This plan must be prepared by a suitability qualified person and demonstrate that the remnant vegetation onsite will be adequately conserved, protected and managed.

The Vegetation Management Plan must be prepared in accordance with the recommendations of Section 12 of the 'Ecological Assessment Report' prepared by Anderson Environment and Planning and dated September 2016 and identify required revegetation works, landscaping protection measures, weed removal programmes, replacement habitat measures (nesting and microbat boxes and ground habitat), maintenance schedules and provide a list of suitable plant species to be used for revegetation works and landscaping buffers.

A Vegetation Management Plan demonstrating compliance with this requirement shall be submitted to and approved by Council prior to the issue of the Stage 1 Design Compliance Certificate.

17. Section 88B Instrument – Vegetation Management

Instruments shall be registered on the title of the property pursuant to Section 88B of the *Conveyancing Act 1919* as follows:

- a) Requiring that vegetation onsite is managed in accordance with the approved Vegetation Management Plan; and

Only Council shall be empowered to modify or extinguish these 88B Instruments.

The 88B Instrument shall be registered on the title of the property prior to the issue of the Construction Compliance Certificate for the Stage 1 works.

18. Section 88B Instrument – Restriction on Occupation of the Residential Sites

A Restriction as to User shall be registered against the title of the property in accordance with Section 88E of the *Conveyancing Act 1919* to limit the occupation of the 247 long-term residential sites approved with this development to seniors (people aged 55 years or more) and people who live within the same household as seniors.

The 88B Instrument shall be registered on the title of the property prior to the issue of the Construction Compliance Certificate for the Stage 1 works.

Prior to Issue of a Design Compliance Certificate – All Stages (Civil Works)

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Design Compliance Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases, the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Design Compliance Certificate.

19. Design Compliance Certificate – Works Covered

A Part 4A Design Compliance Certificate (or Certificates) must be obtained for this development covering:

- a) Private Road and Drainage Construction (C1 Accredited Certifier or Council);
- b) Civil Earthworks (C12 Accredited Certifier or Council);
- c) Detention Basins (C3 Accredited Certifier or Council); and
- d) Construction and upgrades of Council Road and Drainage Infrastructure (Council Only).

Plans showing finished levels, any associated drainage, any structural details, batter grades and finished surfaces must be submitted to the relevant Certifying Authority prior to Issue of a Design Compliance Certificate.

20. **Section 94A (Monetary) Contributions**

A contribution under Section 94A of the *Environmental Planning and Assessment Act 1979* must be paid in accordance with the following:

a) Contribution Required

In accordance with Council's Section 94A Contributions Plan 2015, a monetary contribution (indexed at the time of payment) must be paid to Council for the amount specified below.

b) Amount of Contribution

The amount of the contribution is **\$205,339.00**.

This fee is based on the supplied value of works of \$20,533,901.00.

The contribution amount detailed in (b) will be indexed at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics (Table 6401.0).

c) Staging of Payments

Should it be proposed to make a staged payment of the required Section 94A Contribution it will be necessary to:

- (i) provide an accurate value of works for the relevant stage;
- (ii) provide details of the value of works and contributions paid for any prior stage;
- (iii) provide an estimated value of works for upcoming works to be detailed in subsequent stages of the development.

At a minimum the total amount of the staged Section 94A Contributions must equal or exceed the contribution listed in (b).

Contributions must be receipted by Council and evidence of payment submitted to the Certifying Authority prior to the issue of any Design Compliance Certificate.

Please present a copy of this condition when paying the contribution at Council's Customer Service Centre so that it can be recalculated.

Note: In the event that the estimated value of works increases in association with the Design Compliance Certificate(s) or Construction Certificate the Section 94A contribution payable is to be based on the revised value of works.

21. **Security Bond**

Prior to issue of a Design Compliance Certificate or approval under the Roads Act 1993 or Local Government Act 1993, a security bond of **\$50,000.00** is to be submitted to Council to guarantee the protection of the road pavement and other public assets in the vicinity of the site.

If multiple stages are running simultaneously only a single bond is required.

The Bond is recoverable upon written application to Council on completion of the works, subject to satisfactory restoration as required. Fees for the lodgement of the bond apply.

22. Long Service Levy Payment

The payment of a long service levy as required under Part 5 of the Building and Construction Industry Long Service Payments Act 1986 is required. Evidence that the levy has been paid is to be submitted to the Principal Certifying Authority prior to the issue of any Design Compliance Certificate.

Should it be proposed to make a staged payment of the required a long service levy it will be necessary to:

- (i) provide an accurate value of works for the relevant stage;
- (ii) provide details of the value of works and levies paid for any prior stage;
- (iii) provide an estimated value of works for upcoming works to be detailed in subsequent stages of the development.

Note: All building works valued at \$25,000 or above are subject to the payment of a Long Service Levy at the rate of 0.35%. Payments can be made at Long Service Payments Corporation offices or most Councils.

23. Earthworks Cut, Fill and Grading

All earthworks on site must comply with the following:

- a) Topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping;
- b) All disturbed areas are to be stabilised/revegetated, using a minimum 300mm surface layer of topsoil as soon as practicable after the completion of the filling works;
- c) Once the topsoil has been removed the natural batter should be suitably stepped, scarified or roughened to prevent slipping and the fill is to be keyed in to hold the toe of the fill batter in place;
- d) Where batters exceed a ratio of three horizontal to one vertical (3:1), retaining walls, stoneflagging or terracing shall be constructed;
- e) All fill within the site shall be placed in layers not exceeding 300mm thickness and compacted to achieve a minimum dry density ratio of 98% when tested in accordance with Australian Standard AS1289 'Methods of testing soils for engineering purposes' unless otherwise specified;
- f) Filling shall comprise only uncontaminated Virgin Excavated Natural Material (VENM) or uncontaminated Excavated Natural Material (ENM). Contamination certificates for all source material shall be provided to the Certifying Authority prior to the placing any fill on site.

Details satisfying the above requirements are to be incorporated into the plans and appropriate documentation is to be submitted to the Certifying Authority to satisfy the above requirements prior to issue of a Design Compliance Certificate.

24. Entry and Exit Construction Staging

The timing of the construction of entry and exit works must be co-ordinated with surrounding road infrastructure upgrades. In this respect the following must be adhered to:

- a) The upgrade to the existing main entry and exit on Commercial Road is to be upgraded as part of the Stage 1 works;
- b) The construction of the entry and exit from the development onto Bocks Road shall occur as part of the Stage 2 works; and
- c) The construction of the entry and exit from the development onto Stahls Road shall occur as part of the Stage 5 works.

The timing of the above works must not be brought forward or moved back. Details demonstrating compliance with these requirements are to be included on the plans submitted for the relevant Design Compliance Certificates.

25. Sight Distance

Clear pedestrian sight lines in accordance with Figure 3.3 of Australian Standard AS2890.1:2004 'Parking facilities – Off-street car parking' are to be provided at the driveway entries. This requires that there be no boundary/retaining wall, fence or landscaping higher than 900mm within a 2.5m by 2.0m sight triangle at each side of the entryway to the site. Any walls/fences/landscaping are to be adjusted in order to also comply with this requirement.

Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the relevant Design Compliance Certificate.

26. Roads and Maritime Services Requirements

The layout of the car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) shall be in accordance with AS2890.1:2004, AS2890.6:2009 and AS 2890.2:2002 for heavy vehicle usage.

The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.

Details demonstrating compliance with the above requirements of the Roads and Maritime Services shall be provided to the Certifying Authority prior to the release of the Design Compliance Certificate for any stage of the development.

27. Car Parking – Space Dimensions

The car parking spaces servicing the caravan parking are to be designed to satisfy the requirements of AS2890.1:2004 'Parking facilities – Off-street car parking'. All required disabled parking spaces must be designed to satisfy AS2890.6:2009 'Parking facilities – Off-street parking for people with disabilities'.

Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the relevant Design Compliance Certificate.

28. Internal Roads – Design

All internal roads must be designed and constructed in accordance with the following requirements.

- a) All roads to be sealed with a bitumen, asphalt or concrete finish in order to prevent dust;
- b) All dead end roads servicing four or more sites must have turning heads provided at their terminations to facilitate manoeuvring;
- c) Roads are to be designed in accordance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2005.

In the event of any conflict Points (a) and (b) are to take priority:

Details demonstrating compliance with the above requirements must be submitted to the Certifying Authority prior to issue of the relevant Design Compliance Certificate.

29. Engineer Designed Pavement

All public road, car parking areas, manoeuvring areas and the access roads must be paved, drained and marked. The pavement must be designed by a qualified civil engineer and certified to be satisfactory for the expected traffic loadings. AUSTROADS' 'Guide to Pavement Technology' can be used as the design guideline for the pavement design.

The laybacks and crossings must be designed to accommodate expected traffic loadings. In this regard they must be constructed to a commercial standard with the work carried out at the developer's expense, including all alterations to public infrastructure where necessary.

The above details must be incorporated into submitted plans prior to the issue of the relevant Design Compliance Certificate.

30. Public Lighting Design Brief

The developer must submit a Public Lighting Design Brief to Council for approval (not approved) for the provision of street lighting on all public roads where street lighting upgrades are required by this consent prior to the issue of the relevant Design Compliance Certificate. The 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's Street Lighting Policy and illumination requirements. All costs associated with the installation of street lighting must be borne by the developer.

31. Internal Lighting

The developer must include details of internal road lighting in accordance with the requirements of Clause 26 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 on plans prior to the issue of the relevant Design Compliance Certificates.

32. Detailed Drainage Design

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

- a) be generally in accordance with the Avina Concept Engineering Plans prepared by ADW Johnson and dated 21 September 2016;
- b) generally drain to the onsite detention and water quality control systems;
- c) 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;
- d) be to the satisfaction of the Certifying Authority;
- e) be designed to cater for a 1 in 5 year Average Recurrence Interval (ARI) storm event;
- f) show details of any overflow drainage paths and that they be designed to cater for 1 in 100 year ARI storm event; and
- g) comply with the Hawkesbury Development Control Plan 2002 – Part E – Civil Works Specification – Part 1 and Part 2 Chapter 8 and Australian Standard AS3500 'Plumbing and Drainage'.

33. Stormwater Onsite Detention

Onsite detention (OSD) for stormwater is required to be provided for this development. Details to the satisfaction of the Certifying Authority, including calculations, are to be included on the plans submitted for the Design Compliance Certificate. The OSD must comply with the following:

- a) OSD shall be provided to maintain all stormwater discharges for storms up to the 1:100 Average Recurrence Interval (ARI) storm event at pre-development levels; and
- b) The OSD system is to be designed in accordance with Hawkesbury Development Control Plan 2002 – Part E – Civil Works Specification – Part 1 Design Specifications and Part 2 Construction Specifications.

34. Structural Design of Deep Pits

All pits deeper than 3m must be designed by a certified structural engineer and be in accordance with AS3600:2009. Pits deeper than 1.2m must have step irons, whilst pits deeper than 1.8m are to be reinforced concrete. Details demonstrating compliance with these requirements are to be incorporated into the detailed drainage design that is submitted to the Certifying Authority prior to issue of the relevant Design Compliance Certificate.

35. Pit Grates

All pits must have flush fitting grates. All pits larger than 600mm by 600mm are to be grated galvanised steel grid hinged and be heavy duty type where traffic loading is expected. Details demonstrating compliance with this requirement are to be included on the plans submitted to the Certifying Authority prior to issue of the Design Compliance Certificate.

36. Overland Flow

The development shall not create adverse impacts to neighbouring properties in relation to overland flow and must meet the following requirements:

- a) Water flowing from the property must not be redirected or concentrated to adjoining properties;
- b) Water flowing into the property from adjoining lots shall not be impeded or diverted; and
- c) Water flow shall follow the natural flow directions without increasing velocity.

Details demonstrating compliance with these requirements are to be incorporated into the detailed drainage design that is submitted to the Certifying Authority prior to issue of the relevant Design Compliance Certificate.

37. Stormwater Discharge to Natural Watercourse

Stormwater discharge points to the natural watercourse must be protected against erosion. Details demonstrating compliance with this requirement must be shown on the plans submitted to the Certifying Authority prior to issue of the relevant Design Compliance Certificate.

38. Detailed Landscaping Plan

A detailed landscaping plan must be prepared by a suitably qualified architect, landscape designer/architect or professional landscape consultant and submitted to the Certifying Authority prior to the release of the relevant Design Compliance Certificate. The landscaping plan is to be generally consistent with the plans prepared by Site Image Landscape Architects dated 22 September 2016 and detail species selection, pot sizes, feature entry areas, street trees, screen plantings, fencing details, park furniture. Any vegetation works within the road reserve must be approved in writing by Council's Parks Section.

The landscaping areas adjoining roads must have a minimum width of 10m whilst landscaping areas adjoining neighbouring properties must have a minimum width of 3m.

39. Retaining Walls – Structural Engineers Design

Any retaining walls having a height exceeding 600mm are required to be designed by a practicing structural engineer.

The design must be included on the plans submitted to the Certifying Authority prior to issue of the relevant Design Compliance Certificate.

40. Retaining Walls Along Boundaries

Prior to issue of a Design Compliance Certificate submitted plans must clearly demonstrate that all retaining walls are located wholly within the property, including footings and agricultural drainage lines. Construction of retaining walls or associated drainage work along common boundaries must not compromise the structural integrity of any existing structures.

41. Dilapidation Report and Survey – Private Properties (Neighbouring Buildings)

A Dilapidation Report and Photographic Survey of the adjoining properties at Lots 3 and 7 in DP 232770, Lot 4 in 627328 and Lot 4 in P244281 shall be prepared detailing the physical condition of those properties, both internally and externally, including but not limited to such items as walls, ceilings, roof, structural members and other similar items. This Dilapidation Report and Survey shall be submitted to the Certifying Authority prior to the issue of any Design Compliance Certificate.

The Dilapidation Report and Survey is to be prepared by an appropriately qualified person agreed to by both the Applicant and the owner of the adjoining property. A copy of the report is to be provided to Council, if Council is not the Certifying Authority, prior to the issue of any Construction Certificate.

All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent.

In the event that access for undertaking the Dilapidation Report and Survey is denied by an adjoining owner, the applicant must demonstrate, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances.

Note: This documentation is for record keeping purposes only, and may be used by an Applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the Applicant's and adjoining owners' interest for it to be as full and detailed as possible.

42. Traffic Management Plan

A detailed Traffic Management Plan must be submitted to the Certifying Authority prior to the issue of the relevant Design Compliance Certificate indicating how construction vehicles will safely enter and exit the site in a practical manner whilst minimising any negative effects on the surrounding roads and community. The Traffic Management Plan must include the following:

- a) a temporary bitumen sealed access road to be in place and maintained to the satisfaction of the Principal Certifying Authority from the construction entrance for a minimum length of 30m into the property until the completion of all civil work;
- b) the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site;
- c) all loaded vehicles entering or leaving the site must have their loads covered;
- d) the proposed method of access to and egress from the site for vehicles is to be safe and practical; and

- e) any associated Traffic Control Plans prepared by an appropriately qualified person in accordance with the Roads and Traffic Authority publication 'Traffic Control at Worksites'.

43. **Soil and Water Management Plan**

The applicant must submit to and obtain approval from the Certifying Authority for a Soil and Water Management Plan (SWMP) prior to issue of a Design Compliance Certificate. The SWMP must take into account the requirements of Landcom's publication 'Managing Urban Stormwater - Soils and Construction (2004)' and shall contain, but not be limited to:

- a) clear identification of site features, constraints and soil types;
- b) details of a strategy for phasing of construction works so that land disturbances are confined to areas of a manageable size and kept to a minimum;
- c) erosion and sediment control plans shall be provided for the phases of construction;
- d) any temporary sediment basins shall be as a minimum designed to a five day 85th percentile rainfall event and soil type in calculations shall be confirmed by a geotechnical engineer;
- e) erosion and sediment control plans shall provide site-specific management measures, including details of short and long-term measures to be employed to minimise soil erosion and the discharge of sediment to land and/or waters including the locations and capacities of sediment fencing/straw bales, temporary sediment basins, sediment filters, filter barriers and other controls;
- f) a strategy for progressive revegetation and rehabilitation of disturbed areas of earth as rapidly as practicable after completion of earthworks;
- g) identification of all potential sources of water pollution and a detailed description of the remedial action to be taken or management systems to be implemented to minimise emissions of these pollutants from all sources within the subject site;
- h) measures to handle, test, treat, re-use and dispose of stormwater and contaminated water and soil; and
- i) procedures for the re-use, treatment and disposal of water from sedimentation basins.

44. **Sydney Water – Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. For details refer to Sydney Water's website.

Following application, a 'Notice of Requirements' will be forwarded detailing water and/or sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The 'Notice of Requirements' must be submitted to the Principal Certifying Authority before the release of the relevant Design Compliance Certificate.

Prior to Issue of a Design Compliance Certificate – Stage 1 (Civil Works)

45. **Stage 1 Infrastructure Upgrades**

The following infrastructure upgrades must be carried out at the developer's expense, including all alterations of public infrastructure where necessary in order to ensure the local road and pedestrian network is to an adequate level to service the development:

- a) The reconstruction and re-alignment of the 't' intersection of Chapman Road, Commercial Road and Bocks Road. The intersection is to be a single four way intersection conforming to AUSTROAD Standards;
- b) All road reserve fronting Lots 1, 2 and 3 in DP 232770 and the western 40m of Lot 6 in DP 244281 are to have half road, kerb and gutter, road drainage, footpath, street lighting

and landscaping construction on the side of the road closest to the development (approximately 300 linear metres). The half road construction is to be based on the full road width conforming to an Urban Medium Collector standard with an 11m wide pavement width;

- c) Full road width and road widening construction at the entry and exit location on Commercial Road to facilitate the passing of vehicles that are entering and exiting the site;
- d) Full road width and road widening construction for bus stopping bays, kerb and gutter, pram ramps and a pedestrian refuge is to be constructed in the vicinity of bus stops in both directions on Commercial Road fronting the development;
- e) Upgrade of bus stops on both sides of Commercial Road to facilitate mobility impaired access to and from buses;
- f) Any road culverts draining water from the development site or affected by required road works are to be assessed and replaced if deemed necessary by Council.

Details demonstrating compliance with the above requirements are to be included on the plans submitted prior to issue of the Stage 1 Design Compliance Certificate.

46. Dam and Overflow Path Design – Stage 1

The existing and proposed dams must be designed and constructed in accordance with Part D Chapter 6 (Dam Construction Chapter) of the Hawkesbury Development Control Plan 2002. All works to achieve this on Detention Basin 1 and Bio Basin 3 are to be undertaken as part of the Stage 1 works. In this respect details of any modifications are to be included on plans including necessary works to overland flow paths.

Details satisfying the design requirements are to be submitted and approved by the Certifying Authority prior to the issue of the Design Compliance Certificate for Stage 1.

Prior to Issue of a Design Compliance Certificate – Stage 2 (Civil Works)

47. Stage 2 Infrastructure Upgrades

The following infrastructure upgrades must be carried out at the developer's expense, including all alterations of public infrastructure where necessary in order to ensure the local road and pedestrian network is to an adequate level to service the development:

- a) All road reserve fronting Lots 5 and 6 in DP 232770 and Lot 4 in DP627328 are to have half road, kerb and gutter, road drainage, footpath, street lighting and landscaping construction on the side of the road closest to the development (approximately 450 linear metres). The half road construction is to be based on the full road width conforming to an Urban Medium Collector standard with an 11m wide pavement width;
- b) Full road width and road widening construction at the entry and exit location on Bocks Road to facilitate passing of vehicles that are entering and exiting the site;
- c) Any road culverts draining water from the development site or affected by required road works are to be assessed and replaced if deemed necessary by Council.

Details demonstrating compliance with the above requirements are to be included on the plans submitted prior to issue of the Stage 2 Design Compliance Certificate.

Prior to Issue of Design Compliance Certificate – Stage 4 (Civil Works)**48. Dam and Overflow Path Design – Stage 4**

The existing and proposed dams must be designed and constructed in accordance with Part D Chapter 6 (Dam Construction Chapter) of the Hawkesbury Development Control Plan 2002. All works to achieve this on Bio Basin 2 are to be undertaken at the latest as part of the Stage 4 works. In this respect details of any modifications are to be included on plans including necessary works to overland flow paths.

Details satisfying the design requirements are to be submitted and approved by the Certifying Authority prior to the issue of the Design Compliance Certificate for Stage 4.

Prior to Issue of a Design Compliance Certificate – Stage 5 (Civil Works)**49. Stage 5 Infrastructure Upgrades**

The following infrastructure upgrades must be carried out at the developer's expense, including all alterations of public infrastructure where necessary in order to ensure the local road and pedestrian network is to an adequate level to service the development:

- a) All road reserve fronting Lots 1, 2, 3 in DP 244281 and Lot 8 in DP 232770 are to have half road, kerb and gutter, road drainage, footpath, street lighting and landscaping construction on the side of the road closest to the development (approximately 540 linear metres). The half road construction is to be based on the full road width conforming to an Urban Medium Collector standard with an 11m wide pavement width;
- b) Full road width and road widening construction at the entry and exit location on Stahls Road to facilitate passing of vehicles that are entering and exiting the site;
- c) Any road culverts draining water from the development site or affected by required road works are to be assessed and replaced if deemed necessary by Council.

Details demonstrating compliance with the above requirements are to be included on the plans submitted prior to issue of the Stage 5 Design Compliance Certificate.

Prior to the Issue of a Construction Certificate – Stage 1 (Construction of Community Centre and Associated Structures)

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases, the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate.

50. Section 94A (Monetary) Contributions

A contribution under Section 94A of the *Environmental Planning and Assessment Act 1979* must be paid in accordance with the following:

a) Contribution Required

In accordance with Council's Section 94A Contributions Plan 2015, a monetary contribution (indexed at the time of payment) must be paid to Council for the amount specified below.

b) Amount of Contribution

The amount of the contribution is **\$205,339.00**.

This fee is based on the supplied value of works of \$20,533,901.00.

The contribution amount detailed in (b) will be indexed at the time of actual payment in accordance with movement in the Consumer Price Index as published by the Australian Bureau of Statistics (Table 6401.0).

c) Staging of Payments

Should it be proposed to make a staged payment of the required Section 94A Contribution it will be necessary to:

- (i) provide an accurate value of works for the relevant stage;
- (ii) provide details of the value of works and contributions paid for any prior stage;
- (iii) provide an estimated value of works for upcoming works to be detailed in subsequent stages of the development.

At a minimum the total amount of the staged Section 94A Contributions must equal or exceed the contribution listed in (b).

Contributions must be receipted by Council and evidence of payment submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Please present a copy of this condition when paying the contribution at Council's Customer Service Centre so that it can be recalculated.

Note: In the event that the estimated value of works increases in association with the Design Compliance Certificate(s) or Construction Certificate the Section 94A contribution payable is to be based on the revised value of works.

51. **Long Service Levy Payment**

The payment of a long service levy as required under Part 5 of the Building and Construction Industry Long Service Payments Act 1986 is required. Evidence that the levy has been paid is to be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Should it be proposed to make a staged payment of the required a long service levy it will be necessary to:

- (i) provide an accurate value of works for the relevant stage;
- (ii) provide details of the value of works and levies paid for any prior stage;
- (iii) provide an estimated value of works for upcoming works to be detailed in subsequent stages of the development.

Note: All building works valued at \$25,000 or above are subject to the payment of a Long Service Levy at the rate of 0.35%. Payments can be made at Long Service Payments Corporation offices or most Councils.

52. **Design Compliance Certificate – Required prior to Construction Certificate**

A Part 4A Design Compliance Certificate as specified in this consent is to be provided to the Certifying Authority prior to the issue of a Construction Certificate.

53. **Disabled Access and Facility Requirements**

The development must be designed and provide access and facilities in accordance with the 'Development Application Accessibility Review' Report (Reference No. AN16-207362 20160920

Caravan Park Vineyard DAR Draft_LMW) prepared by Philip Chun Access and dated 23 September 2016, Disability (Access to Premises – Buildings) Standards 2010, Building Code of Australia (BCA), and Australian Standards AS1428.1:2009 'Design for access and mobility General requirements for access – New building work' and AS2890.6 'Parking facilities Off-street parking for people with disabilities'.

A continuous accessible path of travel is to be provided to any building required to be accessible from:

- The main points of pedestrian entry at the allotment boundary;
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking spaces on the allotment

... in accordance with Clause D3.2(a) of the Building Code of Australia (BCA).

Details of compliance with these requirements are to be provided to and approved by the Certifying Authority prior to the release of the Construction Certificate.

54. Structural Engineer's Design – Concrete and Structural Steel

A qualified Structural Engineer's design for all reinforced concrete and structural steel shall be provided to the Certifying Authority prior to issue of the Construction Certificate.

55. Plan of Management

An updated Plan of Management shall be prepared for the caravan park that that incorporates the operational conditions detailed in this consent and outlines that the occupation of the 247 long-term residential sites approved with this development is limited to seniors (people aged 55 years or more) and people who live within the same household as seniors.

The updated Plan of Management shall also include details of the 'Ingenia Care' Program and the services and transportation available to residents of the caravan park. The Plan must also details the times that the onsite manager of staff are available and, when not available, emergency contact and service details.

The updated Plan of Management must be approved by Council prior to the release of the Construction Certificate.

56. Sydney Water – Section 73 Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. An application must be made through an authorised Water Servicing Coordinator. For details refer to Sydney Water's website:

www.sydneywater.com.au <<http://www.sydneywater.com.au>>

Following application a 'Notice of requirements' will be forwarded detailing any water extensions required or fees to be paid. It is recommended that early contact with the Coordinator is made since the building or water extensions can be time consuming and may impact on other services as well as the building, driveway and landscaping design.

The Notice of Requirements must be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

Prior to Commencement of Works

57. Principal Certifying Authority – Details

The applicant shall advise Council of the name, address and contact number of the Principal

certifier, in accordance with Section 81A 2(b) of the *Environmental Planning and Assessment Act 1979*.

58. Notice of Commencement

No work shall commence until a notice of commencement has been provided to Council. This notice is to be provided not less than two days from the date on which it is proposed to commence work associated with this Development Consent. The notice must also contain:

- a) details of the appointment of a Principal Certifying Authority (PCA) providing name, address and telephone number; and
- a) details of the name, address and licence details of the contractor.

59. Principal Certifying Authority (PCA) Site Sign

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

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

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

60. Safety Fencing

The site is to be secured by a fence, in accordance with NSW WorkCover requirements, to prevent unauthorised access during the period of all works.

Entry and exit points shall be secured at all times to prevent the unauthorised entry of vehicles and to ensure the site manager can control and prevent dumping of waste and potentially contaminated material whilst any fill material is being imported or managed onsite.

61. Toilet Facilities

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

62. Construction Management Plan

A Construction Management Plan shall be submitted to and reviewed by the Certifying Authority prior to the commencement of the works.

The Construction Management Plan must include the following:

- a) Summary – A concise (maximum three page) summary of key points from all documentation.
- b) Background – Provide details of the proposed works including the extent, staging and proposed timing of the works.
- c) Consultation – The manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process and the establishment of a protocol for complaints handling and management

- d) Unexpected Finds Protocol – An 'Unexpected Finds Protocol', including stop work procedures, is to be developed to manage any unexpected finds of potential contamination.
- d) Noise – Details in relation to how works will be undertaken in accordance with the Interim Construction Noise Guideline published by the NSW Environment Protection Authority
- e) Dust – Details in accordance with the relevant Dust Management Measures condition requirements.
- f) Vibration – A Vibration Compliance Letter in accordance with the relevant vibration condition requirements.
- g) Traffic – A Detailed Traffic Management Plan in accordance with the Traffic Management Plan condition requirements.
- h) Soil and Water Management – Detailed Soil and Water Management Plan in accordance with the Soil and Water Management Plan condition requirements.
- i) Construction Environmental Management Plan – An appropriately detailed Construction Environmental Management Plan (CEMP) shall be prepared that includes measures to protect retained and surrounding habitat areas from direct or indirect construction related impacts, including avoidance of light pollution that may disrupt local microbat populations.

63. Dust Management Measures

All reasonable measures to minimise dust generated during construction are to be implemented. This includes but is not limited to:

- a) clearly defined stop work thresholds whereby work on site will be ceased with the exception of water trucks; thresholds must be provided that relate to velocity and direction of wind and relative humidity;
- b) dust screen installation and maintenance around the perimeter of the site for the duration of works;
- c) the use of water trucks to regularly wet down areas;
- d) stabilisation of stockpiles;
- e) definition of the maximum allowable height of stockpiles; and
- f) dust Management Measures are to be incorporated into the Construction Management Plan.

64. Construction Noise

The works must be undertaken in accordance with the 'Interim Construction Noise Guideline' published by the NSW Environment Protection Authority.

65. Vibration Impacts

All plant and equipment to be used or installed on the premises must comply with the vibration limits specified in 'Assessing Vibration: a technical guideline' prepared by the NSW Environment Protection Authority at the boundary of any affected receiver.

A certificate from an appropriately qualified acoustic consultant must be submitted to the Principal Certifying Authority prior to the commencement of work, certifying that all plant and equipment on the site, together with the proposed plant and equipment, operating simultaneously will comply with the requirements of this condition.

66. Dilapidation Report and Survey – Damage to Public Infrastructure

A Dilapidation Report and Survey (including photographic record) must be prepared by a suitably experienced person detailing the pre-developed condition of all public road reserve in the vicinity of the development. Particular attention must be paid to accurately recording any pre-developed damaged areas so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development.

The developer may be held liable for all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition.

The developer shall bear the cost of carrying out works to restore all public infrastructure damaged as a result of the carrying out of the development.

A copy of the dilapidation survey and report must be lodged with Council prior to the issue of any Design Compliance Certificate.

67. Sydney Water – Endorsement of Approved Plans

The approved plans must be submitted to and endorsed by Sydney Water via the 'Sydney Water Tap-in' website to determine whether the development will affect Sydney Water's water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to Sydney Water's website:

<http://www.sydneywater.com.au>

Evidence of the building plan approval must be forwarded to the Principal Certifying Authority prior to the commencement of works.

During Construction**68. Construction Hours**

Clearing of land, running of machinery, excavation, and/or earthworks, civil works and the delivery of building materials shall be carried out between the following hours:

- a) between 7am and 6pm, Mondays to Fridays inclusive;
- b) between 8am and 4pm, Saturdays;
- c) no work on Sundays and public holidays; and
- d) works may be undertaken outside these hours where:
 - (i) the delivery of vehicles, plant or materials is required outside these hours by the Police or other authorities;
 - (ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and
 - (iii) a variation is approved in advance in writing by Council.

69. Implementation of Construction Management Plan

All aspects of the Construction Management Plan must be implemented and maintained until the completion of works.

70. Site Management During Construction

- a) All materials and equipment must be stored wholly within the work site unless an

- approval to store them elsewhere is held.
- b) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
 - c) Copies of receipts stating the following must be given to the Principal Certifying Authority:
 - (i) the place to which waste materials were transported;
 - (ii) the name of the contractor transporting the materials; and
 - (iii) the quantity of materials transported off-site and recycled or disposed of.
 - d) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
 - e) During construction:
 - (i) all vehicles entering or leaving the site must have their loads covered;
 - (ii) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads; and
 - (iii) any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to the public.
 - f) At the completion of the works, the work site must be left clear of waste and debris.

Note: In the event it is not possible to keep the footpath or road reserve clear during construction works written approval from Council shall be obtained prior to any closing of the road reserve or footpath area. The closure shall take place in accordance with Council's written approval. The area shall be signposted and such signposting be maintained in a way that ensures public safety at all times.

71. Loading and Unloading During Construction

The following requirements apply to the development:

- a) All loading and unloading associated with construction activity must be accommodated on site.
- b) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
- c) A Works Zone may be required if loading and unloading is not possible onsite. If a Works Zone is warranted an application must be made to Council at least eight weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval must be obtained from Council.

72. Traffic Management Devices

All traffic management devices shall be installed and maintained in accordance with the approved Traffic Management Plan.

73. Implementation and Maintenance of Soil and Water Management Plan

The measures required in the Soil and Water Management Plan (SWMP) must be implemented as a priority over general construction works. The 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.

74. Topsoil and Stockpiles of Materials

Topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping.

Stockpiles of topsoil, sand, aggregate, spoil or other material stored on the site that is capable of being moved by running water shall be stored clear of any drainage line or easement, natural watercourse, footpath, kerb, and/or road surface.

Suitable sediment and erosion control devices shall be installed prior to the stockpile being created. The stockpile shall be treated so its surface is erosion resistant to wind and water action.

75. Road Drainage, Sewer and Service Conduit Crossings

Drainage lines, sewer lines and services conduit crossings must be placed across carriageways prior to the placing of any sub-base pavement material. In this regard, a copy of the services plans must be submitted to the Certifying Authority prior to the placement of sub-base pavement material. Alternatively, the services crossings must be under bored.

76. Connection to Council Pits and/or Pipes

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.

All construction is to be carried out in accordance with the requirements of the Hawkesbury Development Control Plan 2002.

77. Earthworks – Removal, Management and Transportation of Fill

All excavated fill material that is to be removed from the site shall only be sent to:

- a) a NSW Office of Environment and Heritage licensed waste disposal facility. A copy of the receipts from the waste disposal facility shall be kept and shall be provided to the Principal Certifying Authority prior to the issue of a Construction Compliance Certificate or an Occupation Certificate, whichever occurs first, or authorised officer of Council upon request; or
- b) a site which has a current development consent for the importation of fill material. A copy of the current development consent for the site to which the material is proposed to be distributed must be provided to the Principal Certifying Authority prior to the issue of a Construction Compliance Certificate or an Occupation Certificate, whichever occurs first, or authorised officer upon request.

All removed excavated material shall be transported and disposed of in accordance with the NSW Office of Environment and Heritage guidelines applicable at the time of removal.

78. Protection of Flora and Fauna During Works

The removal or clearing of any vegetation must be undertaken in accordance with the recommendations of Section 12 of the 'Ecological Assessment Report' prepared by Anderson Environment and Planning and dated September 2016.

The following measures are to be undertaken to minimise flora and fauna impacts during construction:

- a) The required clearing of vegetation on site shall be undertaken in the presence of a suitably experienced fauna handler to ensure any displaced native fauna can be taken into care and dealt with appropriately;
- b) Vegetation to be retained is to be adequately protected from construction works;
- c) Erosion and sedimentation controls should be put in place to limit offsite movement of soils into the retained riparian area and adjoining remnant bushland;
- d) Felled vegetation (trees) shall be left in situ for at least 24 hours following felling to allow any unobserved fauna time to vacate the area during the next nocturnal period;
- e) Detailed inspections of existing buildings and other structures potentially used as roosting habitat for threatened microbats (e.g. culverts, storm water tunnels) shall be conducted prior to demolition works, with appropriate actions taken if roosting individuals are encountered;
- f) The loss of hollows on the site should be compensated for by the installation of nest boxes at a 1:1 ratio, with a like-for-like in regards to hollow/nest box sizes recommended;
- g) Microbat boxes shall be installed at a density of five boxes per Ha to compensate for the loss of mature iron barks that currently provide roosting habitat under exfoliating bark;
- h) Ground habitat in the form of large logs (hollow or otherwise) shall be moved into the retained vegetation area to supplement available habitat for ground fauna, in particular the Cumberland Plain Land Snail. Any felled sections of trees found to be hollow or of particular habitat value shall likewise be utilised in this fashion; and
- i) Water levels within the dams to be removed/altered shall be progressively lowered over a minimum one week period to a depth of 1m so as to allow any vertebrates an opportunity to migrate to other dams and/or water sources. An ecologist must be present for the final dewatering of the dams to identify and relocate native fauna.

Note: These measures must also be detailed in the Vegetation Management Plan prepared for the development.

79. Disposal of Vegetation Waste

Vegetation waste resulting from the approved clearing of the site shall be salvaged to be re-used onsite as habitat or chipped and/or mulched. Tree trunks are to be recovered for use as habitat, posts, firewood or other appropriate uses. Non-salvageable material such as roots, stumps or declared weed species shall be disposed of to an appropriate waste facility.

No vegetative material is to be disposed of by burning.

80. Demolition - General

All demolition works must be carried out in accordance with the following:

- a) all demolition work shall be carried out strictly in accordance with Australian Standard AS 2601 'The Demolition of Structures';
- b) demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover 'Demolition License' and WorkCover 'Class 2' (Restricted) Asbestos License and comply with WorkCover's 'Guide to Working with Asbestos';
- c) site safety/security fencing shall be provided prior to commencement of any work on-site and shall be removed only when all hazards, including site waste, have been removed. The site safety/security fencing shall comply with the following Australian Standards:
 - (i) Demolition Sites - Australian Standard AS 2601 - 'Demolition of structures';
 - (ii) Construction Sites - Australian Standard AS 4687 - 'Temporary fencing and hoardings';
 - (iii) Ongoing Site Safety/Security - Australian Standard AS 1725 - 'Chain-link fabric security fencing and gates';
- d) demolition work shall be carried out only between the hours of 7am to 6pm Mondays to Fridays and 8am to 4pm Saturdays. No work is to be carried out on Sundays or public holidays;
- e) all waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water;
- f) any materials stored on site must be stored away from any drainage path or easement, natural watercourse;
- j) demolition activity shall not cause damage to or adversely affect the structural integrity of adjoining buildings;
- k) waste must be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation;
- l) no material is to be burnt on site;
- m) details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal and recycling; and
- n) the site shall be grassed or otherwise rendered erosion resistant immediately upon completion of demolition.

81. **Asbestos Handling**

If asbestos is encountered during any work, measures must be in place in accordance with WorkCover NSW guidelines and the Occupation Health and Safety Regulation 2001. Work shall not commence or continue until all the necessary safeguards required by WorkCover NSW are fully in place.

Only contractors who are appropriately licensed for asbestos disposal by WorkCover NSW may carry out the removal and disposal of asbestos from demolition and construction sites.

Prior to commencing the removal of any structures containing asbestos, a commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring 400mm x 300mm shall be erected in a prominent visible position on the site in accordance with Australian Standard AS1319 'Safety Signs for the Occupational Environment'.

The person entitled to act on this consent shall notify adjoining residents in writing five days prior to the demolition.

Asbestos waste must only be disposed of at a landfill site authorised to receive such waste. All receipts and supporting documentation must be retained in order to verify lawful disposal and are to be made available to Hawkesbury City Council on request.

82. Critical Stage Inspections

Prior to the commencement of building work and at nominated stages during the construction of the building, a minimum of 48 hours notice is required to be provided to allow the Principal Certifying Authority to ensure that the critical stage inspections are undertaken.

Note: Critical stage inspections are required to be carried out in accordance with Clause 162A of the *Environmental Planning and Assessment Regulation 2000*.

83. Inspections by Certifying Authority

Inspections shall be carried out and compliance certificates issued by Council or an accredited certifier for the components of construction detailed in Hawkesbury Development Control Plan 2002 – Appendix E – Civil Works Specifications – Part II Table 1.1.

84. Civil Works Specifications

All civil construction works required by this consent shall be in accordance with Hawkesbury Development Control Plan 2002 - Appendix E – Civil Works Specification.

Prior to Issue of Construction Compliance Certificate – All Stages (Civil Works)

A Construction Compliance Certificate is required to be issued confirming the works approved under the Design Compliance Certificate were carried out in accordance with that approval. Council or an appropriately accredited certifier can issue a Construction Compliance Certificate.

85. Construction Compliance Certificates – Works Completed

Prior to the issue of Construction Compliance Certificates for any stages, all related works including required road and drainage infrastructure upgrades within Council road reserves must be completed in accordance with the approved Design Compliance Certificate Plans, approved supporting documentation and to the satisfaction of the Principal Certifying Authority.

86. Completion of Remediation – Validation

A Notice of Completion and Validation Report must be prepared by an appropriately qualified person and state that the land is unconditionally suitable for residential use. This validation must be provided prior to the issue of the Construction Compliance Certificate for the relevant stage.

87. Completion of Landscaping Works

Landscaping works for the relevant stage are to be completed in accordance with the approved landscaping plans and Vegetation Management Plan prior to the issue of the Construction Compliance Certificate.

88. Sewer Reticulation – All Stages

Suitable sewerage reticulation is to be provided to each site prior to issue of the relevant Construction Compliance Certificate.

89. Sydney Water Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be provided to the Principal Certifying Authority prior to issue of the relevant Construction Compliance Certificate. For details refer to Sydney Water's website.

90. **Subdivision Certificate – Telecommunications Provider Certificate**

Documentary evidence from a telecommunications carrier confirming that services are available for the development shall be provided to the Principal Certifying Authority prior to issue of the relevant Construction Compliance Certificate.

91. **Energy Provider Certificate**

Documentary evidence from an energy provider confirming that satisfactory arrangements have been made to serve the proposed development shall be provided to the Principal Certifying Authority prior to the issue of the relevant Construction Compliance Certificate.

92. **Final Geotechnical Report**

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

- a) geotechnical testing reports for road, drainage and lot compaction;
- b) Road and Drainage Construction Material Compliance Reports; and
- c) the exact extent of any restricted building zones or any other restrictions affecting any of the lot.

93. **Onsite Stormwater Detention – Plan of Management**

A Plan of Management for the onsite stormwater detention and stormwater quality control facilities shall be prepared setting out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection, maintenance requirements and time intervals for such inspection and maintenance.

The Plan of Management is to be submitted to and approved by the Certifying Authority prior to the issue of the relevant Construction Compliance Certificate.

94. **Onsite Stormwater Detention – Positive Covenant Required**

Positive covenants for Onsite detention shall be created on the title of the land providing the following:

- a) the registered proprietors will at all times maintain, repair and keep the on-site stormwater detention facilities in a good and safe condition and state of repair, in accordance with the approved design to the reasonable satisfaction, at all times, of Council having due regard to the Plan of Management for the operation and maintenance of the onsite stormwater detention facilities;
- b) the liability under the Covenant will jointly and severally bind the registered proprietors of the property; and
- c) Council only will be entitled to release or modify the Covenant.

The terms of the positive covenant are to be prepared to Council's standard requirements at the Applicant's expense and endorsed by Council prior to lodgement with Land and Property Information.

Details demonstrating compliance with the above is to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Compliance Certificate.

95. **Detailed Works As Executed Plans**

Works As Executed plans must be submitted to the Principal Certifying Authority by a registered surveyor certifying compliance with the approved design plans prior to issue of a Construction

Compliance Certificate. The Works As Executed dimensions and levels must be shown in red on a copy of the approved Design Compliance Certificate plans. The plans must verify:

- a) surface level of constructed paved areas;
- b) surface and invert levels on all pits;
- c) invert levels and sizes of all pipelines;
- d) floor levels of all buildings; and
- e) top of kerb levels at the front of the lot.

All levels must relate to Australian Height Datum.

Prior to Issue of Construction Compliance Certificate – Stage 1 (Civil Works)

96. Consolidation of Lots – Stage 1

The existing allotments shall be consolidated into a single allotment and the plan of consolidation is to be registered with NSW Land and Property Information prior to the issue of the Construction Compliance Certificate for the Stage 1 works.

97. Sewer Reticulation to Existing Caravan Park – Stage 1

Suitable sewerage reticulation is to be provided for the existing caravan park as part of the Stage 1 works. In this respect details of suitable service arrangements must be provided to the Principal Certifying Authority prior to issue of the Construction Compliance Certificate for Stage 1.

98. Dedication of Road Widening – Stage 1

The road reserve within 9m of the centreline of constructed road pavements along Stahls Road, Bocks Road and Commercial Road on Lots 1, 2, 5, 6 and 8 in DP 232770, Lots 1, 2, 3, 5 and 6 in DP 244281 shall be dedicated as public road at no cost to Council.

This dedication is to occur as part of the consolidation prior to the issue of the Construction Compliance Certificate for Stage 1.

99. Section 88B Instrument – Vegetation Management

Instruments shall be registered on the title of the property pursuant to Section 88B of the *Conveyancing Act 1919* as follows:

- a) Requiring that vegetation onsite is managed in accordance with the approved Vegetation Management Plan; and

Only Council shall be empowered to modify or extinguish these 88B Instruments.

The 88B Instrument shall be registered on the title of the property prior to the issue of the Construction Compliance Certificate for the Stage 1 works.

100. Section 88B Instrument – Restriction on Occupation of the Residential Sites

A Restriction as to User shall be registered against the title of the property in accordance with Section 88E of the *Conveyancing Act 1919* to limit the occupation of the 247 long-term residential sites approved with this development to seniors (people aged 55 years or more) and people who live within the same household as seniors.

The 88B Instrument shall be registered on the title of the property prior to the issue of the Construction Compliance Certificate for the Stage 1 works.

101. Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be provided to the Principal Certifying Authority prior to issue of the relevant Construction Compliance Certificate. For details refer to Sydney Water's website.

Prior to the Issue of an Occupation Certificate – Stage 1 (Construction of Community Centre and Associated Structures)**102. Occupation Certificate Required Prior to The Use Of Buildings**

The community centre, workshop and associated structures shall not be occupied or used prior to the issuing of an Interim or Final Occupation Certificate by the Principal Certifying Authority. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

103. Sydney Water Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be provided to the Principal Certifying Authority prior to issue of the relevant Construction Compliance Certificate. For details refer to Sydney Water's website.

Operational Conditions**104. Operation of Caravan Park**

The operation of the long-term residential sites approved with this consent shall not commence until:

- (a) an Occupation Certificate has been obtained; and
- (b) a Construction Compliance Certificate and Section 68 Approval has been obtained as are relevant to the staging of the development.

105. Caravan Park – Approved Sites

Pursuant to Clause 8(2) State Environmental Planning Policy No. 21 – Caravan Parks the following number of long-term residential sites are approved with this consent:

Long-term Residential Sites: **247**

Note: With the addition of these 247 long-term residential sites, the caravan park contains the following number of long-term residential sites and short-term sites:

Long-term Residential Sites: **284**
Short-term Sites: **118**

106. Local Government Act – Use of Approved Sites

The use of any of the long term residential sites approved under this consent will be subject to the provisions of the Local Government Act 1993 and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

The installation of any manufactured homes or moveable dwellings on the long term residential sites will be subject to a Section 68 Approval under the Local Government Act 1993 and Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

107. Live-in Manager

A live-in manager shall be present onsite to manage and oversee the operation of the caravan park.

108. Use of Community Centre and Workshop

The use of the community centre and workshop shall be limited to the following hours:

Community Centre:

Sunday to Saturday: 7am to 9pm

Workshop:

Sunday to Saturday: 8am to 7pm

109. Operation of Caravan Park – Plan of Management

The caravan park must be operated and managed in accordance with the operational details contained within the approved Plan of Management.

The Plan of Management is to be reviewed and updated to reflect the best practice management of the caravan park as necessary.

A copy of the approved Plan of Management and this development consent must be kept on site and made available to any Police or Council officer upon request. Access to the Incident and Complaints Register must also be made available for viewing at the request of Police or Council officers.

110. Provision of Services Document

Within four weeks of the end of the financial year a document shall be supplied to Council detailing the services provided to residents of the long-term residential sites during the previous year, including:

- Details of the ongoing 'Ingenia Care' Program;
- Transportation services;
- Any Commonwealth funded or subsidised care services;
- Personal services;
- Domestic assistance;
- Nutrition services;
- Leisure interests and activities;
- Medication management;
- Clinical care;
- After hospital care;
- Respite Care; and
- The use of the common facilities for the provision of these services.

111. Dust Management – Trafficable and Vehicle Manoeuvring Areas

All trafficable and vehicle manoeuvring areas on the site shall be maintained in a condition that will minimise the generation or emission of windblown or traffic generated dust at all times

112. Operation of Development – Protection of the Environment Operations Act

Any activity carried out in accordance with this approval shall not give rise to offensive noise, air

pollution (including odour) or pollution of land and/or water as defined by the *Protection of the Environment Operations Act 1997*.

The development shall be conducted in such a manner that the LA(eq) noise levels, measured at any point in accordance with the NSW EPA's Industrial Noise Policy (2000), do not exceed 5dB(A) LA(eq) above background noise levels at the boundary of any residential properties.

The development is to be maintained in a clean and tidy manner. All waste materials are to be regularly removed from the property. All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the *Protection of the Environment Operations Act 1997*.

The development is not to contribute to water pollution or pollution of waters as defined in the Dictionary to the *Protection of the Environment Operations Act 1997*. Stockpiles of any soils, sands, aggregate, spoil or other material capable of being moved by running water are to be stored clear of any drainage line, easement, natural watercourse, or road surface.

In accordance with the requirements of Part 5.7 of the *Protection of the Environment Operations Act 1997*, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

113. Annual Fire Safety Statement

The owner of the property is responsible for the lodgement with Council of an Annual Fire Safety Statement from a competent person so as to confirm that the essential fire safety measures required to be provided to the buildings and within the caravan park exist and are being maintained. The Annual Fire Safety Statement shall be issued within 12 months of the issue of the Final Fire Safety Certificate, and then on an annual basis thereafter.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule shall also be:

- a) Forwarded to the Commissioner of Fire and Rescue New South Wales by email to afss@fire.nsw.gov.au; and
- b) Prominently displayed in the building.

The reasons for the imposition of these conditions are those matters under Section 79C(1) of the Environmental Planning and Assessment Act 1979 as are relevant to the subject development.

Advisory Notes

(i) Department of Planning and Environment Concurrence – Manufactured Homes

Pursuant to Section 82(3) of the Local Government Act 1993 the concurrence of the Department of Planning and Environment has been provided to vary the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 in accordance with the Department's 'Instrument of Concurrence' (Reference No. 17/09689) dated 16 August 2017.

(ii) Operation of Consent

This consent operates from the determination date shown on the top of this notice and will lapse unless the development is commenced within five years from the date endorsed on this consent.

(iii) **Section 97 Appeal to Land and Environment Court**

If you are dissatisfied with this decision Section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within six months after the date on which you receive this notice.

(iii) **Compliance with Consent**

Non-compliance with any condition of this development consent may result in a penalty notice being issued by Council.

(iv) **Works within the Road Reserve**

To undertake works within the road reserve approval under Section 138 of the *Roads Act 1993* must be obtained from Council for local and regional roads or from Roads and Maritime Services (RMS) for State roads.

Private accredited Certifiers do not have any authority to issue engineering approvals or carry out inspections for works on Public Roads under the *Roads Act 1993*.

(v) **Site Contamination Discovered During Demolition or Construction**

Should any new information come to light during the works which has the potential to alter previous conclusions about contamination, then the works must cease and Council should be immediately notified. Works must not recommence onsite until Council is consulted and clearance to continue the works is provided.

(vi) **Disturbance of Aboriginal or European Sites or Relics**

Should any Aboriginal or European sites or relics be disturbed or uncovered during the development, all work should cease and the National Parks and Wildlife Service and/or Office of Environment and Heritage consulted. Any person who knowingly disturbs an Aboriginal or European site or relic is liable to prosecution under the *National Parks and Wildlife Act 1974* and/or *Heritage Act 1977*.

(vii) **Creation of Section 88B Instruments**

Where any conditions of this consent require the creation of a positive covenant and/or restriction on the use of the land, the original completed request forms (Land and Property Information Standard Forms 13PC and/or 13RPA) shall be submitted to Council for authorisation.

A certified copy of the documents shall be provided to Council after final approval and registration has been affected by Land and Property Information.

(viii) **Requirements of 88B Instrument**

The applicant shall make themselves aware of any User Restriction, Easements and Covenants to this property and shall comply with the requirements of any Section 88B Instrument relevant to the property in order to prevent the possibility of legal proceedings against them.

(ix) **Utilities and Services**

The developer is responsible for all costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.

(x) **Consultation with Utility Authorities**

The Applicant is advised to consult with:

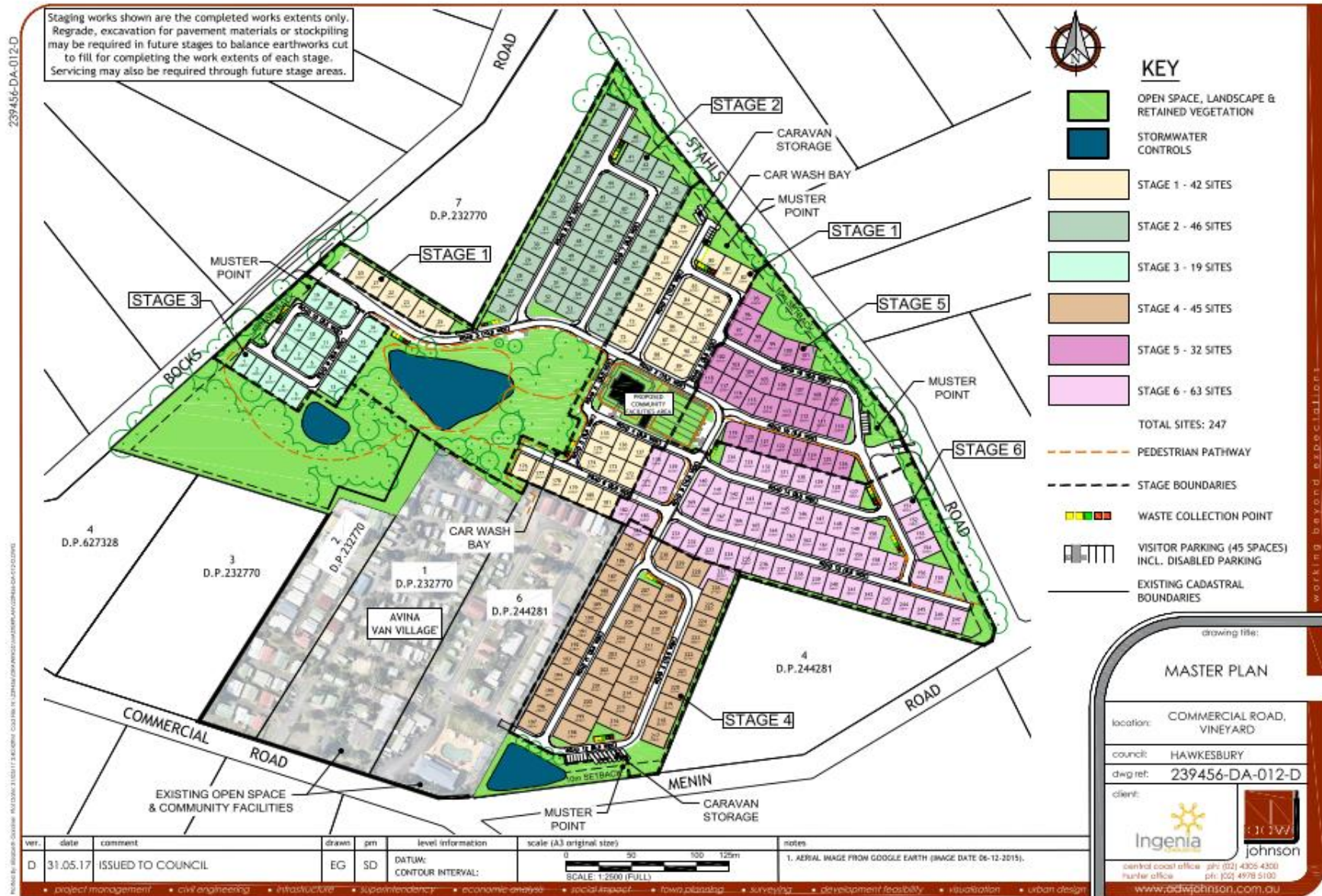
- (a) Sydney Water Corporation Limited;
- (b) an electricity supply authority;
- (c) a local telecommunications carrier; and
- (d) Jemena

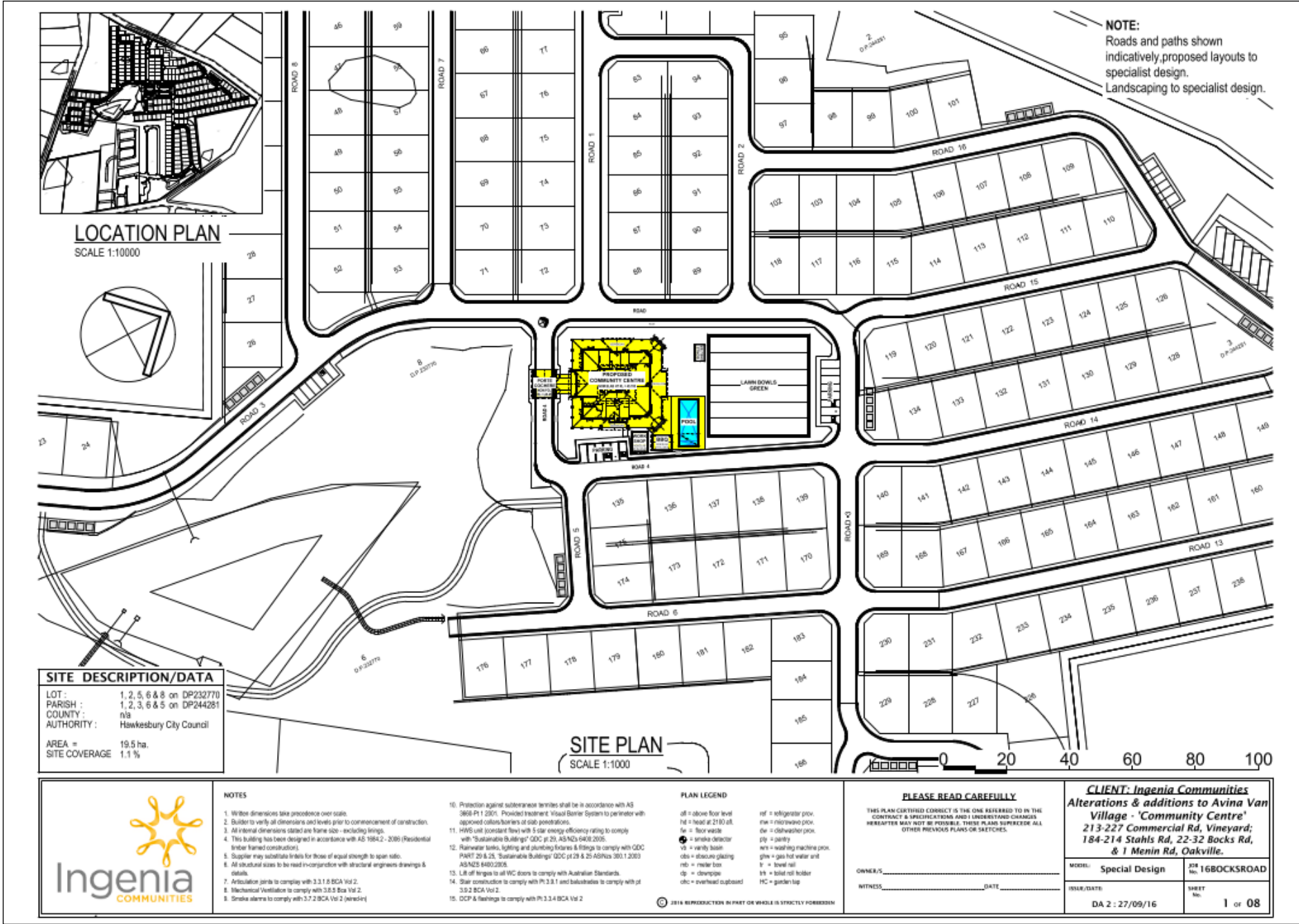
... regarding their requirements for the provision of services to the development and the location of existing services that may be affected by works, either on site or on the adjacent public roads.

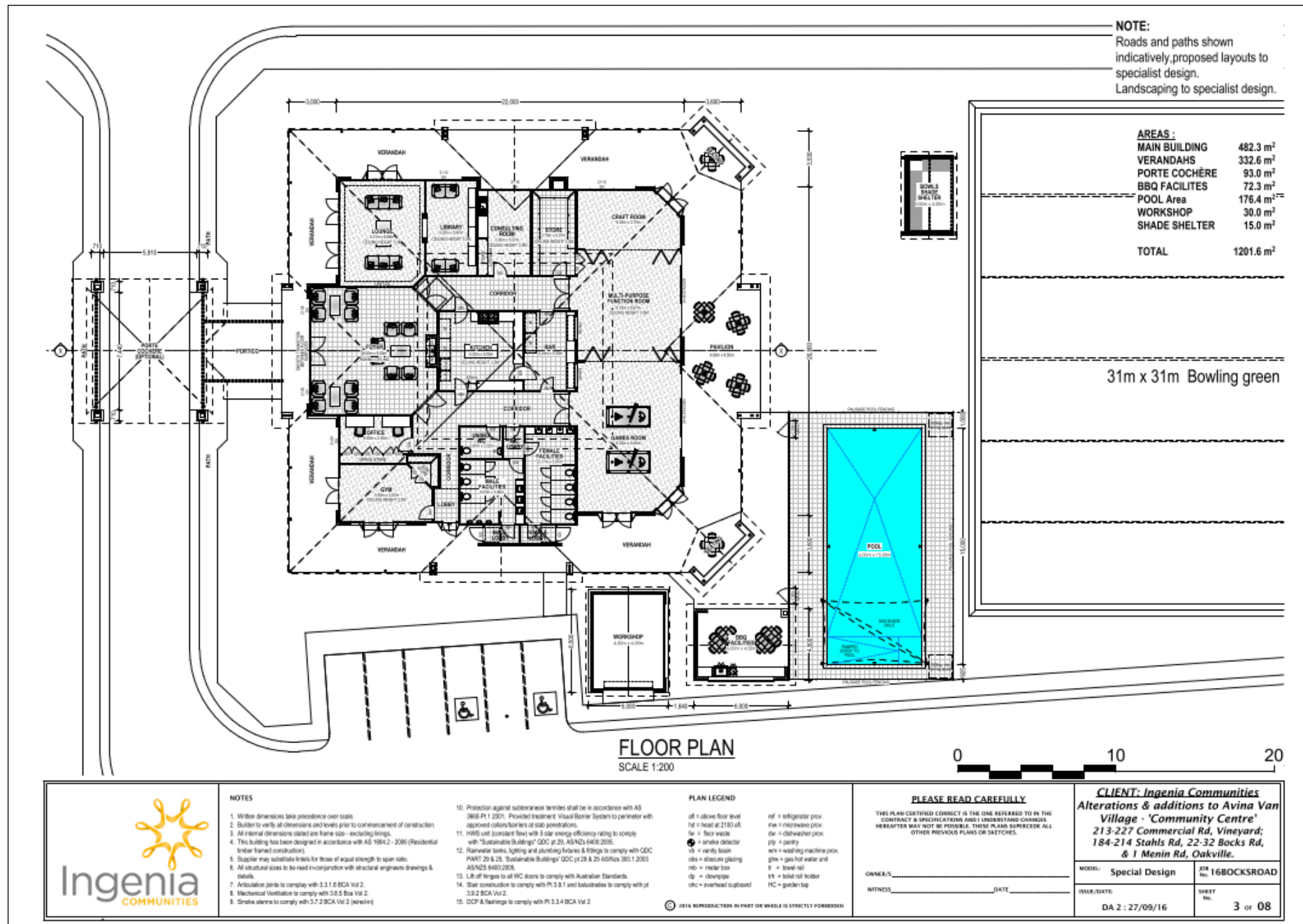
(xi) **Environment Protection and Biodiversity Conservation Act**

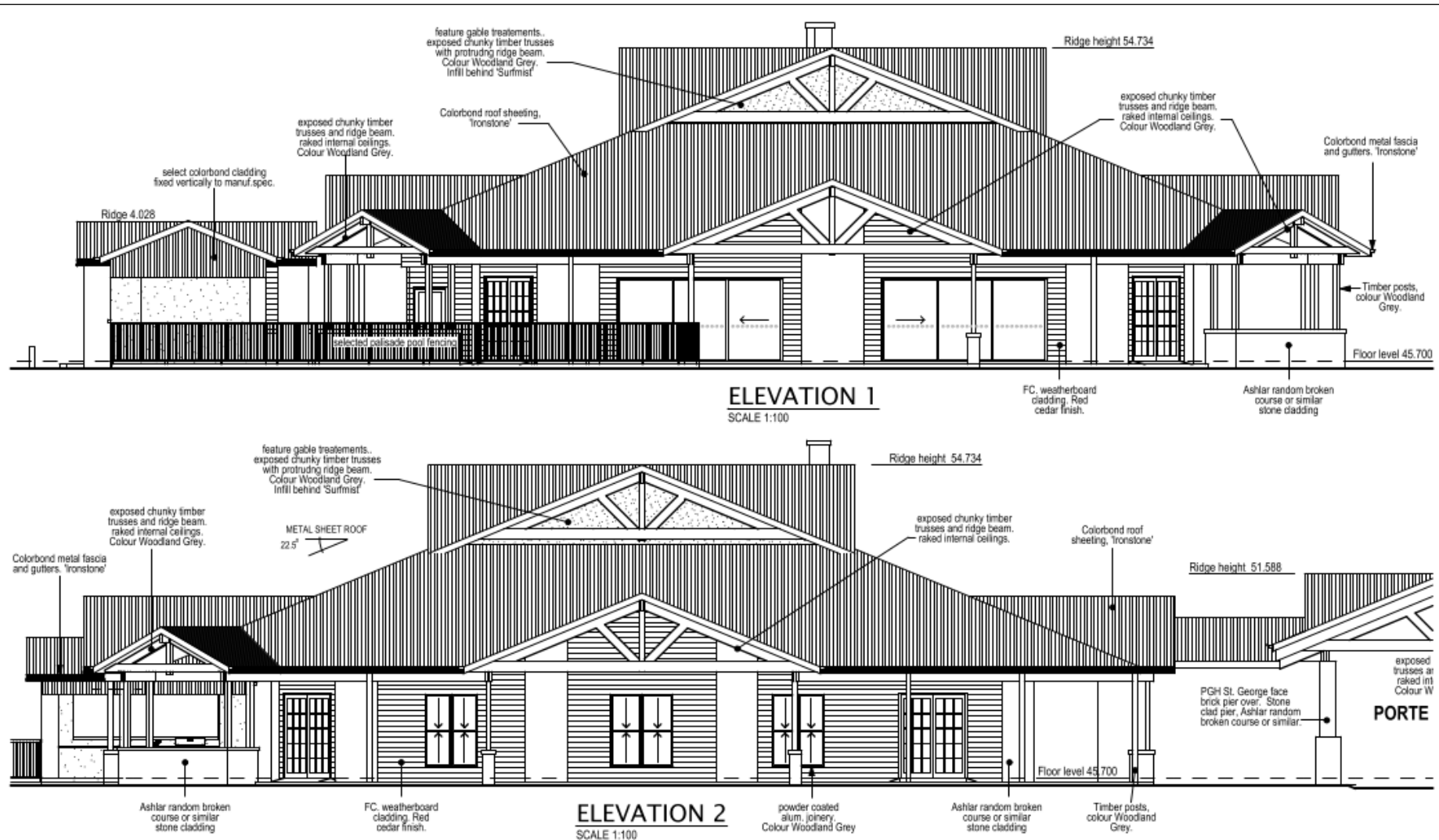
The Applicant is advised to make detailed inquiries as to whether approval by the Australian Government Minister for the Environment and Heritage is necessary under the Environment Protection and Biodiversity Conservation Act 1999.


Attachment 1 – Plans for the Proposal

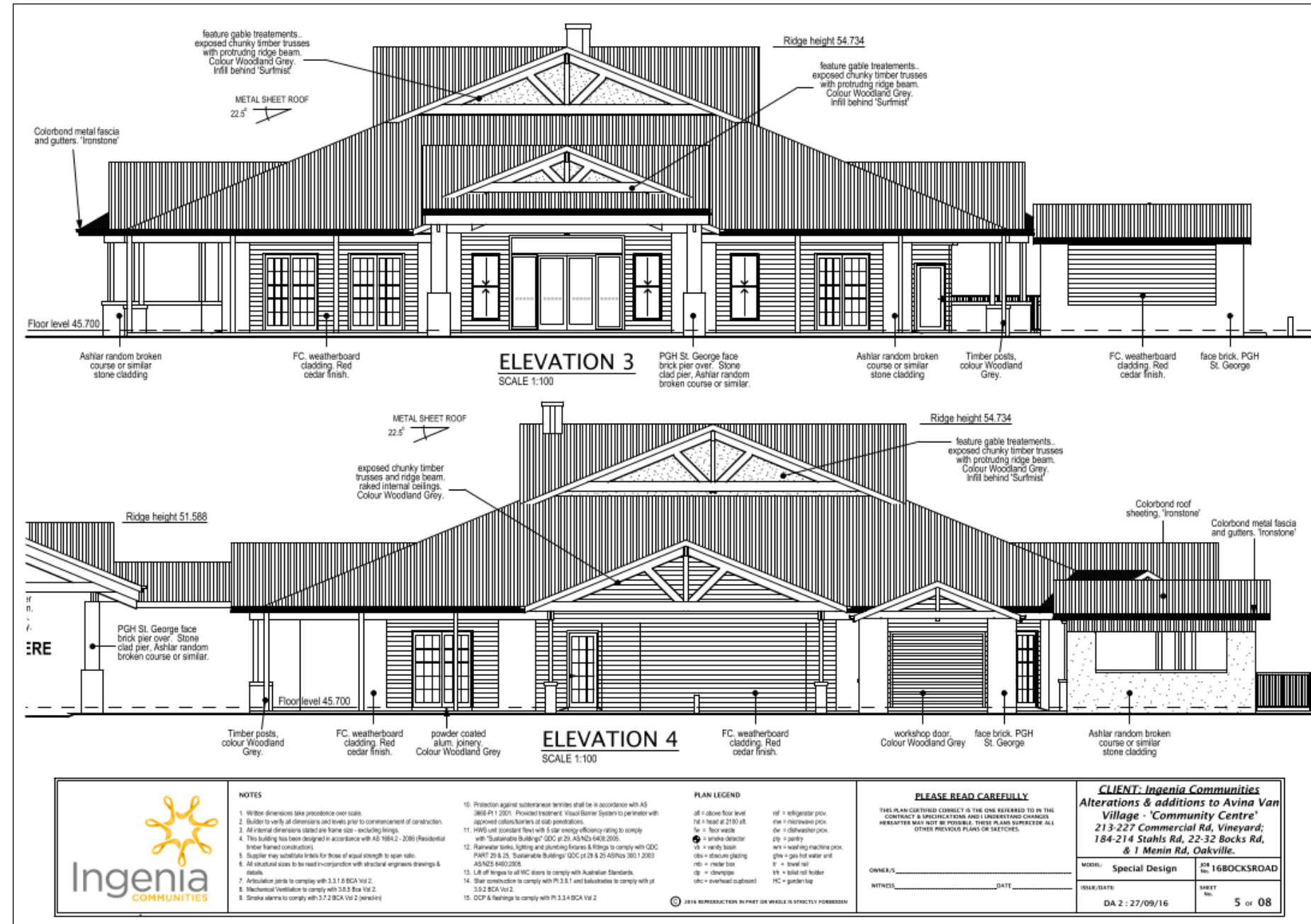


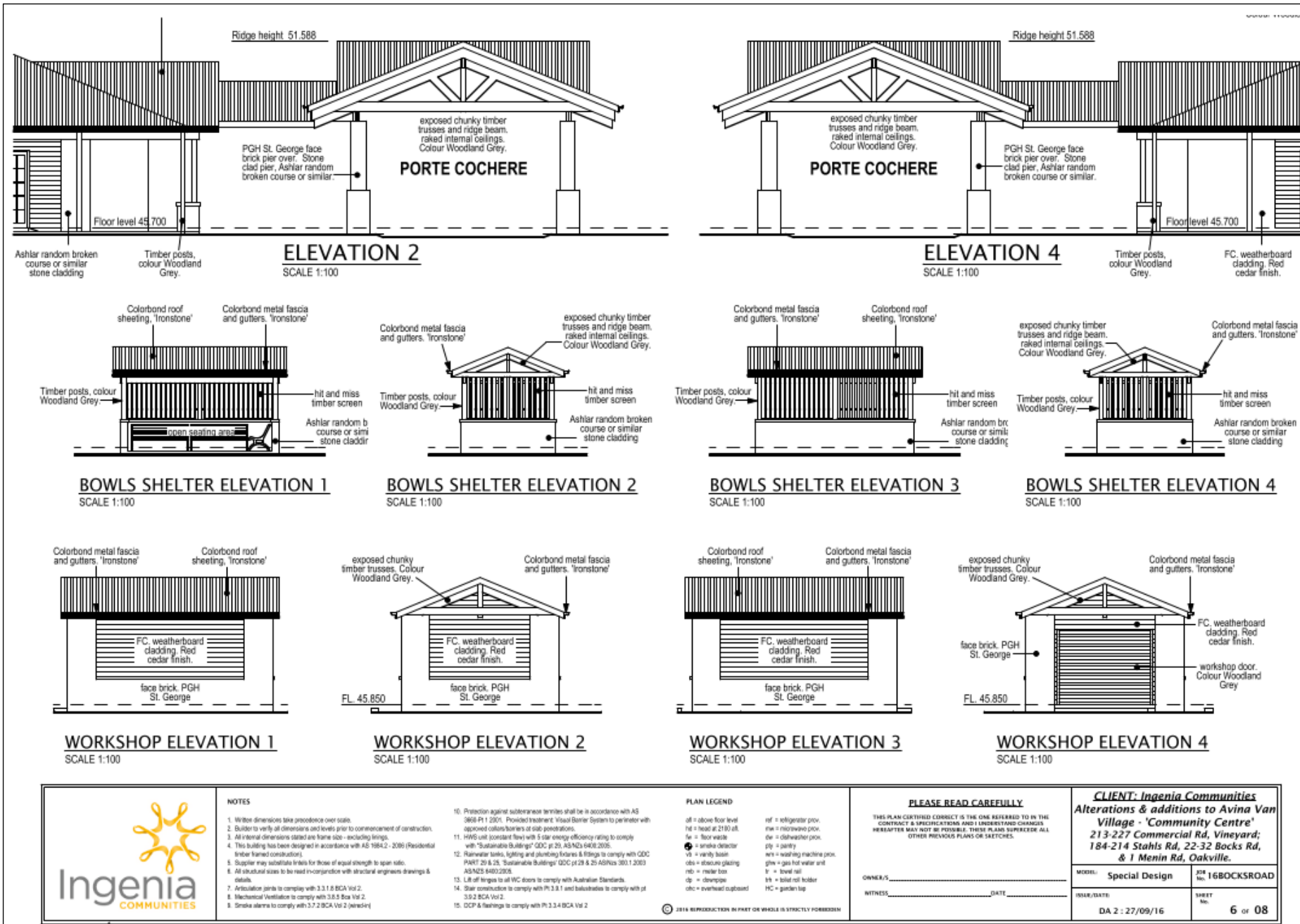






 <p>Ingenia COMMUNITIES</p>	<p>NOTES</p> <ol style="list-style-type: none"> 1. Written dimensions take precedence over scale. 2. Builder to verify all dimensions and levels prior to commencement of construction. 3. All internal dimensions stated are frame size - excluding linings. 4. This building has been designed in accordance with AS 1984.2 - 2006 (Residential timber framed construction). 5. Supplier may substitute timbers for those of equal strength to span ratio. 6. All structural sizes to be read in conjunction with structural engineers drawings & details. 7. Articulation joints to comply with 3.2.1.5 BCA Vol 2. 8. Mechanical Ventilation to comply with 3.5.5 BCA Vol 2. 9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (interior). 	<ol style="list-style-type: none"> 10. Protection against subterranean termites shall be in accordance with AS 3668-P1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/borers of soil penetrations. 11. HWS use constant flow with 5 star energy efficiency rating to comply with 'Sustainable Buildings' GOC pt 20, AS/NZS 6408:2005. 12. Rainwater tanks, lighting and plumbing fixtures & fittings to comply with GOC PART 29 & 25, 'Sustainable Buildings' GOC pt 29 & 25 AS/NZS 3801.1:2003 AS/NZS 6400:2006. 13. Lift off hinges to all WC doors to comply with Australian Standards. 14. Stair construction to comply with Pt 3.3.1 and balustrades to comply with pt 3.5.2 BCA Vol 2. 15. GCP & floorings to comply with Pt 3.3.4 BCA Vol 2 	<p>PLAN LEGEND</p> <p>alt = above floor level hd = head at 2180 alt. fl = floor waste sd = smoke detector vt = vanity basin cls = security glazing rtd = roller foot dpc = downpipe ohc = overhead cupboard</p> <p>ref = refrigerator prov. mic = microwave prov. dw = dishwasher prov. pg = pantry wm = washing machine prov. ghs = gas hot water unit h = hand rail hbk = toilet roll holder HC = garden tap</p>	<p>PLEASE READ CAREFULLY</p> <p>THIS PLAN CONTAINED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND UNDERSTAND CHANGES HEREIN MAY NOT BE POSSIBLE. THESE PLANS SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.</p> <p>OWNER/S: _____ DATE: _____</p> <p>WITNESS: _____</p>	<p>CLIENT: Ingenia Communities Alterations & additions to Avina Van Village - 'Community Centre' 213-227 Commercial Rd, Vineyard; 184-214 Stahls Rd, 22-32 Bocks Rd, & 1 Menin Rd, Oakville.</p> <p>MODEL: Special Design SITE No. 16BOCKSROAD</p> <p>ISSUE/DATE: DA 2 : 27/09/16 SHEET No. 4 of 08</p>
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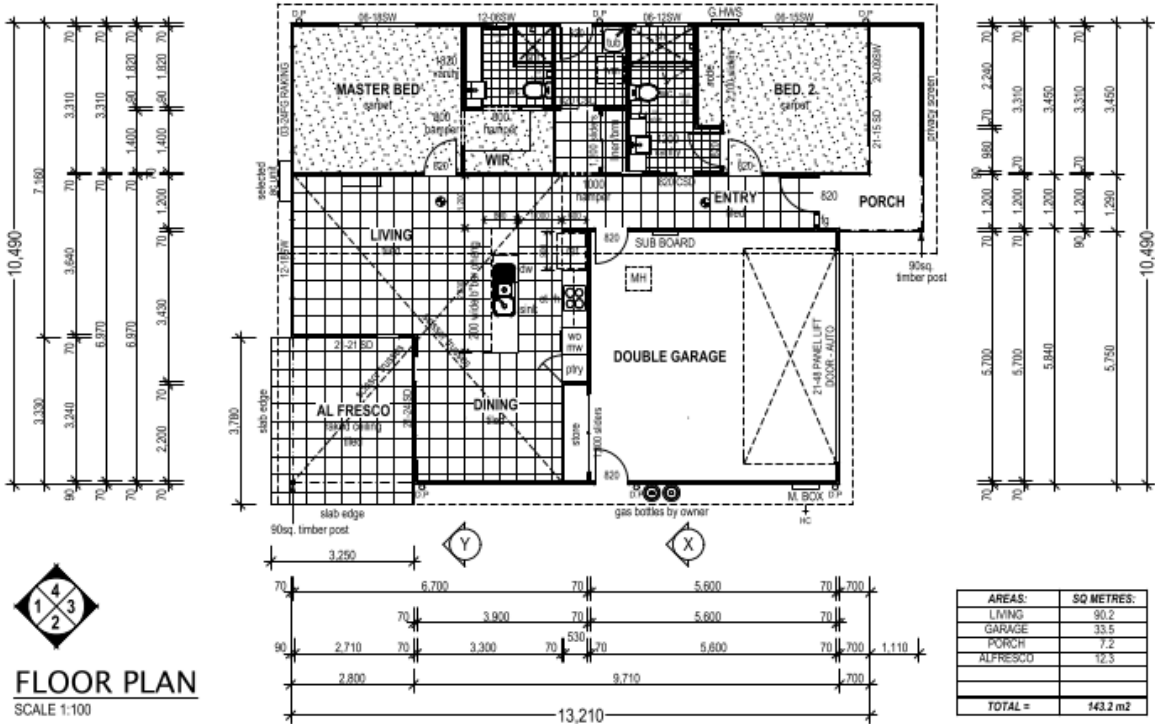


CONSTRUCTION NOTES :

- 1. EXTERNAL WALLS = 10mm FRAME.
- 2. NO WIND DESIGN SPEED NOMINATED.
- 3. WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3.

GENERAL NOTES

- 1. PROVIDE COLD WATER CONNECTION & G.P.O. TO DISHWASHER SPACE.
- 2. VENTILATION TO WC TO BE AN EXHAUST FAN IN ACCORDANCE WITH BCA-F4.5 & AS-1686.2



FLOOR PLAN
SCALE 1:100



NOTES

- 1. Written dimensions take precedence over scale.
- 2. Builder to verify all dimensions and levels prior to commencement of construction.
- 3. All internal dimensions stated are frame size - including lintels.
- 4. This building has been designed in accordance with AS 1984.2 - 2009 (Residential timber framed construction).
- 5. Supplier may substitute lintels for those of equal strength to span ratio.
- 6. All structural sizes to be read in-concordance with structural engineers drawings & details.
- 7. Articulation joints to comply with 3.3.1.8 BCA Vol 2.
- 8. Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
- 9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired).

- 10. Protection against subterranean termites shall be in accordance with AS 3668 P1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/borders at slab penetrations.
- 11. HWS unit (constant flow) with 5 star energy efficiency rating to comply with "Sustainable Buildings" GDC pt 20, AS/NZS 6400:2005.
- 12. Rainwater tanks, lighting and plumbing fixtures & fittings to comply with GDC PART 20 & 25, "Sustainable Buildings" GDC pt 20 & 25 AS/NZS 3001.1:2003 AS/NZS 6400:2005.
- 13. Lift off limes to all WC down to comply with Australian Standards.
- 14. Stair construction to comply with Pt 3.8.1 and balustrades to comply with Pt 3.8.2 BCA Vol 2.
- 15. GCP & floorings to comply with Pt 3.2.4 BCA Vol 2

PLAN LEGEND

- alt = above floor level
- hd = head at 2100 alt
- fl = floor waste
- u = smoke detector
- vs = vanity basin
- obs = obscure glazing
- mb = meter box
- dp = downpipe
- ohc = overhead cupboard

- ref = refrigerator prov.
- maw = microwave prov.
- dsh = dishwasher prov.
- ply = pantry
- wms = washing machine prov.
- gfw = gas hot water and
- lv = load roll
- lvh = load roll holder
- HC = garden tap

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S _____ DATE _____
WITNESS _____ DATE _____

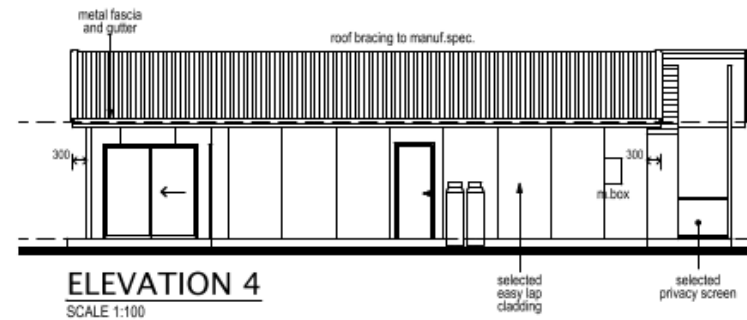
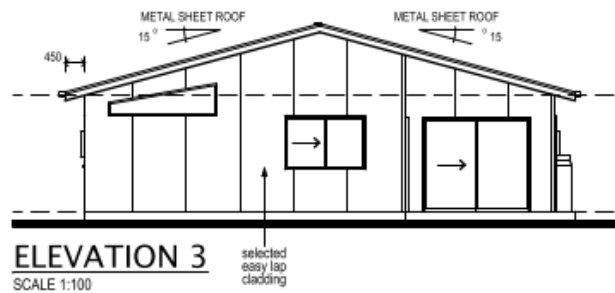
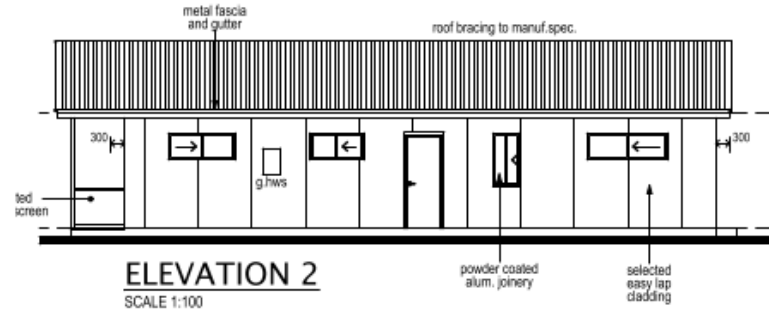
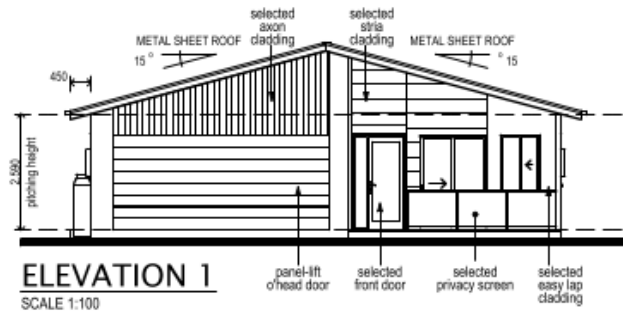
CLIENT:
Proposed Residence
Upstream Bethania

MODEL:
The Dulux Skillion

PRELIM ISSUE 2 : 15/08/16

218 No. 16L000AA

2 of 06

**NOTES**

1. Write dimensions take precedence over scale.
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4. This building has been designed in accordance with AS 1984.2 - 2006 (Residential timber framed construction).
5. Supplier may substitute linings for those of equal strength to span ratio.
6. All structural sizes to be read in conjunction with structural engineers drawings & details.
7. Articulation joints to comply with 3.3.1.8 BCA Vol 2.
8. Mechanical Ventilation to comply with 3.6.5 Box Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in).

10. Protection against subterranean termites shall be in accordance with AS 3668-P1 1 2001. Provided treatment: Visual Barrier System to perimeter with approved collars/borders of slab penetrations.
11. HWS unit (constant flow) with 5 star energy efficiency rating to comply with 'Sustainable Buildings' QDC pt 29, AS/NZS 6400.2005.
12. Rainwater tanks, lighting and plumbing fixtures & fittings to comply with QDC PART 20 & 25, 'Sustainable Buildings' QDC pt 28 & 29 AS/NZS 3801.1 2003 AS/NZS 6400.2005.
13. Lift off hinges to all WC doors to comply with Australian Standards.
14. Stair construction to comply with Pt 3.3.8.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
15. DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

PLAN LEGEND

alt = above floor level
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s = smoke detector
v.s = vanity basin
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pg = pantry
wm = washing machine prov.
ghw = gas hot water unit
lr = towel rail
tr = toilet roll holder
WC = garden tap

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREIN MAY NOT BE POSSIBLE. THESE PLANS SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S: _____ DATE: _____
WITNESS: _____

CLIENT:
Proposed Residence
Upstream Bethania

MODEL: **The Duluxe Skillion**
(YEAR/DATE):
PRELIM ISSUE 2 : 15/08/16

JOB No. **16L000AA**
SHEET No. **3 of 06**