

LIONDARI HOLDINGS & SKOUBITHIA



Preliminary Site Investigation

251 Adelaide Street, Raymond Terrace NSW

REPORT DISTRIBUTION

Preliminary Site Investigation
251 Adelaide Street, Raymond Terrace NSW

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EXECUTIVE SUMMARY

Background and Objectives

Mr Chris Xistouris of Liondari Holdings & Skoubithia ("the Client") engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the property located at address 251 Adelaide Street, Raymond Terrace NSW ('the site'). This environmental assessment was completed as part of a development application package to Port Stephens Council for redevelopment of the site.

EI understands that this report is required to assess the proposed rezoning submission for low density residential dwellings. The proposed redevelopment of the site would likely involve removal of the existing vegetation.

At the time of this assessment, the site was occupied by dense vegetation. The site covered a total area of 5.31Ha which forms part of a larger property that covers approximate total area of 44Ha.

The main objective of this investigation was to preliminary characterise the environmental conditions of the site on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

Key Findings

- The site occupies an area of 5.31Ha which forms part of a larger property that covers approximate total area of 44Ha;
- The site is occupied by dense vegetation comprising of overgrown shrubs and grasses as well as closely packed trees;
- Previous land use can be inferred to be grazing at different periods up until 1974. No commercial / industrial use was noted except quarry operation at south of site (approximately 250m outside site boundary) currently non-existent and has been replaced by a pond;
- During the walkover inspection, the site is observed to be elevated at the western boundary adjacent Adelaide Street. Drainage is expected to flow southwards towards Grahamstown Drain (approx. 70m) and Windeyers Creek (approx. 470m) which are the nearest surface water features around the site;
- The site is to be underlain by Quaternary (Pleistocene) Aeolian sedimentary units;
- The Port Stephens LEP 2013 (Sheet ASS_002) indicated that the site is within an area mapped as Class 2 and Class 4 Acid Sulfate Soils (ASS). Class 2 areas are likely to locate ASS. Class 2 areas are likely to locate ASS. However, development consent is required for works below the natural ground surface. Class 4 areas are likely to locate ASS, and consent is required from the council for works more than 2 metres below the natural ground surface or works which the water table is likely to be lowered more than 2 meters below natural ground surface. With reference to the 1:25,000 scale Williamstown Acid Sulfate Soil Risk Map – Edition Two (Ref. Murphy, 1997), the subject land lies within the map class description of No Known Occurrence. Based on the provided information, an ASS investigation was not considered warranted;
- The site and surrounding properties are not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers;
- A WorkCover NSW Authority data search of records relating to historical storage of dangerous goods on the site revealed no records pertaining to the site were held;

- Port Stephens Council's site history records reviewed by EI covered the larger lot, particularly former location of quarry operations. However, no information was gathered on the specific site been assessed by EI located at north western corner of the larger Lot; and
- A conceptual site model (CSM) was derived for the site which identified potential contaminating sources that may have occurred and evaluated the likelihood for relevant exposure pathways to be complete. EI considers there is a low potential for contamination to be present on-site given previous and current land use of the site and adjacent properties.

Conclusions and Recommendations

Based on the findings of this report and with consideration of the Statement of Limitations, EI conclude that the site is suitable for the proposed residential rezoning subject to the following recommendations:

- Site walkover inspection should be undertaken after site vegetation is cleared to allow adequate visual assessment of the existing ground surface of the site prior to the commencement of construction works;
- Any material to be removed from site (including virgin excavated natural materials (VENM)) must be classified for off-site disposal in accordance with the EPA (2014) *Waste Classification Guidelines*; and
- Any material being imported to the site should be assessed for potential contamination in accordance with NSW EPA guidelines as being suitable for the intended use.

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1. INTRODUCTION

1.1 BACKGROUND AND PURPOSE

Mr Chris Xistouris of Liondari Holdings & Skoubithia engaged EI Australia Pty Ltd (EI) to conduct a Preliminary Site Investigation (PSI) for site characterisation purposes of the land parcel with street address 251 Adelaide Street, Raymond Terrace NSW (herein referred to as the 'the site').

The site is located approximately 26 km north of Newcastle NSW, within the Local Government Area of Port Stephens Council (see **Figure 1**). The land parcel is also identified as Lot 232 DP593512, covering a total area of approximately 5.31 ha, as depicted in the site plan presented as **Figure 2**.

EI understand that this assessment is required to appraise the environmental condition of the site as part of a development application (DA) for proposed redevelopment of the site into a residential property. EI further understands that this report is required to access the proposed rezoning submission to the council.

EI was made aware of previous environmental investigation conducted on the site. The report is; Environmental Resource Management Report '*Phase 1 Environmental Site Assessment and Development Constraints Assessment – 0137317RP01*', dated July 2011. The report covered the larger property located at 251 Adelaide Street, Raymond Terrace with approximate total area of 44 ha, which the site assessed in this investigation forms a portion of. The previous report was considered with respect to only the information relevant to the objectives of this investigation.

1.2 PROPOSED DEVELOPMENT

Based on the proposed development plans provided to EI by the Client, the site has been designated for the redevelopment of the land occupied by dense vegetation for residential purposes.

1.3 REGULATORY FRAMEWORK

The following regulatory framework and guidelines were considered during the preparation of this report:

- EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme* (3rd Edition);
- NEPC (2013) Schedule B(2) *Guideline on Site Characterisation*;
- *Contaminated Land Management Act* 1997;
- State Environment Protection Policy 55 (SEPP 55) *Remediation of Land* under the Environmental Planning and Assessment Act 1997; and
- OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*, NSW Office of Environment and Heritage (OEH), August 2011.

1.4 PROJECT OBJECTIVES

The primary objectives of this PSI is to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses, anecdotal and documentary evidence.

1.5 SCOPE OF WORKS

To achieve the above objectives, the following scope of work was undertaken:

1.5.1 Desktop Study

- A review of relevant topographical, geological, hydrogeological, soil landscape and acid sulfate soil maps for the project area;
- Search of historical aerial photographs archived at NSW Land and Property Information in order to review previous site use and the historical sequence of land development in the neighbouring area;
- A land titles search, also conducted through NSW Land and Property Information for information relating to site ownership;
- Site history survey involving a detailed search of Port Stephens Council records for information relating to operational site history and/or relevant environmental incidents;
- A search through the NSW EPA / OEH Land Information records to confirm that there are no statutory notices current on the site under the *Contaminated Land Management Act 1997* or *Protection of the Environment Operations Act 1997*;
- A review of existing underground services in the vicinity of the site; and
- An inspection of the site and surrounding lands.

1.5.2 Data Analysis and Reporting

Following the desktop assessment and site inspection, this PSI report was prepared generally in accordance with the OEH (2011) *Guidelines for Consultants Reporting on Contaminated Sites*. This report documents the contaminated land assessment and discusses the findings with respect to potential risks to human health, the environment and the aesthetic enjoyment of the land and provides recommendations regarding further assessment to enable mitigation/management of any risks.

2. SITE DESCRIPTION

2.1 PROPERTY IDENTIFICATION, LOCATION AND PHYSICAL SETTING

The site identification details and associated information are presented in **Table 2-1**, while the site locality is shown in **Figure 1**.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	251 Adelaide Street, Raymond Terrace NSW
Location Description	Approx. 26 km north of Newcastle NSW, the site is bound by a park, followed by residential properties to the north, dense vegetation and creek to the south, dense vegetation to the east and Adelaide Street, vacant lands, vegetation and residential properties to the west. The site is currently occupied by dense vegetation.
Site Coordinates	North eastern corner of site (datum GDA94-MGA56): Easting: 382194.509, Northing: 6373116.089 (Source: http://maps.six.nsw.gov.au).
Site Area	Approx. 5.31 ha
Lot and Deposited Plan (DP)	Lot 232 DP593512
State Survey Marks	Five survey marks are situated in close proximity to the site are: <ul style="list-style-type: none">• SS44708F (located approximately 80 m east of the site);• PM7790D (located approximately 80 m east of the site);• SS22581F (located approximately 64 m east of the site);• PM26262F (located approximately 105 m north-east of the site); and• PM43558N (located approximately 106 m north-east of the site); (Source: http://maps.six.nsw.gov.au).
Local Government Authority	Port Stephens Council
Parish	Eldon
County	Gloucester
Current Zoning	RU2 – Rural Landscape (Port Stephens Local Environment Plan, 2013)

2.2 LOCAL LAND USE

The site is situated within an area of mixed uses on surrounding land as described in **Table 2-2**. The local sensitive receptors within close proximity to the site are also identified.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptors (& distance from site)
North	Local park followed by medium residential properties	Residential dwellings (approx. 25m)
South	Vegetation followed by pond (former location of quarry site inundated with water), Grahamstown Drain and Windeyers Creek.	Pond (approx.150m), Grahamstown Drain (approx. 70m) and Windeyers Creek (approx. 470m).
East	Vegetation, north east of pond and Raymond Terrace wastewater treatment works	Pond (approx.300m)
West	Adelaide road followed by medium residential properties	Residential dwellings (approx. 120m)

2.3 REGIONAL SETTING

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

Table 2-3 Topographical, Geological, Soil Landscape and Hydrogeological Information

Attribute	Description
Topography	<p>During the walkover inspection (Section 2.5), the site was observed to be elevated at the western boundary adjacent Adelaide Street.</p> <p>The regional topography is described as terrain disturbed by human activity including areas of landfill, heavy industrial complexes, gravel pits, sand mining, coal mining and municipal rubbish tips. The land surfaces are varied, most areas of landfill being level, whilst many quarries and excavation pits have irregular, steep sides (Ref: L.E, Matthei 1995).</p>
Site Drainage	<p>As almost the entire site is comprised of vegetation and accessible soil, site drainage is possible by direct soil infiltration.</p> <p>Also drainage is expected to flow southwards towards Grahamstown Drain (approx. 70m) and Windeyers Creek (approx. 470m).</p>
Regional Geology	The site is likely to be underlain by Pleistocene dune: marine sand, indurated sand according to Newcastle-Hunter Area 1:100 000 and 1:25 000 Coastal Quaternary Map Series (Troedson & Deyssing, 2016)
Soil Landscapes	With reference to the 1:100 000 scale Soil Landscapes of the Newcastle Sheet (Matthei, 1995). The site soil landscape is Disturbed Terrain. Characterised by level plain to hummocky terrain, extensively disturbed by human activity, including complete disturbance, removal or burial of soil. Local relief and slopes are highly variable. Landfill includes soil, rock, building and waste materials. Original vegetation completely cleared, replaced with turf or grassland
Acid Sulfate Soil Risk	The Port Stephens LEP 2013 Acid Sulfate Soils Map (Sheet ASS_002) shows the site to be within areas mapped as Class 2 and Class 4 Acid Sulfate Soils (ASS). Class 2 areas are likely to locate ASS. However, development consent is required for works below the natural ground surface. Class 4 areas are likely to locate ASS, and consent is required from the council for works more than 2 metres below the natural ground surface or works which the water table is likely to be lowered more than 2 meters below natural ground surface.
Nearest Surface Water Feature	Grahamstown Drain (approx. 70 m), Windeyers Creek (approx. 470 m) and Pond (former location of quarry operation, approx.300 m).

Attribute	Description
Anticipated Groundwater Flow Direction	Southwards towards Grahamstown Drain and Windeyers Creek.

2.4 GROUNDWATER BORE RECORDS AND LOCAL GROUNDWATER USE

An online search of registered groundwater bores was conducted by EI on 21 March 2018 through the NSW Office of Water database (Ref. <http://allwaterdata.water.nsw.gov.au>). There are 7 registered bores within a 500 m of the site, as summarised in **Table 2-4**. The groundwater bore location plan is attached in **Appendix A**.

Table 2-4 Summary of Closest Registered Groundwater Bores

Bore No.	Date Drilled	Approx. Distance & Direction	Drilled Depth (mBGL)	SWL*/Salinity/Yield	Bore Purpose
GW078223	28/01/1996	70m (west of site)	10.00 m	5.000 / - / -	Domestic
GW066787	-	60m (north of site)	9.00 m	- / - / -	Domestic
GW061003	01/10/1985	68m (north-east of site)	-	- / 0-500 ppm / -	Domestic
GW057300	01/08/1982	204m (north-east of site)	8.00 m	- / - / -	Stock, Domestic
GW078243	-	200m (north-east of site)	-	- / - / -	Domestic
GW066797	-	201m (north-east of site)	9.00 m	5.000 / - / -	Domestic
GW051395		203m (north-east of site)	12.20 m	- / - / -	Domestic

Notes: - Data not recorded; * Date drilled, approximate distance measured in metres (m) and direction, drilled depth measured in metres Below Ground Level (m BGL), SWL – Standing water level measured in Level (m BGL), Salinity – units unspecified, Yield – measured in L/s and bore purpose.

Data on date drilled, approximate distance and direction, drilled depth, SWL – Standing water level, salinity and bore purpose were not available for the different registered groundwater bores. As the registered groundwater bores are located up gradient of the site, they are not considered receptors of potential contamination derived from the site. No groundwater bores have been identified down gradient of the site.

2.5 SITE WALKOVER INSPECTION

Site observations were recorded during a site walkover inspection of the site on 23 February 2018. The site was assessed from the perimeters due to limitations like overgrown vegetation and presence of brown snake habitat onsite. A summary of site observations is detailed below and site photographs taken during the inspection are present in **Appendix B**.

2.5.1 General Site Observations

Site observations indicated that:

- The site was occupied by dense vegetation comprising of overgrown shrubs and grasses as well as closely packed trees which restricted the visibility of the existing ground surface;

- A local park was observed north of site, located in between the site's northern boundary and residential properties;
- South of site (outside the site boundary) was the location of a former quarry site which is currently inundated by water. Also a creek was noted on the southern boundary of site;
- No commercial activity was observed during the walkover inspection. However, the pond on the former location of quarry site is now used for water skiing sport;
- No suspicious odours were observed in any part of the site;
- No evidence indicative of underground petroleum storage systems (UPSS) was observed on any parts of the site.
- No potential asbestos containing material (ACM) was noted on the ground surface around the site;
- There was no building structure onsite during the walkover inspection;
- The site is observed to be elevated at the western boundary adjacent Adelaide Street; and
- Access to site was limited due to presence of over grown vegetation, and no access tracks. However, from the accessible areas, the site was in good condition and no evidence of illegal waste disposal was observed.

3. PREVIOUS INVESTIGATION

The following assessment has been conducted on the larger Lot which comprises of the site been assessed by EI.

- *Phase 1 Environmental Assessment (ESA) and Development Constraints Assessment Summary Report, 251 Adelaide Street, Raymond Terrace NSW*, prepared by Environmental Resources Management (ERM) Australia, Reference 0137317RP01, dated July 2011 (ERM, 2011).

The findings of the previous report (ERM, 2011) are summarised in **Table 3-1** below.

Table 3-1 Summary of Previous Investigation Works and Findings

Assessment Details	Project Tasks and Findings
<i>Phase 1 Environmental Assessment (ESA) and Development Constraints</i> (ERM, 2011)	
<u>Findings:</u>	
<ul style="list-style-type: none">• Evidence of fill materials were observed in various locations within the larger Lot, usually as embankments / levees for flood defence. The volume and composition of the fill was unknown.• No evidence of asbestos or other contaminants were noted during site inspection, however the composition and quality of imported fill could not be confirmed.• Considering that potential exists that contaminated fill has been brought to site, ERM, 2011 recommends waste classification exercise to determine composition of imported fill.	

EI understands that the potential fill material as reported in ERM (2011) was around the banks of the Pond (former location of the Quarry site) which is outside the boundary of the subject site assessed by EI.

4. SITE HISTORY AND SEARCHES

4.1 SITE LAND TITLES INFORMATION / HISTORIC AERIAL REVIEW

A historical land titles search was conducted through Info Track Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix C**. A summary of all the previous and current registered proprietors along with information obtained from the available historical aerial photographs, in relation to past potential land uses are presented in **Table 4-1**. The historical aerial photographs reviewed as part of this PSI included:

- 1958: NSW 252-511Y – Assessed NSW Department of Finance, Services and Innovation;
- 1966: – Assessed through NSW Department of Finance, Services and Innovation;
- 1983: NSW 335862 – Assessed NSW Department of Finance, Services and Innovation;
- 1993: Assessed through NSW Department of Finance, Services and Innovation;
- 2004: 31 August 2004, Google Earth Pro (<https://earth.google.com/>); and
- 2014: 02 October 2014, Six Maps (<https://maps.six.nsw.gov.au/>).

Table 4-1 Summary of Owners and Historical Aerial Photography

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
As regards Lot 232 DP 593512 – 251 Adelaide Street, Raymond Terrace NSW			
02.10.1914 (1914 to 1945)	Archibald James Windeyer (Esquire) & his deceased estate	-	Unknown
07.06.1945 (1945 to 1953)	James Gordon Windeyer (Grazier)	-	Grazing
25.02.1953 (1953 to 1968)	Alice Christina Mowbray Meredith (Widow) & her deceased estate	The site is comprised of vacant land with scanty vegetation and medium residential properties seen at the northern boundary as of 1966. Quarry site is visible beyond the southern end of site as of 1966.	Sand quarry activities (outside the boundary of subject site).
09.09.1968 (1968 to 1968)	William Archibald Meredith (Grazier) Neville Windeyer Meredith (Service Station Manager) James Baldwin Meredith (Grazier) Thomas Gordon Meredith (Inter-State Truck Driver)	Vegetation throughout the site and quarry activities at the southern boundary is observed as of 1966.	Grazing Sand quarry activities (outside the boundary of subject site).
09.09.1968 (1968 to 1974)	William Archibald Meredith (Grazier) James Baldwin Meredith (Grazier)	-	Grazing

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)	Site description based on historical aerial photographs	Associated business
29.11.1974 (1974 to 2012)	Monier Drilling Pty. Limited (Now Rocla Drilling Pty Ltd)	The site is comprised of vacant land with exposed soil and scanty vegetation. Medium residential properties at the western and northern boundary of site. Quarry site has been replaced with pond as of 1993. A creek is seen at the south of site while site is covered by dense vegetation as of 2004.	Sand quarry operation (outside the boundary of subject site).
04.06.2012 (2012 to Date)	Liondari Holding Pty Ltd and Skubithia Pty Ltd	Dense vegetation comprising of overgrown shrubs and grasses as well as closely packed trees	-

Easements:

- 07.08.1958 (Book 2469 No. 257) – Easement for Sewerage Pipeline & Water Pipeline 2.44 wide
- 05.05.1969 (Book 2928 No. 842) – Easement for Access & Water Supply Pipeline 3.05 wide
- 22.09.1976 (Book 3250 No. 947) – Easement for Water Supply Pipeline & Access 3.05 wide
- 07.02.1984 (Book 2578 No. 517) – Easement for Sewermains 8 wide
- 07.02.1984 (Book 2578 No. 517) – Easement for Watermain 6 wide
- 05.05.1992 (Book 3875 No. 632) – Easement for Electricity Purposes 20 wide

Leases: - NIL

Review of land title records and historic aerial photography indicated the site has been a vacant land comprising of scanty to densely packed vegetation. Land use can be inferred to be grazing at different periods up until 1974. No commercial / industrial use was noted except quarry operations at south of site (approximately 250m outside site boundary) currently non-existent and has been replaced by a pond.

4.2 SURROUNDING LANDS HISTORICAL AERIAL PHOTOGRAPHY REVIEW

As part of the Site Land Titles Information / Historic Aerial Review, an assessment of surrounding land uses using historical aerial photographs sourced from NSW Land and Property Information was carried out. A summary of the pertinent information identified at surrounding land parcels from the reviewed photographs is presented in **Table 4-2**.

Table 4-2 Summary of Aerial Photograph Review

Aerial Photograph	Surrounding land uses based on historical aerial photographs
1958	The surrounding area consisted of predominantly low density residential properties at the western and northern boundary of site. West of site is Adelaide Street that runs north-south direction. Quarry operation is not visible beyond the southern end of site as of 1958.
1966	Surrounding land use remained primarily unchanged from the 1958 aerial photograph, except the presence of quarry site, south of site.
1983	Surrounding land use remained primarily unchanged from the 1966 aerial photograph, except more residential properties and quarry site been replaced by a pond.
1993	Surrounding land use remained primarily unchanged from the 1983 aerial photograph.

Aerial Photograph	Surrounding land uses based on historical aerial photographs
2004	Surrounding land use remained primarily unchanged from the 1993 aerial photograph
2014	Surrounding land use remained primarily unchanged from the 2004 aerial photograph

4.3 COUNCIL INFORMATION

An application to access records held by Port Stephens Council was initiated on 3 March 2018. Council's site history records reviewed by EI covered the larger lot in particular the former location of quarry operations. However, no information was gathered on the specific site been assessed by EI located at north western corner of the larger Lot.

4.4 SAFEWORK NSW DANGEROUS GOODS REGISTER RECORDS

A search of SafeWork NSW Authority records relating to the site was requested by EI, on behalf of the client. Correspondence dated 22 February 2018 from the Dangerous Goods Licensing Section received by EI (**Appendix E**), confirmed that a search of Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover was conducted and revealed that no records pertaining to the premises were held.

4.5 EPA ONLINE RECORDS

An on-line search of the contaminated land public record of EPA Notices was conducted on 21 March 2018.

The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

The search confirmed that the site known as 251 Adelaide Street, Raymond Terrace NSW and lands in its close proximity (≤ 500 m), are not subject to any regulatory notices issued by the NSW EPA.

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was also conducted on 21 March 2018. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the EPA. The site has not been notified as contaminated to the EPA.

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 21 March 2018. The public register contains records related to environmental protection licences,

applications, notices, audits, pollution studies, and reduction programmes. The search did not identify any record for the site and lands in its close proximity (≤ 500 m).

5. SITE CHARACTERISATION

5.1 OVERVIEW

The primary purpose of this assessment is to evaluate the environmental and human-health risks associated with potential contamination at the site. In the context of this assessment, these risks may be defined as the probability that the utility of the site may be diminished by the presence of soil, soil vapour or groundwater contamination, which may require that the site be remediated prior to any development, particularly where more sensitive land uses are proposed.

Since this assessment is based on the findings of a preliminary site investigation, which did not involve sampling and analysis of soils, soil vapours or groundwater, risks have been assessed on the basis of:

- Information gleaned from the site history searches in relation to previous land uses;
- Site surface conditions, as deduced from visual observations;
- The geological and hydrological setting of the site; and
- Professional judgement based on previous experience on similar sites.

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report may be sufficient to make a decision as to the risks associated with potentially impacted soil and groundwater at the site.

5.2 HISTORICAL SITE USE AND GENERIC RISKS

The available historical information indicates that there are low risks associated with the historical grazing land use (since the 1940s). No commercial / industrial use was noted except quarry operations to the south of site (approximately 250 m outside site boundary) in the past. The site is currently occupied by dense vegetation and there is no documented historical presence of underground chemical storage, which decreases the inherent possibility of prolonged leakage and/or spillage events. The assessment of these risks in relation to this site is outlined in **Table 5-1**.

Table 5-1 Assessment of Contamination Risk from Potential Sources

Potential Sources	Impacted Medium	Potential Contaminants of Concern ¹	Likelihood for Contamination to Occur and Influence End Use of the Site
Importation of fill soils of unknown origin across the entire site.	Soil, and possibly groundwater due to contamination leaching	HM, TRH, PAH, BTEX, VOC, OC/OP Pesticides, PCB and asbestos	Low Filling material may be present onsite however; observation of the site surface was restricted at the time of the site inspection due to the heavily vegetated environment present. We note, there are inherent risks associated with imported filling materials of unknown origin and quality.

Potential Sources	Impacted Medium	Potential Contaminants of Concern ¹	Likelihood for Contamination to Occur and Influence End Use of the Site
Migration of contamination onto the site from adjoining lands, especially from former quarry site	Soil, and possibly groundwater due to contamination leaching	HM, TRH, PAH, BTEX, VOC, OC/OP Pesticides, PCB and asbestos	Low Potential offsite contamination sources were not identified on the NSW EPA public registers in proximity to the site, however, commercial/industrial land use (former sand quarry) was formerly present on an adjacent site

Note:

¹ HM – Heavy Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc) unless otherwise indicated, TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEX – Benzene, Toluene, Ethylene and Xylene, OC/OP pesticides - Organochlorine and Organophosphorus Pesticides, PCB - Poly-chlorinated Biphenyls.

6. CONCEPTUAL SITE MODEL

6.1 OVERVIEW

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a preliminary conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways in **Table 6-1**.

6.2 POTENTIAL CONTAMINATION SOURCES

On the basis of the PSI findings potential contamination sources are as follows:

- Fill of unknown origin and quality placed at the site; and
- Migration of contamination onto the site from adjoining lands (i.e. former quarry site).

6.3 CONTAMINANTS OF POTENTIAL CONCERN

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

- Soil - heavy metals (HM), total recoverable hydrocarbons (TRH), the monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylene*s (BTEX), volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), organochlorine and organophosphorous pesticides (OCP/ OPP), polychlorinated biphenyls (PCB) and asbestos.
- Groundwater - HM, TRH, BTEX, PAH and volatile organic compounds (VOC), including chlorinated VOC.

6.4 POTENTIAL SOURCES, RECEPTORS AND EXPOSURE PATHWAYS

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 6-1**.

Table 6-1 Preliminary Conceptual Site Model

Site Area	Potential Sources	Potential Contaminants	Media	Sensitive Receptor	Migration & Exposure Pathways	Potential Risk of Complete Exposure Pathway
Entire site	Fill of unknown origin and quality placed at the site, migration of contamination onto the site from adjoining lands (i.e. former quarry site).	HM, TRH, BTEX, VOC, PAH, OCP/ OPP, PCB, PFAS, and asbestos.	Soils Groundwater Air/Soil Vapour LNAPL/DNAPL (if present)	Future site users, site workers (construction and maintenance), offsite residents, offsite basement users (if present). Onsite vegetation, Grahamstown Drain (approx. 70m) and Windeyers Creek (approx. 470m).	Seepage into the subsurface soils, and groundwater. Dermal Contact Ingestion Inhalation	Medium (should contamination be present)

6.5 DATA GAPS

Based on the CSM derived for the site (**Section 6**) and the above qualitative assessment of risks, the following data gaps have been identified, which are considered to warrant closure by limited additional investigation:

- Uncertainty in regards to contaminant levels in imported fill materials, which are of unknown origin and quality; and
- Uncertainty in regards to the migration of contamination onto site from neighbouring properties and unknown contamination sources.

7. CONCLUSIONS

The property located at 251 Adelaide Street, Raymond Terrace NSW was the subject of a Preliminary Site Investigation. This environmental assessment was completed as part of a development application package to Port Stephens Council for redevelopment of the site.

EI understands that this report is required to assess the proposed rezoning submission for low density residential dwellings. Based on the findings of this assessment, it is concluded that:

- The site occupies an area of 5.31 ha which forms part of a larger property that covers approximate total area of 44 ha;
- The site is occupied by dense vegetation comprising of overgrown shrubs and grasses as well as closely packed trees;
- Previous land use can be inferred to be grazing at different periods up until 1974. No commercial / industrial use was noted except quarry operation at south of site (approximately 250 m outside site boundary) currently non-existent and has been replaced by a pond;
- During the walkover inspection, the site is observed to be elevated at the western boundary adjacent Adelaide Street. Drainage is expected to flow southwards towards Grahamstown Drain (approx. 70 m) and Windeyers Creek (approx. 470 m) which are the nearest surface water features around the site;
- The site is to be underlain by Quaternary (Pleistocene) Aeolian sedimentary units;
- The Port Stephens LEP 2013 (Sheet ASS_002) indicated that the site is within an area mapped as Class 2 and Class 4 Acid Sulfate Soils (ASS). Class 2 areas are likely to locate ASS. Class 4 areas are likely to locate ASS. However, development consent is required for works below the natural ground surface. Class 4 areas are likely to locate ASS, and consent is required from the council for works more than 2 metres below the natural ground surface or works which the water table is likely to be lowered more than 2 meters below natural ground surface. With reference to the 1:25,000 scale Williamstown Acid Sulfate Soil Risk Map – Edition Two (Ref. Murphy, 1997), the subject land lies within the map class description of No Known Occurrence. Based on the provided information, an ASS investigation was not considered warranted;
- The site and surrounding properties are not reported as being subject to regulation in relation to environmental impacts, as documented in the NSW EPA/OEH public registers;
- A SafeWork NSW records search relating to historical storage of dangerous goods on the site revealed no records pertaining to the site were held;
- An application to access records held by Port Stephens Council was initiated on 3 March 2018. Council's site history records reviewed by EI covered the larger lot in particular the former location of quarry operations. However, no information was gathered on the specific site been assessed by EI located at north western corner of the larger Lot; and
- A conceptual site model (CSM) was derived for the site which identified potential contaminating sources that may have occurred and evaluated the likelihood for relevant exposure pathways to be complete. EI considers there is a low potential for contamination to be present on-site given, previous and current land use of the site and adjacent properties.

8. RECOMMENDATIONS

With regard to the findings of the PSI and with consideration of the Statement of Limitations, EI consider that the site is suitable for the proposed residential rezoning subject to the following recommendations:

- Site walkover inspection should be undertaken after site vegetation is cleared to allow adequate visual assessment of the existing ground surface of the site prior to the commencement of construction works;
- Any material to be removed from site (including virgin excavated natural materials (VENM)) must be classified for off-site disposal in accordance with the EPA (2014) *Waste Classification Guidelines*; and
- Any material being imported to the site should be assessed for potential contamination in accordance with NSW EPA guidelines as being suitable for the intended use.

9. STATEMENT OF LIMITATIONS

This report has been prepared for the exclusive use of Liondari Holdings & Skoubithia, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Liondari Holdings & Skoubithia on 2 February 2018.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

REFERENCES.

Matthei, L.E. (1995) Soil Landscapes of the Newcastle 1:100 000 Sheet Report, Department of Land and Water Conservation.

DEC (2006) Soil Investigation Levels for Urban Development Sites in NSW, in Guidelines for the NSW Site Auditor Scheme, 2nd Edn., NSW Dept. of Environment and Conservation, DEC 2006/121, April 2006.

Troedson & Deyssing (2016) Newcastle-Hunter Area 1:100 000 and 1:25 000 Coastal Quaternary Map Series, Geological Survey of the New South Wales, Maitland.

EPA (2014) Technical Note: Investigation of Service Station Sites, NSW EPA, April 2014;

EPA (2014) Waste Classification Guidelines, NSW EPA, November 2014;

Murphy CL (1997) Acid Sulfate Soil Risk of the Williamtown Sheet Department of Land and Water Conservation, Sydney, Second Edition. Supplied by the Sydney South Coast, Geographical Information Systems Unit.

NEPM (2013) Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 *Guideline* on site-specific health risk assessments, National Environmental Protection (Assessment of Site Contamination) Measure 1999, National Environmental Protection Council, December 1999, Amendment 2013;

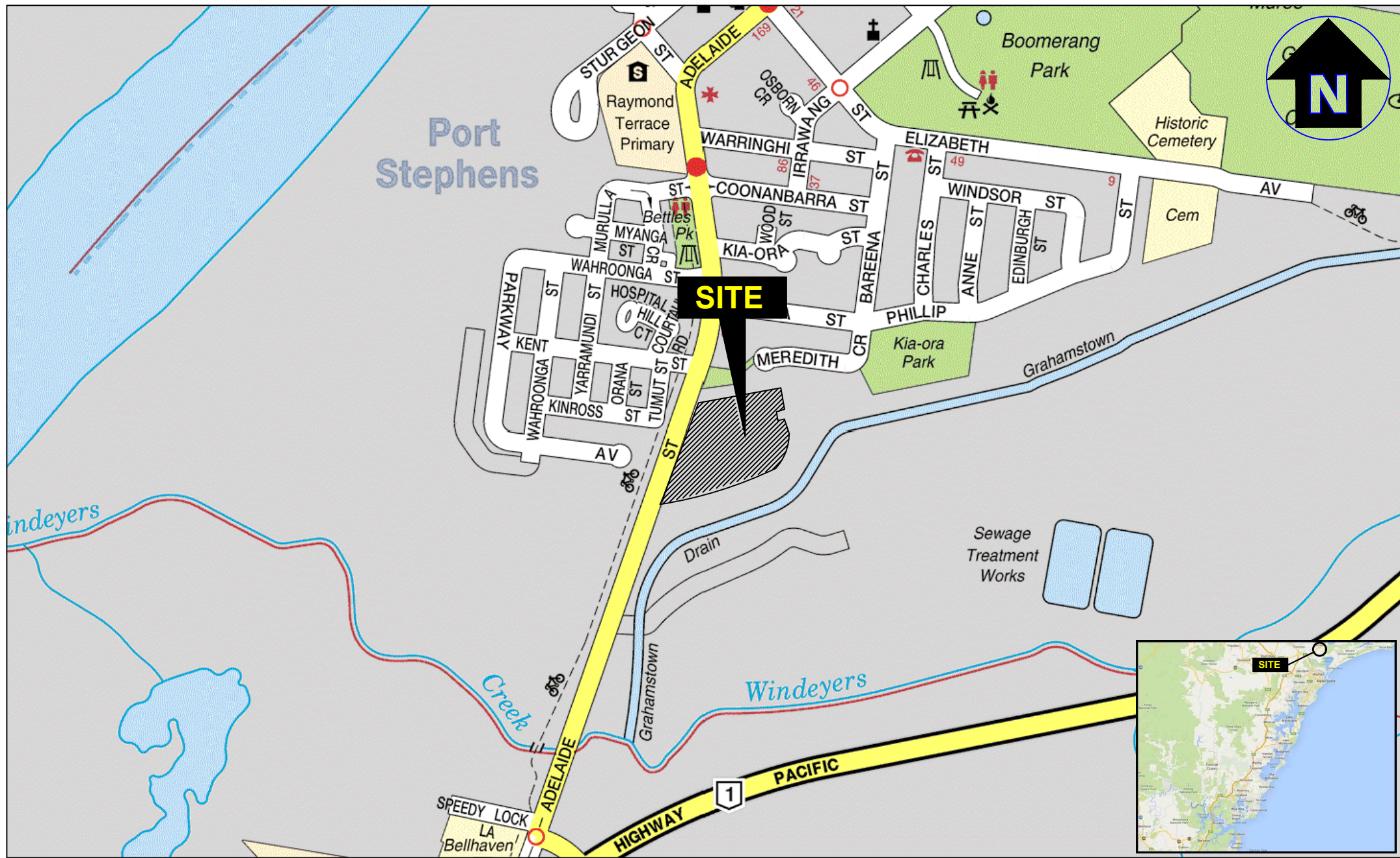
OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites, NSW Office of Environment and Heritage (OEH), OEH 2011/0650, 23 p; and

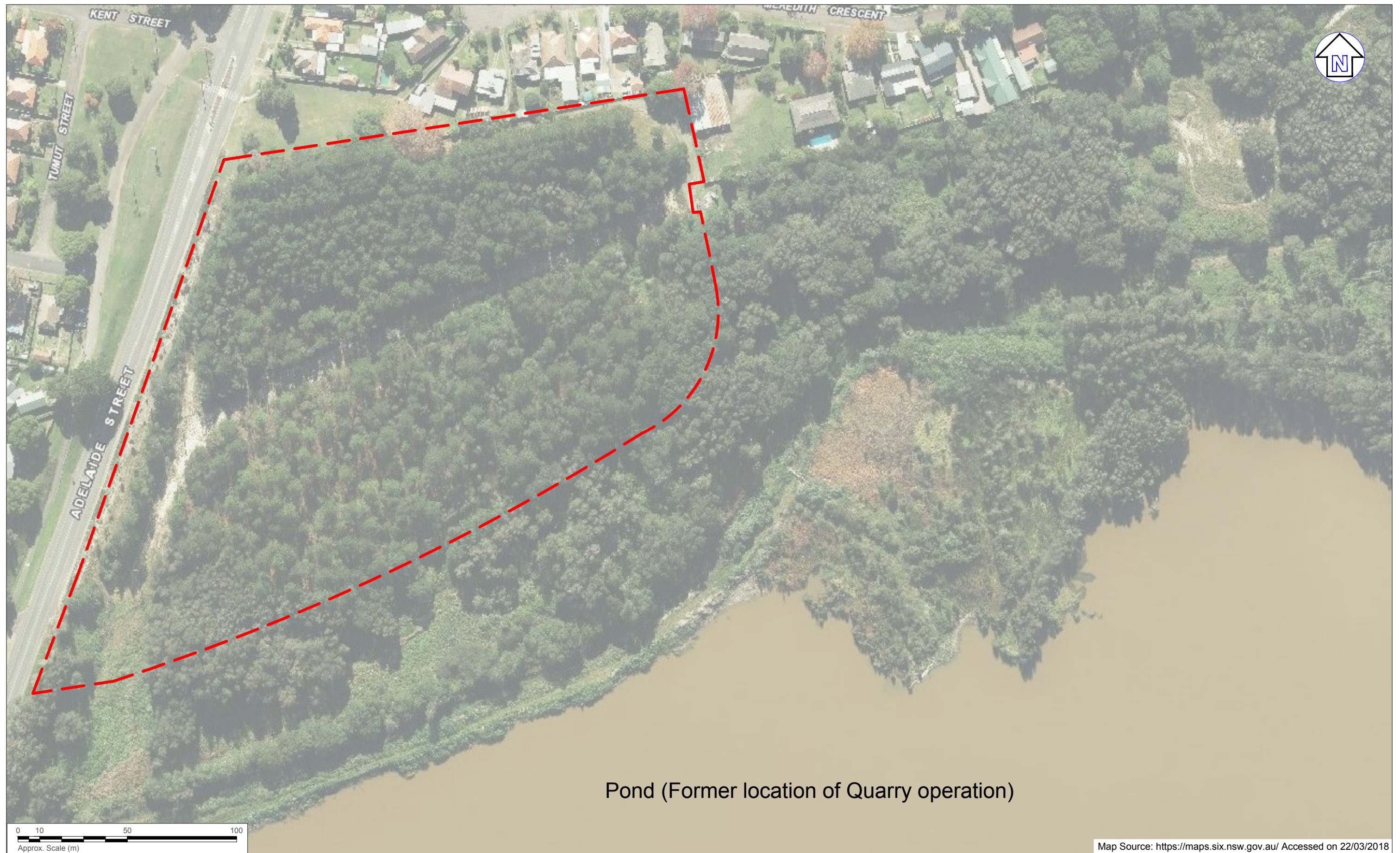
SEPP 55 (1997) State Environment Protection Policy 55, Remediation of Land under the Environmental Planning and Assessment Act 1997.

ABBREVIATIONS

AHD	Australian Height Datum
ASS	Acid sulfate soils
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
DEC	Department of Environment and Conservation, NSW
DECC	Department of Environment and Climate Change, NSW (formerly DEC)
DA	Development Application
DP	Deposited Plan
EPA	Environment Protection Authority
km	Kilometres
m	Metres
mAHD	Metres relative to Australian Height Datum
NEPC	National Environmental Protection Council
NSW	New South Wales
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
PAHs	Polycyclic Aromatic Hydrocarbons
PSI	Preliminary Site Investigation
TPHs	Total Petroleum Hydrocarbons
TRHs	Total Recoverable Hydrocarbons
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds

FIGURES





LEGEND

--- Approximate site boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:

N.E.

Approved:

L.X.

Date:

22-03-18

Liondari Holdings and Skoubithia
Preliminary Site Investigation
251 Adelaide Street, Raymond Terrace NSW

Site Layout Plan

Figure:

2

Project:E23712.E01_Rev1

APPENDIX A

Groundwater Bore Search

[home](#) · [help](#) · [login](#) · [contact](#) · [customise](#)

All Groundwater

find a site

Find a site:

Enter the site ID

search

+ All Groundwater Map

bandwidth ☒ high ☐ low

glossary and metadata

All Groundwater

All Groundwater Map

All data times are Eastern Standard Time

Map

Info

Groundwater Bores

- Groundwater works
- ◆ Telemetered bores
- ▲ Logged bores
- Manual bores

Monitoring Bore Types

Alluvial

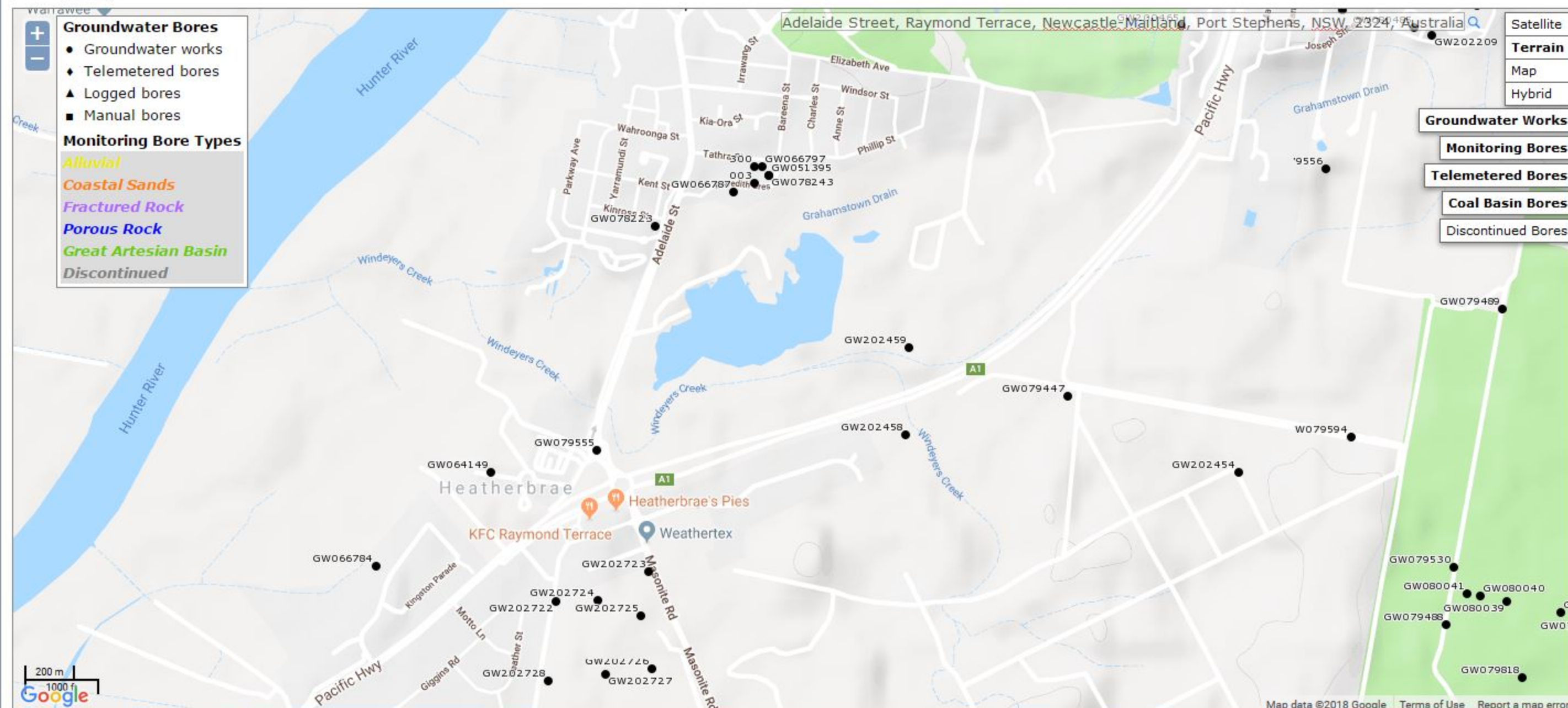
Coastal Sands

Fractured Rock

Porous Rock

Great Artesian Basin

Discontinued



Map data ©2018 Google Terms of Use Report a map error

Scale = 1 : 14K

151.770, -32.776

NSW Office of Water

Work Summary

GW051395

Licence: 20BL116531

Licence Status: ACTIVE

Authorised Purpose DOMESTIC
(s):
Intended Purpose(s): DOMESTIC

Work Type: Spear

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 01/01/1980

Final Depth: 12.20 m

Drilled Depth:

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

Standing Water Level
(m):

GWMA: -
GW Zone: -

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: GLOUC
Licensed: GLOUCESTER

Parish
GLOUC.017
ELDON

Cadastre
17
Whole Lot //

Region: 20 - Hunter

CMA Map: 9232-3N

River Basin: 210 - HUNTER RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation (Unknown)
Source:

Northing: 6373350.0
Easting: 382434.0

Latitude: 32°46'17.3"S
Longitude: 151°44'41.1"E

GS Map: -

MGA Zone: 0

Coordinate GD.,ACC.MAP
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Opening	Screen - Gauze/Mesh	8.50	9.80	50		1	Stainless Steel, SL: 50.0mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	9.70	3.20	(Unknown)	6.50					

Geologists Log Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

*** End of GW051395 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW057300

Licence: 20BL124878

Licence Status: ACTIVE

Authorised Purpose STOCK,DOMESTIC
(s):
Intended Purpose(s): GENERAL USE

Work Type: Spear

Work Status:

Construct.Method: Jetted

Owner Type: Private

Commenced Date:

Completion Date: 01/08/1982

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

Standing Water Level
(m):

GWMA: -
GW Zone: -

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: GLOUC
Licensed: GLOUCESTER

Parish
GLOUC.017
ELDON

Cadastre
L15 (17)
Whole Lot //

Region: 20 - Hunter

CMA Map: 9232-3N

River Basin: 210 - HUNTER RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation (Unknown)
Source:

Northing: 6373380.0
Easting: 382382.0

Latitude: 32°46'16.3"S
Longitude: 151°44'39.1"E

GS Map: -

MGA Zone: 0

Coordinate GD.,ACC.MAP
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Opening	Screen	0.00	0.00			1	
1	1	Casing		0.00	0.00	50			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	Unconsolidated	6.00		0.30			

**Geologists Log
Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	8.00	8.00	Sand Water Supply	Sand	

Remarks

*** End of GW057300 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW061003

Licence: 20BL132652

Licence Status: ACTIVE

Authorised Purpose DOMESTIC
(s):
Intended Purpose(s): DOMESTIC

Work Type: Spear

Work Status:

Construct.Method: Driven

Owner Type: Private

Commenced Date:

Completion Date: 01/10/1985

Final Depth: 8.00 m

Drilled Depth:

Contractor Name:

Driller:

Assistant Driller:

Property: N/A NSW

Standing Water Level
(m):

GWMA: -

GW Zone: -

Salinity Description: 0-500 ppm
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: GLOUC
Licensed: GLOUCESTER

Parish
GLOUC.017
ELDON

Cadastre
L5 DP39287 (17)
Whole Lot 5/39287

Region: 20 - Hunter

CMA Map: 9232-3N

River Basin: 210 - HUNTER RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)

Elevation (Unknown)

Source:

Northing: 6373319.0

Easting: 382383.0

Latitude: 32°46'18.3"S

Longitude: 151°44'39.1"E

GS Map: -

MGA Zone: 0

Coordinate GD.,ACC.MAP
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.10	8.00	100			Seated on Bottom
1	1	Opening	Slots - Vertical	0.00	8.00	100		1	Mechanically Slotted
1	1	Opening	Screen	0.10	8.00	40		2	Plastic

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.00	8.00	2.00	(Unknown)	6.00		0.30			

**Geologists Log
Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

*** End of GW061003 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW066787

Licence: 20BL145084

Licence Status: ACTIVE

Authorised Purpose DOMESTIC
(s):
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type: Private

Commenced Date:

Final Depth: 9.00 m

Completion Date:

Drilled Depth: 9.00 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A NSW

Standing Water Level 5.000
(m):

GWMA: -
GW Zone: -

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	GLOUC	GLOUC.017	17
Licensed:	GLOUCESTER	ELDON	Whole Lot 21//39287

Region: 20 - Hunter

CMA Map:

River Basin: 210 - HUNTER RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 12.00 m (A.H.D.)
Elevation Est. Contour 8-15M.
Source:

Northing: 6373287.0
Easting: 382305.0

Latitude: 32°46'19.3"S
Longitude: 151°44'36.1"E

GS Map: -

MGA Zone: 0

Coordinate GD.,ACC.MAP
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	Waterworn/Rounded	4.50	9.00	200			Graded
1	1	Casing	P.V.C.	0.00	9.00	50			Seated on Bottom
1	1	Opening	Screen	7.80	8.00	65		1	Stainless Steel

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	9.00	4.00	Unconsolidated	5.00					

**Geologists Log
Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

23/11/2009: Updated details as per existing data.

*** End of GW066787 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW066797

Licence: 20BL145085

Licence Status: ACTIVE

Authorised Purpose DOMESTIC
(s):
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type: Private

Commenced Date:

Final Depth: 9.00 m

Completion Date:

Drilled Depth: 9.00 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A NSW

Standing Water Level 5.000
(m):

GWMA: -

Salinity Description:

GW Zone: -

Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	GLOUC	GLOUC.017	17
Licensed:	GLOUCESTER	ELDON	Whole Lot 30/A/38113

Region: 20 - Hunter

CMA Map:

River Basin: 210 - HUNTER RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 10.00 m (A.H.D.)
Elevation Est. Contour 8-15M.
Source:

Northing: 6373380.0
Easting: 382408.0

Latitude: 32°46'16.3"S
Longitude: 151°44'40.1"E

GS Map: -

MGA Zone: 0

Coordinate GD.,ACC.MAP
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	Waterworn/Rounded	4.50	9.00	200			Graded
1	1	Casing	P.V.C.	0.00	9.00	50			Seated on Bottom
1	1	Opening	Screen	7.80	9.00	65		1	Stainless Steel

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.00	9.00	4.00	Unconsolidated	5.00					

**Geologists Log
Drillers Log**

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

23/11/2009: Updated details as per existing data.

*** End of GW066797 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW078223

Licence: 20BL166428

Licence Status: CONVERTED

Authorised Purpose DOMESTIC
(s):
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type:

Commenced Date:

Completion Date: 28/01/1996

Final Depth:

Drilled Depth: 10.00 m

Contractor Name: GREAT LAKES DRILLING

Driller: Alan Douglas Sims

Assistant Driller:

Property: NA 75 PARKWAY AVENUE
RAYMOND TERRACE. 2324
GWMA: 025 - TOMAGO TOMAREE
STOCKTON
GW Zone: 001 - TOMAGO

Standing Water Level
(m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: GLOUC	GLOUC.212	LOT 62 DP 223546
Licensed: GLOUCESTER	ELDON	Whole Lot 62//223546

Region: 20 - Hunter
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Unknown
Source:

Northing: 6373160.0
Easting: 382020.0

Latitude: 32°46'23.3"S
Longitude: 151°44'25.1"E

GS Map: -

MGA Zone: 0

Coordinate Unknown
Source:

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Opening	Screen	9.00	10.00	100		1	PVC, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
6.50	9.80	3.30	Unknown	7.20	7.50	0.50	8.00		

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	top soil, grey sand at 2m	Topsoil	
2.00	6.00	4.00	white sand	Sand	
6.00	6.50	0.50	white sand	Sand	
6.50	7.00	0.50	white sand river gravel	Sand	
7.00	9.80	2.80	coarse white sand	Sand	
9.80	10.00	0.20	clay	Clay	

Remarks

29/08/2011: Karla Abbs, 29-Aug-2011: Removed duplicates from drillers log

*** End of GW078223 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
-------------	-----------	------------------	----------------------	---------------------	----------

Remarks

*** End of GW078243 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

APPENDIX B

Site Photographs



Photograph 1: Closely packed trees observed within the Site located at 251 Adelaide Street, Raymond Terrace NSW.



Photograph 2: Overgrown vegetation at the south western boundary of site.



Photograph 3: North western view of site showing dense vegetation and Adelaide Street.



Photograph 4: Local Park and residential properties at Northern end of site.

APPENDIX C

Historical Property Titles Search



ABN: 36 092 724 251
Ph: 02 9099 7400

Level 14, 135 King Street, Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Report

NSW LRS
(Formerly LPI)

Sydney

Address: 251 Adelaide Street, Raymond Terrace

Description: - Lot 232 D.P. 593512

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.10.1914 (1914 to 1945)	Archibald James Windeyer (Esquire) & his deceased estate	Book 1053 No. 153
07.06.1945 (1945 to 1953)	James Gordon Windeyer (Grazier)	Book 1965 No. 869
25.02.1953 (1953 to 1968)	Alice Christina Mowbray Meredith (Widow) & her deceased estate	Book 2247 No. 289
09.09.1968 (1968 to 1968)	William Archibald Meredith (Grazier) Neville Windeyer Meredith (Service Station Manager) James Baldwin Meredith (Grazier) Thomas Gordon Meredith (Inter-State Truck Driver)	Book 2903 No. 125
09.09.1968 (1968 to 1974)	William Archibald Meredith (Grazier) James Baldwin Meredith (Grazier)	Book 2903 No. 126
29.11.1974 (1974 to 2012)	Monier Drilling Pty. Limited Intervening Name Changes, Now Rocla Drilling Pty Ltd	Book 3178 No. 662 Now 232/593512
04.06.2012 (2012 to Date)	# Liondari Holding Pty Ltd # Skubithia Pty Ltd	232/593512

Denotes Current Registered Proprietors

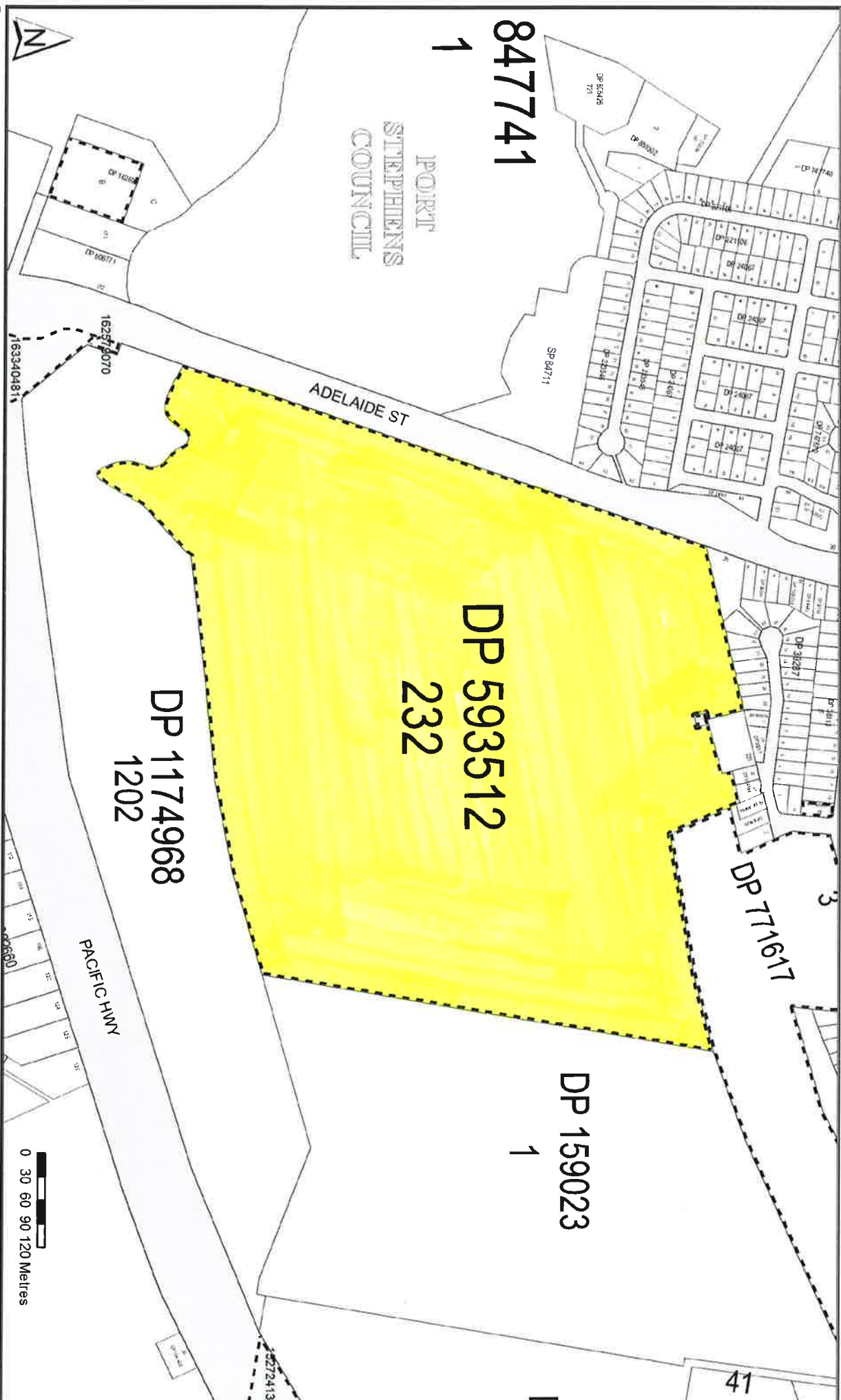
Note: - During the course of our investigations we have found that the subject land is part of the Grahamstown Campvale Swamp Drainage Trust

Easements: -

- 07.08.1958 (Book 2469 No. 257) – Easement for Sewerage Pipeline & Water Pipeline 2.44 wide
- 05.05.1969 (Book 2928 No. 842) – Easement for Access & Water Supply Pipeline 3.05 wide
- 22.09.1976 (Book 3250 No. 947) – Easement for Water Supply Pipeline & Access 3.05 wide
- 07.02.1984 (Book 2578 No. 517) – Easement for Sewermain 8 wide
- 07.02.1984 (Book 2578 No. 517) – Easement for Watermain 6 wide
- 05.05.1992 (Book 3875 No. 632) – Easement for Electricity Purposes 20 wide

Leases: - NIL

Yours Sincerely
James McDonnell
23 February 2018



[illegible]

[illegible]



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

14/2/2018 12:56PM

FOLIO: 232/593512

First Title(s): OLD SYSTEM

Prior Title(s): BK 3178 NO 662

Recorded	Number	Type of Instrument	C.T. Issue
12/4/2008	CA124102	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
12/4/2008	AD886172	DEPARTMENTAL DEALING	
2/6/2008	AD991205	DEPARTMENTAL DEALING	EDITION 1
4/6/2012	AH25321	TRANSFER	EDITION 2
21/12/2012	AH456407	DEPARTMENTAL DEALING	
12/2/2014	AI369692	DEPARTMENTAL DEALING	
19/6/2015	AJ580826	CAVEAT	
6/1/2016	AJ982921	REJECTED - CAVEAT	
12/2/2016	AK134269	CAVEAT	
12/2/2016	AK214893	DEPARTMENTAL DEALING	
4/8/2016	AK647462	WITHDRAWAL OF CAVEAT	

*** END OF SEARCH ***

Raymond Terrace

PRINTED ON 14/2/2018

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Received: 14/02/2018 12:56:32

Form: 01T
Release: 6-0

TRANSFER
New South Wales
Real Property Act 1900



PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to collect, use and disclose personal information for the establishment and maintenance of the Real Property Register. The Register is made available to any person for search upon payment of a fee, if any.

AH25321M

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	1243
Client No: 88909403	
Duty: 10	Trans No: 659307
Assessment:	

(A) TORRENS TITLE

Folio Identifier 232/593512

(B) LODGED BY

Document Collection Box 312D	Name, Address or DX, Telephone, and Customer Account Number if any Lawagents 123202Y	CODES T TW
Reference: <u>SANFORD - SKUBITHIA</u>		

(C) TRANSFEROR

Rocla Drilling Pty Ltd ACN 000 260 328

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 460,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

Liondari Holding Pty Ltd ACN 154 537 390 and
Skubithia Pty Ltd ACN 154 539 241

(I)

TENANCY: TENANTS IN COMMON IN EQUAL SHARES

DATE

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Rocla Drilling Pty Ltd ACN 000 260 328
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:

DON LC OVESNE
Director

Office held:

Signature of authorised person:

Name of authorised person:

Office held:

Director/Secretary

nendy kong

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name:

Signatory's capacity:

Jason Farah
solicitor

ASIC SEARCHED

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation
ALL HANDWRITING MUST BE IN BLOCK CAPITALS



FOLIO: 232/593512

SEARCH DATE	TIME	EDITION NO	DATE
22/2/2018	3:25 PM	2	4/6/2012

LAND

LOT 232 IN DEPOSITED PLAN 593512
AT RAYMOND TERRACE
LOCAL GOVERNMENT AREA PORT STEPHENS
PARISH OF ELDON COUNTY OF GLOUCESTER
TITLE DIAGRAM DP593512

FIRST SCHEDULE

LIONDARI HOLDING PTY LTD
SKUBITHIA PTY LTD

AS TENANTS IN COMMON IN EQUAL SHARES (T AH25321)

SECOND SCHEDULE (13 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 12.4.2008 BK3178 NO662
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 4 LAND IS SUBJECT TO THE RIGHTS OF THE GRAHAMSTOWN DRAINAGE UNION OVER THE WATER WAY SHOWN AS GRAHAMSTOWN CANAL IN THE TITLE DIAGRAM
- * 5 BK 2437 NO 252 LAND EXCLUDES THE PUMPING STATION SITE SHOWN IN THE TITLE DIAGRAM
- 6 BK 2469 NO 257 EASEMENT FOR SEWERAGE PIPELINE & WATER PIPELINE 2.44 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 BK 2928 NO 842 EASEMENT FOR ACCESS & WATER SUPPLY PIPELINE 3.05 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 BK 3250 NO 947 EASEMENT FOR WATER SUPPLY PIPELINE & ACCESS 3.05 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 BK 3578 NO 517 EASEMENT FOR SEWERMAINS 8 WIDE AFFECTING THE PART(S) SHOWN DESIGNATED (Z) IN DP621619
- 10 BK 3578 NO 517 EASEMENT FOR WATERMAIN 6 WIDE AFFECTING THE PART(S) SHOWN DESIGNATED (F) IN DP635669
- 11 BK 3875 NO 632 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE PART(S) SHOWN AS "PROPOSED EASEMENT FOR ELECTRICITY TRANSMISSION LINES & ACCESS 20 WIDE & VARIABLE WIDTH"

END OF PAGE 1 - CONTINUED OVER

FOLIO: 232/593512

PAGE 2

SECOND SCHEDULE (13 NOTIFICATIONS) (CONTINUED)

IN DP645344

- 12 BK 3875 NO 632 COVENANT
- * 13 AJ580826 CAVEAT BY CHIEF COMMISSIONER OF STATE REVENUE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Raymond Terrace

PRINTED ON 22/2/2018

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

APPENDIX D

Council Documents

Applicant: ROCLA QUARRY PRODUCTS
Owner: ROCLA QUARRY PRODUCTS

H& B Surveyor: Scott - Fiona
Planner: Paul 14 JUL 2004

Property: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND

TERRACE

Proposal: Office Building & Relocation of Weighbridge & Machinery Shed

Zoning: 1(a) RURAL AGRICULTURE "A"

Application Received: 17/06/2004

Parcel No: 8645 Property No: 1243.251

Date Linen Received	Stamped by HWC	CC No.
---------------------	----------------	--------

APPLICATION STATUS

APPLICATION STATUS	Yes	No	N/A	ACTION TAKEN
Owners Signature Correct	✓			Letter
Value of Work Correct	✓			
Fees Correct	✓ x	✓		Letter adv fee ✓
Construction Certificate Issue				
Long Service Levy Paid - Rec No. 540927	✓			Condition
Builder Nominated		✓		Lic No:
Home Builders Insurance			✓	Condition
Owner Builder Permit			✓	Condition

Notification & Advertising Required		No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Objector/s Notified	<input type="checkbox"/>
Submission Received	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Submission Date:	14 JUL 2004	

[illegible]

Development Determination issued to:	Rock Quarry Products.	Post/Counter	Date:	11/3/05
Construction Certificate issued to:	"	Post/Counter	Date:	2-8-05
3 Plans — Specifications, Returned to:	"	Post/Counter	Date:	2-8-05

START WORK NOTIFICATION CHECKLIST:		Principal Certifying Authority (PCA)	
Construction Certificate Issued YES/NO		S.94 Contribution Received (if applicable) YES/NO N/A	
Compliance with Home Building Act 1989: YES/NO OR N/A -- Insurance Certificate No:			
Name & License No. of Builder:		OR	Owner/Builder Permit No:
Estimated Date of Commencement:	Signed:		Date:
"Prior to Commencement" DA Conditions met YES/NO N/A		Notified by:	



000400



DA No.

845/04

[illegible]

ON THE

[illegible]

16-2004-845-1

Property: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND

TERRACE

FINAL INSPECTION CHECKLIST Proposal: Office Building & Relocation of
Weighbridge & Machinery Shed

Matters to be included for consideration at final inspection. The matters are not intended as a complete list but is to serve as a reminder to ensure items are not missed through oversight. tick✓ if OK, ✗ if not, n/a if does not apply

Approval conditions ----- ☐

Compliance with approved plans and specifications ----- ☐

Required certification received. Including where required----- ☐

- termite barrier,
- structural engineers reports,
- geotech reports,
- survey report for flood levels, building heights etc.

Termite sticker in compliance with BCA ----- ☐

Smoke detectors comply with BCA----- ☐

Property access provided in accordance with council requirements- ☐

Waste disposal completed in accordance with approval ----- ☐

Water supply complete ,adequate supply----- ☐

Retaining wall and associated drainage works complete ----- ☐

Stormwater drainage completed----- ☐

Balustrading complete ----- ☐

Bushfire protection complete ----- ☐

Landscaping, carparking complete ----- ☐

Surplus building material and rubbish removed ----- ☐

Footpath/K&G damage check done ----- ☐

Energy efficiency proposals checked----- ☐

S94 contributions paid ----- ☐

Fully completed OK to occupy----- ☐

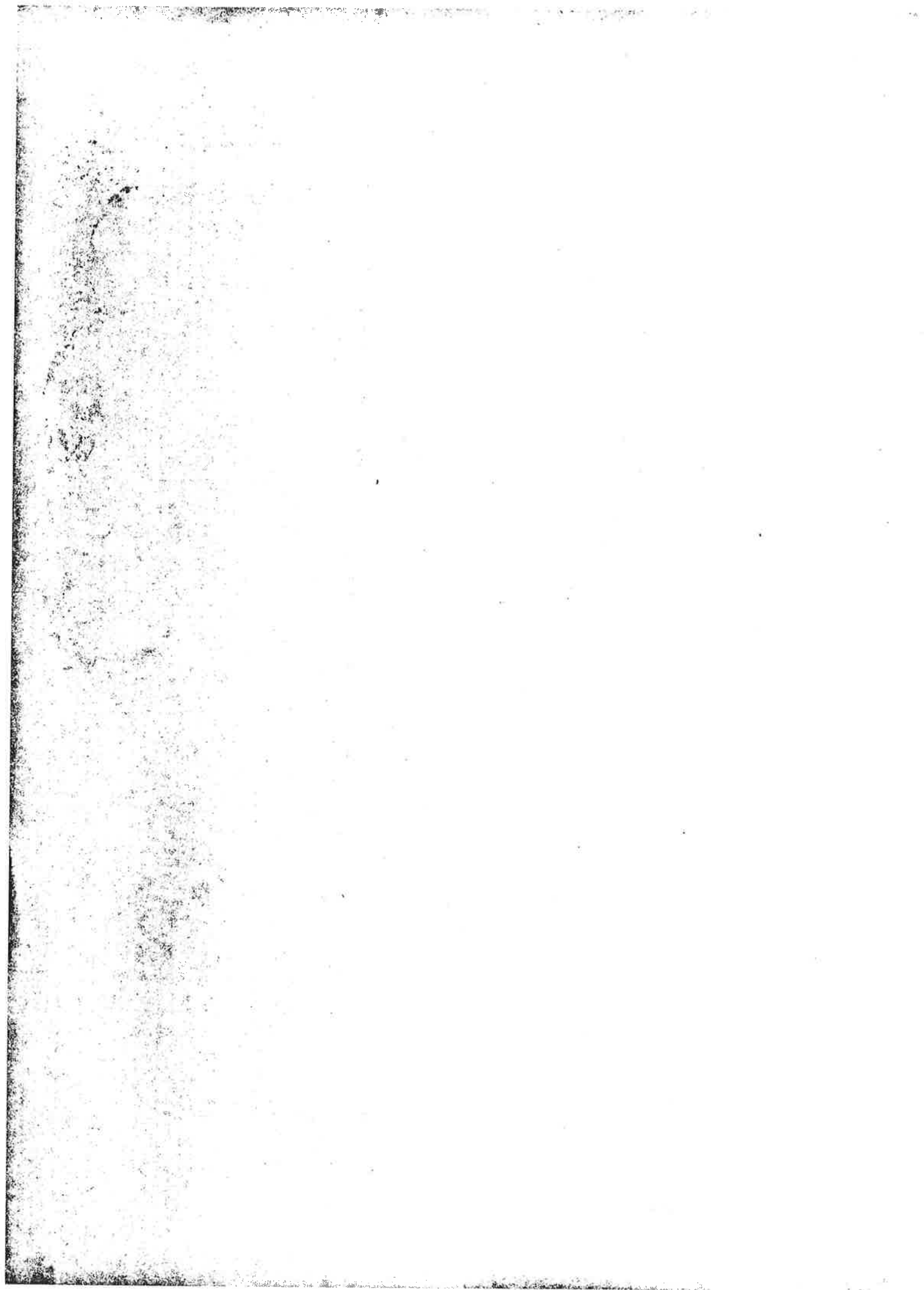
Partially complete occupation NOT approved ----- ☐

Partially complete and OK to occupy ----- ☐

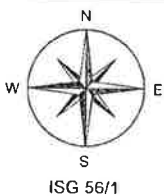
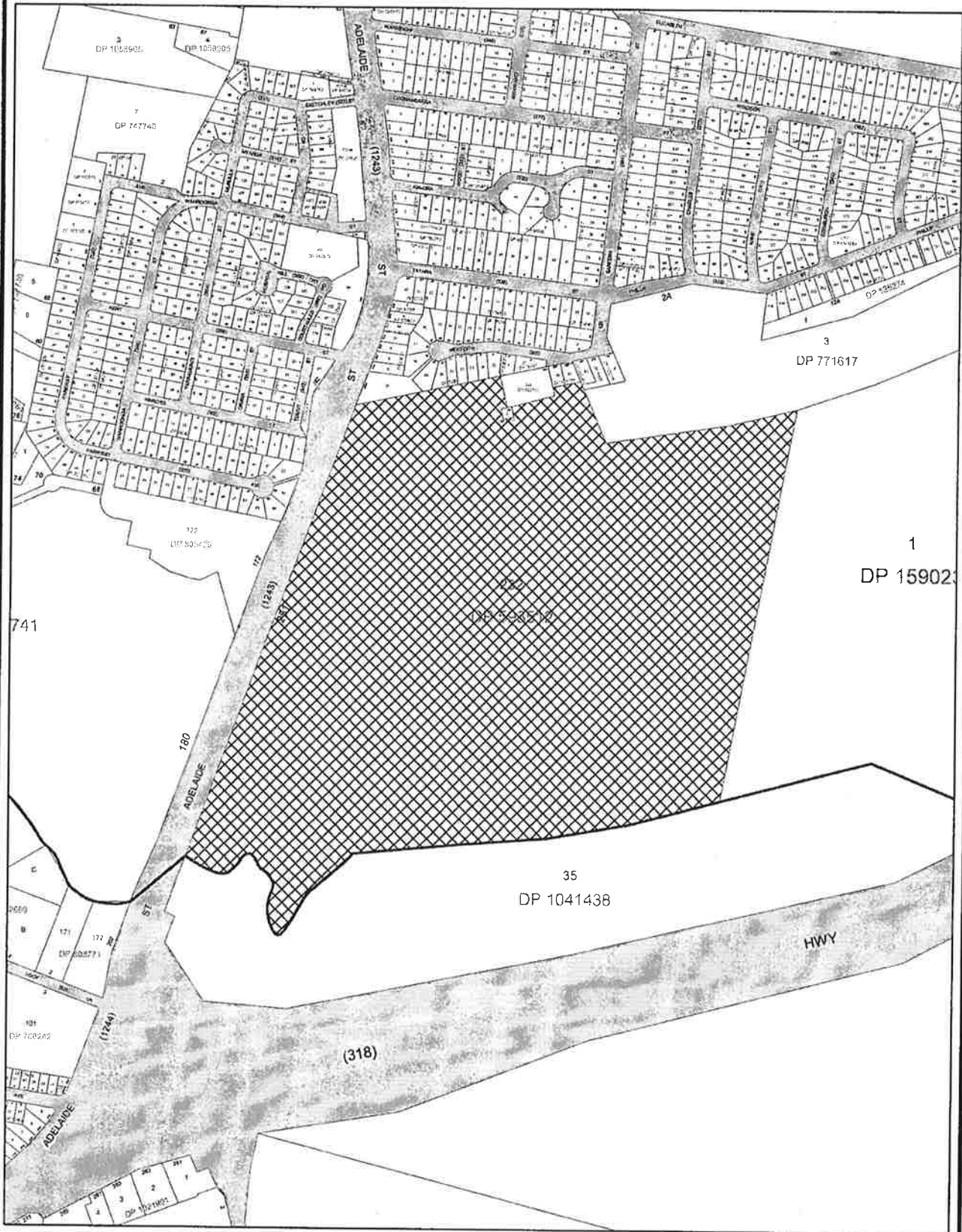
Outstanding Matters

.....
.....
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.....
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SignedDate.....



GIS Plot



Port Stephens
C.O.U.N.C.I.L
...a community partnership

DISCLAIMER

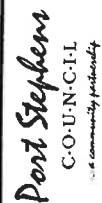
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SCALE 1:7789

PRINTED ON: 18.06.04

[illegible]

116 Adelaide Street, Raymond Terrace NSW 2324. Phone: (02) 49800255 Fax: (02) 49873612 Email: council@fordstephens.nsw.gov.au

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SCALE: 1:8831

PRINTED ON: 11.03.04

SHEET LOCALITY

ROCLA QUARRY PRODUCTS
72 ORCHARDLEIGH STREET
GUILDFORD NSW 2161

FILE COPY

Parcel No: 8645

Det Code: a

CONSTRUCTION CERTIFICATE

Certificate No: 10-2004-845-1 **Date:** - 2 AUG 2005

I certify that if the work is completed following the plans and specifications which have been approved, it will comply with the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in section 81A(5) of the *Environmental planning and Assessment Act 1979*.

Property Description: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND TERRACE

Development Consent: 16-2004-845-1 **Date of Determination:** 9 March, 2005

Classification of Building: 5 & 8

Proposed Development: Office Building & Relocation of Weighbridge & Machinery Shed

NOTE: Your attention is drawn to the attached schedules which include a list of the mandatory critical stage inspections, booking procedure and additional information required by Council as your Principal Certifying Authority.

Please note: At least two (2) days notice must be given to Port Stephens Council of intentions to start works approved by this certificate.

Paul Douglass

PAUL DOUGLASS
GROUP MANAGER
SUSTAINABLE PLANNING



SCHEDULE 1

INSPECTIONS

Council's inspection of new buildings is undertaken at mandatory critical phases of construction to ensure acceptable community standards are maintained through compliance with approvals. It is not an exhaustive overseeing of workmanship and standard of finish. If you require a greater level of supervision then you may wish to employ the services of a private consultant.

INSPECTIONS REQUIRED FOR THIS APPLICATION

Two (2) working days notification for the following inspections is required.

- a. Commencement of Building Work. **(The commencement inspection will be undertaken in conjunction with the first construction stage inspection eg. footings, frame etc)**
- b. After excavation for, and prior to the placement of, any footings, and
- c. Prior to pouring any in-situ reinforced concrete building element, and
- d. Prior to covering waterproofing in any wet areas, and
- e. After the building work has been completed and prior to any occupation certificate being issued

Please phone Council on **(02) 49800 115** during office hours for the above inspections, OR, you may call (0408) 49 3378 between 5pm and 8.30am. *Please quote the abovementioned application number.*

SCHEDULE 2

PRINCIPAL CERTIFYING AUTHORITY REQUIREMENTS:

As your Principal Certifying Authority Council wishes to inform you of the following requirements.

- a) Failure to display the PCA sign is an offence and may incur a penalty of **\$1,100.00**.
- b) The proposed amenities block is to comply with Building Code of Australia 2005 in that any unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.
- c) The accessible facility is to comply with the Building Code of Australia in relation to access, design and construction.
- d) **Prior to final inspection** of the building by Council, a compliance certificate is to be submitted to Council from the structural engineer certifying that the building has been constructed in accordance with the approved structural details and that all design criteria has been satisfied.
- e) **Prior to final inspection** submit to Council details of termite risk management certified by an appropriately qualified installer and specifying the basis of treatment.

A durable notice is to be fixed to the building in a prominent location (eg meter box) indicating :

the method of protection ; and

- i) the date of installation of the system ; and
- ii) where a chemical barrier is used , it's life expectancy as listed on the National Registration Authority label ; and
- iii) the need to maintain and inspect the system on a regular basis.

Note :

Where chemical treatment is proposed, there is a responsibility to ensure that the external perimeter treatment is carried out prior to the laying of paths / driveway and after site works /landscaping have been completed . A certificate of completion under AS 3660 should be issued by the pest control firm to the owner and Council.

- f) **Prior to final inspection** and approval for use or occupation of the building the waste treatment device (septic tank) disposal/irrigation area is to be completed in accordance with approved plans, specifications and conditions of approval.
- g) Moisture from the ground beneath the concrete slab floor is to be prevented from reaching the inner surfaces of the floor and adjacent walls by the insertion of approved damp proof courses or membranes or by other approved damp proofing methods.
- h) Balustrades to balconies, are to have a minimum height of 1.0 metre above the floor and no opening therein is to exceed 125mm.
NOTE: Balustrades are required to surround verandahs or other unenclosed accessible surfaces that are more than 1 metre above finished ground level.
- i) A swinging door in a required exit must swing in the direction of egress unless it serves a building or part with a floor area not more than 200m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position.
- j) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device located between 900mm and 1.2 metres from the floor.
- k) The ramp providing access for the disabled is to have a maximum gradient of 1:14 and is to comply with Clause 5.3 AS 1428.1.

RIGHT OF APPEAL

Section 109K of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court. This right of appeal is only valid for 12 months from the date of the determination.

NOTES:

1. To ascertain the date upon which the determination becomes effective refer to Section 109K of the Act. To ascertain the extent to which the consent is liable to lapse refer to Section 109K of the Act.

Telephone Inquiries:
MRS FIONA MEREDITH
File No:
10-2004-845-1
Parcel No: 8645

ROCLA QUARRY PRODUCTS
72 ORCHARDLEIGH STREET
GUILDFORD NSW 2161

Dear Sir/Madam,

I am pleased to enclose the Construction Certificate in relation to your Development Application No.16-2004-845-1

As your Principal Certifying Authority Council wishes to inform you of requirements which will assist you in complying with your approval and with related building legislation. These requirements are in the attached schedule together with the list of inspections which are required for the development.

You must give Council at least two (2) days notice of your intention to start work

If you have any questions about the development consent or Construction Certificate please direct your initial inquiry to the Customer Support Section of Council's Sustainable Development Department on (02) 4980 0115. Customer Support will ensure your inquiry is directed to the appropriate officer.

Yours faithfully

Fiona Meredith
HEALTH & BUILDING SURVEYOR
fm:kp

Customer access times to Planners and Building Inspectors.

Generally the times preferred for customer access to Planners or to Building Inspectors will be between 9.00am and 12noon. *(Please be aware that inspection commitments may restrict access to Building Surveyors to a mobile phone during these times.)* General access to Development and Building Section staff outside these hours is not guaranteed and an appointment is strongly recommended.

FILE COPY
FIRE SAFETY SCHEDULE

Property No: 1243.251

Parcel No: 8645

Property Description: LOT: 232 DP: 593512, 251 Adelaide Street RAYMOND TERRACE

Fire Safety Certificate No: (13-2004-845-1)

Description of Building:

Office Building & Relocation of Weighbridge & Machinery Shed

Classification:

5 & 8

Construction Certificate No.

10-2004-845-1

Date of Issue

- 2 AUG 2005

Specification of Fire Safety Measures to be implemented in the building:

	Measure	Standard
FS14	Portable fire extinguishers	AS 2444- 1995 E1.6 BCA96

BCA 2004

Date of Completion: _____

File Note

Port Stephens

C.O.U.N.C.I.L

... a community partnership

File No: 16 - 2004 - 845 - 1

From: Paul Maher

Date: 7/7/05

Subject: Rocla Quarry R/T.

Details; Discussion with Graham Pritchard (Council's Weed Management Officer) today re condition 25. Require compliance with GSHRA Alligator Weed Management Plan - GP considered information provided by Rocla dated 25 January 05 forming part of consent was sufficient to comply with Cond. 25.

- GP also recommended that the GSHRA WMP be attached to the consent and that the applicant comply with the protocols of that plan.
- GP also requested that the washdown area be confirmed on site and that in following the protocols any new machinery entering or leaving the site would require Rocla to contact GP.

P. Maher

-NB

Paul Maher

Ext 282

Serling

OK Cancel Add Update Delete Find Browse Print Quit Cut Copy Paste Zoom Help

Parcel 8645

Parcel Flag Registered

Toggle F10

H/No. / 251 -

Street Side L Address Sequence

Street Adelaide ST RAYMOND TERRACE

Title 1 LOT 232

DP 593512 Entitlement 0

Current Property ☒ Historic Properties ☐

Application Details (F12 to enquire on highlighted)-

Formatted Account	Type	External Reference
007-1980-00000154-001	Combined BA/DA	P9/1/6/154

Description	CONCRETE BATCHING PLANT		Date	19/11/1980
Determination	05/08/1981	Refused	Consent	Refused
Completion		Refused		

007-1980-00000321-001	Combined BA/DA	P9/1/1/321
-----------------------	----------------	------------

Description	CONCRETE BATCHING PLANT WITH ASSOCIATED AMENITIES		Date	29/01/1981
Determination	05/08/1981	Refused	Consent	Refused
Completion		Refused		

007-1988-00061972-001	Combined BA/DA	
-----------------------	----------------	--

Description		Date	21/12/1988
Determination	11/05/1989	Approved with Condi	Consent Approved with Condi
Completion		Approved with Condi	

OVR NUM

i_pr085 - Application Browse - Port Stephens Council - 4014/127386 - 4.7

OK Cancel Add Update Delete Find Browse Prev Next Quit Cut Copy Paste Zoom Help

Parcel 8645 Parcel Flag Registered

H/No. / 251 - Street Side L Address Sequence

Street Adelaide ST RAYMOND TERRACE

Title 1 LOT 232 DP 593512 Entitlement 0

Current Property ☒ Historic Properties ☐

Application Details (F12 to enquire on highlighted)-

Formatted Account	Type	External Reference
<input type="checkbox"/> 007-1988-00061972-001	Combined BA/DA	
Description		Date 21/12/1988
Determination	11/05/1989 Approved with Condi	Consent Approved with Condi
Completion	Approved with Condi	
<input type="checkbox"/> 015-2004-00000053-001	Waste Treatment Device Appln	
Description	Waste Treatment - AWT5	Date 04/06/2004
Determination		Consent
Completion		
<input type="checkbox"/> 016-2004-00000781-001	Development Appln(IDA)	
Description	Office Building, Weigh Station and Machinery Shed	Date 04/06/2004
Determination	09/06/2004 Cancelled	Consent Cancelled
Completion	Cancelled	

OVR NUM

OK Cancel		Add Update Delete		Find Browse Print Quit		Cut Copy Paste		Zoom Help	
Parcel		8645		Parcel Flag		Registered			
H/No.		/ 251 -		Street Side		L		Address Sequence	
Street		Adelaide		ST		RAYMOND TERRACE			
Title		1		LOT		232		Entitlement	
DP		593512						0	
Current Property		<input checked="" type="checkbox"/>		Historic Properties		<input type="checkbox"/>			
Application Details				(F12 to enquire on highlighted)-					
Formatted Account		Type		External Reference					
<input type="checkbox"/> 015-2004-00000053-001		Waste Treatment Device Appln							
Description		Waste Treatment - AWT5		Date		04/06/2004			
Determination				Consent					
Completion									
<input type="checkbox"/> 016-2004-00000781-001		Development Appln(IDA)							
Description		Office Building, Weigh Station and Machinery Shed		Date		04/06/2004			
Determination		09/06/2004 Cancelled		Consent		Cancelled			
Completion		Cancelled							
<input type="checkbox"/> 016-2004-00000845-001		Development Appln(IDA)							
Description		Office Building & Relocation of Weighbridge & Machinery		Date		17/06/2004			
Determination				Consent					
Completion									

Paul Maher

From: Daniel Waters
Sent: Thursday, 18 November 2004 9:17 AM
To: Fiona Meredith
Cc: Paul Maher
Subject: RE: 15/200453 Rocla #251 Adelaide St RT

Fiona,

I was unable to find the file as well. Authority has it as an AWTs which was approved on the 23rd July 2004.

However, when I checked the conditions on the approval they looked like conditions for a septic pump-out system. I think it should be a septic pump out, but without seeing the file I am not 100% sure.

Hope this helps,

Dan

Daniel Waters

Wastewater Management Officer

Port Stephens Council

Ph: 02 49800 106

Fax: 02 49873612

-----Original Message-----

From: Fiona Meredith
Sent: Tuesday, 16 November 2004 12:03 PM
To: Daniel Waters
Cc: Paul Maher
Subject: 15/200453 Rocla #251 Adelaide St RT

Daniel,

Could you please confirm that the ST for the above property has been approved. I have been unable to locate file and there is minimal info on Authority. Thanks Fiona.

Fiona Meredith

From: Fiona Meredith
Sent: Wednesday, 21 July 2004 5:05 PM
To: Andrew Weekes
Cc: Paul Maher
Subject: RE: Rocla development

Andrew,

This DA is still being assessed.
The planner is Paul Maher.
Do you want us to let you know when DA approved? or about to be approved?

Fiona (M,T,W) ext 382

-----Original Message-----

From: Andrew Weekes
Sent: Monday, 19 July 2004 3:26 PM
To: Fiona Meredith
Subject: Rocla development

Fiona,

If you are assessing application 845/04 for Rocla Quarry products - do you have any problems? I have a wastewater application - pumpout - want to make sure all ok before approval.

Andrew

Fiona,

13/10/04

Please see additional information
as discussed. Let me know if this
adequate for your assessment.

Paul.

Septic

* ~~Septic~~ app. No.

* Banded area - waste control

* weed control.

* ASS p. 6 assess.

* Flood -

* Sepp 71. -

Memorandum

Port Stephens

C·O·U·N·C·I·L

... a community partnership

To: Paul Maher
From: Graham Prichard
Date: 24 September 2004
File No: 16-2004-845-1
Subject: Rocla quarry/ Alligator Weed

Paul, this development is planned for an area with serious infestations of Alligator Weed. The applicant needs to demonstrate how the potential for onsite and offsite spread has been addressed.

Details of how they comply with the protocols attached to the regional plan are required, including but not only,

Training and awareness of staff, contractors and visitors to the site in Alligator Weed issues

Machinery and equipment hygiene facilities and practices are absent

Control programs to limit the growth of Alligator Weed and thereby potential for spread are absent

See link for regional plan and protocols

http://portstephens.local-e.nsw.gov.au/environment/05/1084232042_23542.html

Ext:#

Telephone Inquiries: 49800282
Paul Maher
Development & Building Section
Please Quote File No: 16-2004-845-1

22 September 2004

Craig Millikan
C/o Orchardleigh Street
GUILDFORD NSW 2161



Dear Sir,

Re: DA 16-2004-845-1, Lot 232 DP: 593512, 251 Adelaide Street RAYMOND TERRACE
For: Office building and relocation of weighbridge and machinery shed

After consideration of your application under Section 79c of the EP&A Act and other relevant planning documents Council highlights the following issues for your information. Alterations may be shown on amended and additional plans and/or additional information is to be provided.

Health & Building requirements

- Provide elevations and floor plans of proposed buildings
- Indicate all facilities associated with the buildings including detail of disabled access
- Indicate details and location of water tank on site plan

On-site effluent disposal

- Provide details of on-site effluent disposal

Sediment control Plan

- Provide an erosion control plan in accordance with 'Managing Urban Stormwater – Soils and Construction' produced by the NSW Department of Housing
- Provide details of stabilization method of disturbed areas

Bunded area

- Provide waste management details of bunded area

Parking

- Indicate on site plan the location and number of carparking spaces associated with site office and weighbridge

If you would like to comment on or clarification of the above conditions, please reply in writing to the undersigned.

Yours faithfully


PAUL MAHER
DEVELOPMENT PLANNER

Telephone Inquiries: 49800282
Paul Maher
Development & Building Section
Please Quote File No: 16-2004-845-1

~~5~~ September 2004

Craig Millikan
C/o Orchardleigh Street
GUILDFORD NSW 2161

Dear Sir,

Re: DA 16-2004-845-1, Lot 232 DP: 593512, 251 Adelaide Street RAYMOND TERRACE
For: Office building and relocation of weighbridge and machinery shed

After consideration of your application under Section 79c of the EP&A Act and other relevant planning documents Council highlights the following issues for your information. Alterations may be shown on amended and additional plans and/or additional information is to be provided.

Alligator Weed — refer to Graham Pritchard.

- This area has serious infestations of Alligator Weed. Demonstrate how the potential for onsite and offsite spread has been addressed.
- Provide details of how the operation complies with the protocols attached to the regional plan, including but not only;
 - Training and awareness of staff, contractors and visitors to the site in Alligator Weed issues
 - Machinery and equipment hygiene facilities and practices are absent
 - Control programs to limit the growth of Alligator Weed and thereby potential for spread are absent
- See link for regional plan and protocols
- http://portstephens.local-e.nsw.gov.au/environment/05/1084232042_23542.html

Acid Sulfate Soils — refer to S. Wilson.

- The property is identified as Class 2 as identified by the Acid Sulfate Soils Planning Map. As such any works below the ground surface require a preliminary soils

assessment to establish the presence or otherwise of Acid Sulfate Soils. Where Acid Sulfate Soils are present, an Acid Sulfate Soils Management Plan is required.

Flood Affected Land - refers to Wal Mills.

- The 1 in 100 year flood affects the land. The Flood Planning Level is RL 5m AHD. Provide details outlining the preventative measures that the oil and fuel to be stored in the bunded area will not result in environmental damage in the event of flooding. In this respect, construction details are also required on the bund wall and capacity of the bunded area in relation to the volume of potential pollutants.

If you would like to comment on or clarification of the above conditions, please reply in writing to the undersigned.

Yours faithfully

PAUL MAHER

DEVELOPMENT PLANNER

ROCLA QUARRY PRODUCTS
72 ORCHARDLEIGH STREET
GUILDFORD NSW 2161

FILE COPY

Telephone Inquiries:
MR P J MAHER
File No: 16-2004-845-1
Parcel No: 8645
Det Code: ac

Dear Sir/Madam,

**Re: NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION
Environmental Planning and Assessment Act, 1979.**

Pursuant to section 80(1) of the Environmental Planning and Assessment Act, notice is hereby given of the determination by the consent authority of the Application No. 16-2004-845-1

Date of Determination & Date from which Consent operates: **9 March, 2005**
Proposed Development: **Office Building & Relocation of Weighbridge & Machinery Shed**
Classification of Building: **5 & 8**
Property Description: **LOT: 232 DP: 593512**
251 Adelaide Street RAYMOND TERRACE

The Application has been determined by granting consent including other approvals as detailed in Schedule 1 and subject to conditions in Schedule 2. The reasons for the imposition of such conditions are set out in Schedule 4.

Should you wish you may seek to have this Consent reviewed by Council. Arrangements for this review must be made within twelve (12) months of determination date.

If you have any further inquiries regarding this consent, please contact Council's Sustainable Development Department at your convenience.

NOTE: THIS IS NOT APPROVAL TO COMMENCE WORK. BUILDING WORKS CANNOT COMMENCE UNTIL THE CONSTRUCTION CERTIFICATE IS ISSUED BY COUNCIL. PLANS AND SPECIFICATIONS WILL BE ISSUED WITH THE CONSTRUCTION CERTIFICATE.

Yours faithfully

Paul Douglass

**PAUL DOUGLASS
GROUP MANAGER
SUSTAINABLE PLANNING**

Per:



SCHEDULE 1

APPROVAL UNDER SECTION 78A(3)

Nil required.

SCHEDULE 2

CONDITIONS OF APPROVAL

1. Works shall not commence until such time as a construction certificate, where necessary, has been issued for the works approved by this application.
2. The development is to be carried out in accordance with the approved plans and documentation submitted with the application set out in Schedule 3, except as modified by the conditions of this development consent or as noted in red by Council on the approved plans.
3. Failure to comply with the conditions of consent constitutes a breach and on the spot fines may be issued under the Environmental Planning & Assessment Act 1979 and or the Protection of the Environment Operations Act 1997.
4. The development shall provide 2 on-site car parking spaces. These spaces shall be separately accessible, clearly line-marked and adequately paved and drained in accordance with the Port Stephens Development Control Plan PS2 Parking and Traffic Guidelines. Car parking must be provided prior to the issue of the occupation certificate or use of the development.
5. All work or the storage of goods or materials shall be confined within the building or approved areas. Separate development approval is required for external storage.
6. The construction of the building, including the roof, shall be in materials of a low reflective quality. The visible light reflectivity from building material used on the facades shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.
7. Any lighting on the site is to be directed in such a manner so that no nuisance is caused to adjoining properties or to drivers on surrounding streets.
8. Any oils, lubricants, paints, thinners and associated chemicals shall be stored in sealed containers under cover, in a designated bunded area equal to 110% capacity of the largest container, in accordance with AS1940-1993 and AS/NZS 4452:1997, to ensure that accidental spillages are contained therein.
9. The operation shall adopt and implement the procedures outlined in the "Securing site for impending flood" plan in periods of flood as specified in letter from rocra dated 25/1/05.
10. The construction site is to be adequately protected and drainage controlled to ensure that erosion and sediment movement is kept on your site. Construction sites without appropriate erosion and sediment control measures have the potential to pollute the waterways and degrade aquatic habitats. Offenders will be issued with an 'on the spot' fine under the Protection of the Environment Operations Act 1997.

Note: Erosion and sediment control measures prepared in accordance with the Erosion and Sediment

Control Regional Policy and Code of Practice or Managing Urban Stormwater – Soils and Construction produced by Landcom 2004, need to be maintained at all times. A copy of Landcom 2004 bluebook may be purchased by calling (02) 98418600.

11. Collected stormwater runoff shall be piped to a rubble pit / absorption trench.
 12. The building site is to be adequately protected and drainage controlled to ensure that erosion and sediment movement is restricted to the site. Council and the Environmental Protection Authority may issue 'on the spot' fines if breaches of the Protection of the Environment Operations Act 1997 are detected. The applicant/builder will be responsible for restoration of any erosion and removal of sediment from the stormwater drainage system.
 13. Approved toilet accommodation for all workmen on the building site is to be provided from the time work commences until the building is complete.
 14. A waste containment facility to Council's requirements, is to be provided on the building site immediately after the first concrete pour for the building and is to be regularly serviced. Council and the Environmental Protection Authority may issue 'on the spot' fines if breaches of the Environmental Offences and Penalties Act, are detected.
- Note: Your attention is drawn to your responsibility to control any litter arising from building works associated with this approval.**
15. Occupation of any buildings shall not take place until the building has been completed in accordance with the approved plans, specifications and conditions of this approval unless approval to occupy an incomplete building is granted by Council or an accredited certifier. Approval to occupy will not be given if any health or safety defects exist.
 16. A **fire safety schedule** pursuant to Section 168 of the Environmental Planning & Assessment Amendment Regulation 2000 will be attached to the construction certificate which specifies the fire safety measures that should be implemented in the building premises.
 17. A **fire safety certificate** as prescribed by Section 174 Environmental Planning & Assessment Regulations 2000 which certifies the performance of the implemented fire safety measures in accordance with Section 170 of the Regulation must be submitted to Council or to an accredited certifier together with a copy to Council (if not the 'principle certifying authority', and a copy to the Commissioner of New South Wales Fire Brigades. A further copy of the certificate must also be prominently displayed in the building.
 18. At least once in each twelve (12) month period, fire safety statements as prescribed by Section 175 Environmental Planning & Assessment Regulations 2000 in respect of each required essential fire safety measure installed within the building are to be submitted to Council. Such certificates are to state that:
 - a) The service has been inspected and tested by a person (chosen by the owner of the building) who is competent to carry out such inspection and test; and
 - b) That the service was or was not (as at the date on which it was inspected and tested) found to be capable of operating to a standard not less than that specified in the fire safety schedule for the building.

19. All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
20. The external cladding of the building is to be of permanently colour treated material or a combination of cladding materials which will satisfy Council's policy to provide an aesthetically pleasing building.
21. **Note:** The Commonwealth Disability Discrimination Act introduced in 1992 makes it an offence to discriminate against people on the grounds of disability, in the provision of access to premises, accommodation, or services. This applies particularly to new buildings or significant building alterations. It is the owner/applicants responsibility to ensure compliance with the requirements of this Act. Further information can be obtained from Council or the Human Rights and Equal Opportunity Commission on 008 021199.
22. All building work must be carried out in accordance with the provisions of the *Building Code of Australia*.
23. Construction work that is likely to cause annoyance due to noise is to be restricted to the following times:-
- * Monday to Friday, 7am to 6pm;
 - * Saturday, 8am to 1pm;
 - * No construction work to take place on Sunday or Public Holidays.
- When the construction site is in operation the L_{10} level measured over a period of not less than 15 minutes must not exceed the background by more than 10dB(A). All possible steps should be taken to silence construction site equipment.
24. It is the responsibility of the applicant to erect a PCA sign (where Council is the PCA, the sign is available from Council's Administration Building at Raymond Terrace or the Tomaree Library at Salamander Bay free of charge). The applicant is to ensure the PCA sign remains in position for the duration of works.

CONDITIONS RELATING TO ISSUE OF CONSTRUCTION CERTIFICATE

25. The site and operation shall comply with the protocols of the Greater Sydney and Hunter Region Alligator Weed Management Plan. Contact Councils Senior Weeds & Pest Management Officer to obtain advice relating to the preparation of this plan which is to be provided **prior to issue of the Construction Certificate**.
26. **Prior to issue of the Construction Certificate:**
- a) supply elevations and floor plan of proposed shed and walkway
 - b) supply amended plans indicating sanitary facilities for people with disabilities. Construction and layout is to comply with AS1428.1

GENERAL ADVICES

- a) Access to an adjoining property for construction & maintenance work requires the owner(s) consent. It is the responsibility of the owner/applicant to ensure that no part of the structure encroaches onto the adjoining property. The adjoining property owner can take legal action to have an encroachment removed.

SCHEDULE 3 – APPROVED PLANS AND DOCUMENTATION

Statement of Environmental Effects prepared by Applicant dated June 2004
Stamped plans numbered Barker Harle 40172 and dated 27/5/04, M & O Drafting 920 dated 31/1/04
Unnumbered stamped plans and dated 6/10/04 & 12/10/04 by CIM

SCHEDULE 4

REASONS FOR CONDITIONS

The conditions to approval are made in accordance with Section 80A of the Environmental Planning and Assessment Act, 1979; and are consistent with the aims and objectives of: Council's Tree Preservation Order; and the provisions of the Port Stephen's Local Environmental Plan 2000 and ensure compliance with the Local Government Act and Building Code of Australia.

RIGHT OF APPEAL

Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court. This right of appeal is only valid for 12 months from the date of the consent.

NOTES:

- (1) To ascertain the date upon which the consent becomes effective refer to Section 83 of the Act.
- (2) To ascertain the extent to which the consent is liable to lapse refer to Section 95 of the Act.

Telephone Inquiries:
MR P J MAHER
File No:
16-2004-845-1
Parcel No: 8645

ROCLA QUARRY PRODUCTS
72 ORCHARDLEIGH STREET
GUILDFORD NSW 2161

Dear Sir/Madam,

I am pleased to advise you of Council's consent in respect of your proposed Development.

Please note that the consent does NOT give approval to commence construction. Building works may only commence once a **Construction Certificate** has been issued.

You may find that a number of conditions apply to your development. These conditions are to help you in ensuring that your development will comply with applicable codes and policies to provide a safe and environmentally responsible development. ***Please read your consent carefully.***

If you have any questions about the consent or any other related matter please direct your initial inquiry to the Customer Support Section of Council's Sustainable Development Department on (02) 4980 0115. Customer Support will ensure your inquiry is directed to the appropriate officer.

Yours faithfully



Paul Maher
DEVELOPMENT PLANNER
pm:kp

Customer access times to Planners and Building Inspectors.

Generally the times preferred for customer access to Planners or to Building Inspectors will be between 9.00am and 12noon. *(Please be aware that inspection commitments may restrict access to Building Surveyors to a mobile phone during these times.)* General access to Development and Building Section staff outside these hours is not guaranteed and an appointment is strongly recommended.

Pat Stephens
C.O.U.N.C.I.L.
... a community partnership

APPLICATION ASSESSMENT REPORT (BUILDING SECTION)

INTEGRATED: Yes ☐ No ☐Dev ☒ CC ☒BUILDING
CLASSIFICATION: 5.8

16-2004-845-1

Is Property Description Correct?

Yes ☐ No ☐

Property: LOT: 232 DP: 593512

251 Adelaide Street RAYMOND

Is Development Description
Correct?Yes ☐ No ☐

TERRACE

Proposal: Office Building & Relocation of
Weighbridge & Machinery Shed

CHARACTERISTICS & ISSUES	SITE INSPECTION	
Floor Space Ratio: Dwellings in 2(a) & 2(c) zones	Complies with FSR of 0.5 to 1 Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Height: Dwellings in 2(a) & 2(c) zones	Complies with height limitation 9 metres Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	
Soil/Wind Classification:	Soil:	Wind:
Slope / Slip Sediment & Erosion:		
Acid Sulphate Soil		
Bushfire Protection:	Likely to be subject to Bushfire Attack: Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, what is Bushfire Attack Category _____
Property Access:		
Stormwater Drainage/Disposal:		
Waste Disposal:	Septic <input type="checkbox"/> Sewer <input type="checkbox"/> Waste Management Plan <input type="checkbox"/>	
Tree Preservation Order:	(Whether any trees or vegetation should be preserved)	
Energy Efficiency:	Scoresheet <input type="checkbox"/> Nathers Assessment <input type="checkbox"/>	
Aircraft Noise ANEF Contours	Seek Dept Defence Comment Yes <input type="checkbox"/> No <input type="checkbox"/>	
River Flood/Storm Surge:		
Should Application be notified and advertised? <input type="checkbox"/> Yes <input type="checkbox"/> No		
The above headings are mainly a checklist for site inspection issues. Some sites may have matters for concern which are not listed. The inspecting officer to identify & comment as necessary.		

Inspecting Officer: _____

Date: _____

HEADS OF CONSIDERATION**LEGISLATIVE PROVISIONS:**

	Y	N	N/A	Refer Com	Cond Req'd
Is Development permissible with the zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have relevant DCP, LAP, Regulations been considered?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is a heritage study or statement of impact required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is SEPP 14 Wetland affected by the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LIKELY IMPACTS OF DEVELOPMENT PROPOSAL:

Will the development have an adverse effect on the privacy
landscape/scenic quality, views/vistas, access to sunlight in
the locality or on adjacent properties? ☐ ☐ ☐ ☐ ☐

Will the development have an adverse effect on the flora or
fauna habitat? ☐ ☐ ☐ ☐ ☐

**THE SUITABILITY OF THE SITE FOR THE
DEVELOPMENT [S79C (1)(c)]**

Is the subject land **suitable** for the development proposed
having regard to flooding, tidal inundation, subsidence, noise,
slip, bush fire or any other risks? ☐ ☐ ☐ ☐ ☐

Is the relationship of the development **suitable** with regard to
development on the subject land, adjoining land or on other
in the locality? ☐ ☐ ☐ ☐ ☐

SUBMISSIONS [S79C (1)(c)]

Are there matters of the **public interest** which should be
considered in determining the application? ☐ ☐ ☐ ☐ ☐

Have any submissions been received from the public with
regard to the proposal? ☐ ☐ ☐ ☐ ☐

If yes, specify?

LGA Approvals, Post Approval Inspections, Fire Safety

SECTION 78A APPROVALS (SEC 68 LGA) (TICK WHERE APPLICABLE)

- ☐ A4 Install a temporary structure on land;
☐ A8 Use or permit use of a building or temporary structure as a place of public entertainment
☐ C5 Install, construct or alter a sewage management facility or an drain connected to any such device or facility;
☐ F4 Install a domestic oil or solid fuel heating appliance, other than a portable appliance;
☐ E1 Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.
☐ Nil required

OTHER 78A APPROVALS - PLEASE NOMINATE

POST APPROVAL INSPECTION SCHEDULE (Only where appointed PCA)

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> Footings
<input type="checkbox"/> Reinforcing
<input type="checkbox"/> Frame
<input type="checkbox"/> Drainage
<input type="checkbox"/> Stormwater
<input type="checkbox"/> Final | Specific Inspection Detail

_____ |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|

FIRE SAFETY SCHEDULE

Specification of Fire Safety Measures to be implemented in the building:

1. <input type="checkbox"/>	Access panels, doors and hoppers to fire-resisting shafts	15. <input type="checkbox"/>	Smoke dampers
2. <input type="checkbox"/>	Automatic fire detection and alarm systems	16. <input type="checkbox"/>	Smoke detectors and heat detectors
3. <input type="checkbox"/>	Automatic fire suppression systems	17. <input type="checkbox"/>	Smoke doors
4. <input type="checkbox"/>	Emergency lighting	18. <input type="checkbox"/>	Wall-Wetting Sprinklers
5. <input type="checkbox"/>	Emergency warning and intercommunication systems	19. <input type="checkbox"/>	Warning and operational signs
6. <input type="checkbox"/>	Exit signs	20. <input type="checkbox"/>	Fire Blankets
7. <input type="checkbox"/>	Fire control centres and rooms	21. <input type="checkbox"/>	Fire windows
8. <input type="checkbox"/>	Fire doors	22. <input type="checkbox"/>	Standby Power Systems
9. <input type="checkbox"/>	Fire hydrant systems	23. <input type="checkbox"/>	Smoke alarms
10. <input type="checkbox"/>	Fire shutters	24. <input type="checkbox"/>	Fire seals protecting openings
11. <input type="checkbox"/>	Hose reel systems	25. <input type="checkbox"/>	Solid core doors
12. <input type="checkbox"/>	Mechanical air handling systems	26. <input type="checkbox"/>	Building occupant warning system
13. <input type="checkbox"/>	Perimeter vehicle access for emergency vehicles	27. <input type="checkbox"/>	Automatic air pressurisation system
14. <input checked="" type="checkbox"/>	Portable fire extinguishers	28. <input type="checkbox"/>	Lightweight Construction

RECOMMENDATION

RECOMMENDED THAT THE DEVELOPMENT
APPLICATION BE:

- ☒ Approved
☐ Deferred
☐ Not approved

Dated: 17/11/2004

Signed



Dated:

Signed

CONSTRUCTION CERTIFICATE BE:

- ☐ Approved
☒ Deferred 9/17/4
☐ Not approved

If a Construction Certificate has not been applied for does the Applicant Need to Apply for one?

☒ Yes (Typing Note: Use Dan 7 or Dan 9)

☐ No (Dan 6 or Dan 8)

DA CONDITIONS

Circle required condition and tick for alteration & additions:

Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt
Grp 1		D11		D22		D33		D44		D55	
D1		D12		D23		D34		D45		D56	
<u>D2</u>		D13		D24		D35		D46		D57	
D3		D14		<u>D25</u>		D36		D47		D58	
D4		D15		<u>D26</u>		<u>D37</u>		D48		D59	
D5		D16		<u>D27</u>		D38		D49		D60	
D6		<u>D17</u>	x	D28		D39		D50		D61	
<u>D7</u>		D18		D29		D40		<u>D51</u>		D62	
<u>D8</u>		D19		D30		D41		D52		D63	
D9		D20		<u>D31</u>		D42		D53		D64	
D10		D21		<u>D32</u>		D43		D54			

Alterations & additional conditions

x revise Note

PCA Advices (Only where appointed PCA)

Circle required condition and tick for alteration & additions:

Advice	Alt	Advice	Alt	Advice	Alt	Advice	Alt	Advice	Alt	Advice	Alt	Advice	Alt
A1		A21		A41		A61		A81		A101		A121	
A2		A22		A42		A62		A82		A102		A122	
A3		A23		A43		A63		A83		A103		A123	
A4		A24		A44		A64		A84		A104		A124	
A5		A25		A45		A65		A85		A105		A125	
A6		A26		A46		A66		A86		A106		A126	
A7		A27		A47		A67		A87		A107		A127	
A8		A28		A48		A68		A88		A108		A128	
A9		A29		A49		A69		A89		A109		A129	
A10		A30		A50		A70		A90		A110		A130	
A11		A31		A51		A71		A91		A111		A131	
A12		A32		A52		A72		A92				A132	
A13		A33		A53		A73		A93		A113		A133	
A14		A34		A54		A74		A94		A114		A134	
A15		A35		A55		A75		A95		A115			
A16		A36		A56		A76		A96		A116			
A17		A37		A57		A77		A97		A117			
A18		A38		A58		A78		A98		A118			
A19		A39		A59		A79		A99		A119			
A20		A40		A60		A80		A100		A120			

Alterations & additional advices

Prior to issue of CC

1) supply elevators & floor pla of proposed shed walking
 2) supply needed plans indicating sanitary facilities
 for people with disabilities. Construct a layout is to apply
 with AS 1428.1

3)

APPLICATION ASSESSMENT REPORT

APPLICATION No: **245 / 04 16-2009-845-1**
PROPERTY DESCRIPTION: **Lot 232 DP 593512**
DESCRIPTION OF DEVELOPMENT: **251 Adelaide St Raymond Terrace**
Office building & relocation of weigh-
bridge & machinery shed. &c.
☒ LOCAL DEVELOPMENT ☐ INTEGRATED DEVELOPMENT

PERFORMANCE TARGETS - Based from date of receipt of application		
CHECK THESE	TARGET	ACTUAL
Referral to Government Authority (within 2 days)		
Refer to planner/reject application (7 days)		
Site inspection (+21 working days)		
Request additional information (+21 days)		
<input type="checkbox"/> Concurrence required ? (Draft Notice of Determination to be prepared for referral)		

SITE CHARACTERISTICS

COMMENT

SLOPE	level
VEGETATION (whether any trees on site should be preserved)	alligator weed. - Casuarinas
ACCESS	- Adelaide
DRAINAGE	- compacted gravel - to dam
SERVICES	- no town water / check - no sewer - approved to lot
ANEF CONTOUR	OK
ADJOINING USES	- agriculture - industry
EXISTING DEVELOPMENT	- Quarry.
OTHER	8 wks - during time a shed - want commence work

Date Inspected: _____ Officer: _____

KEY ISSUES - From site inspection and overview of the application, what planning issues are fundamental to Council's consideration of the proposal?		
ISSUE	ADDITIONAL INFO REQUIRED	CONDITION REQUIRED
Kevin Fraser, Manager		

PLANNING ASSESSMENT - Matters for consideration under S79C of the EPA Act 1979 (as Amended)

1. LEGISLATIVE REQUIREMENTS [79C(1)(a)]

	Yes	No	N/A	Refer Comments	Cond Req'd
a) What is the zone of the land under the Port Stephens Local Environmental Plan 2000?					
<u>1(a) Rural Agriculture.</u>					
b) Is the development proposal permissible within the zone subject to development approval? [S79(1)(a)(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does any provision of any environmental planning instruments (SEPP, REP or LEP) apply to the land to which the development application relates? [S79(1)(a)(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>LEP 2000</u>					
d) Do any draft environmental planning instruments (SEPP, REP or LEP) apply to the land to which the development application relates? [S79(1)(a)(ii)]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Can the proposed development be considered pursuant to the "existing use" provisions of the EPA Act?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Does any Development Control Plan apply to the land to which the development application relates? [S79(1)(a)(iii)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>PST</u>					
g) Is there any matter prescribed by the regulations that apply to the land to which the development application relates? [S79(1)(a)(iv)] (Refer to Clause 66, 66A, 66B of EPA Regulation 1998)					
* Government Coastal Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* AS 2601-1991: The Demolition of Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* Fire Safety Considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* Upgrading of Existing Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A	Refer Comments	Condition Req'd
h) Does the development require the payment of a contribution pursuant to Section 94 of the EP & A Act ? If Yes, refer to 'Section 94 Contributions calculations sheet (to be attached)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Will the development impact on any archaeological site (Aboriginal or European)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Is a heritage study or statement of heritage impact required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS: The subject site is zoned 1a Rural Agriculture and extractive industry, is permissible with development consent. The quarry site commenced in the 1960's (SEE) and this development consent for relocating the weighbridge and erecting a site office, machinery shed and fuel banded area. ^{as} part of the whole quarry (extractive industry) operation.

PS4 - side set back 5m required (420m proposed) - complies
- building line (18m required) (70 provided) - complies
- Height - nil (Machinery shed: 4250mm -
- Landscaping - existing along Adelaide St screens
operation.
- Services - application for septic system 15-2004-53
approved 23 July 2004.

PS2 - 2 spaces required - the site is adequate for
- the number of spaces required.
- Five spaces provided + semi trailer parking.

DIPNR - 3A Permit not required Vicki McBride 23/8/04
said the lagoon is not protected waters under
the R&F I Act. ∴ 3A Permit NOT required.

WEED MANAGEMENT

- The overall Boral operation does not comply with
the regional plan for weed management. The scope of
this application does not require the imposition of this plan
in this instance. See condition.

See email 24 Feb 05 Graham Pritchard - no further conditions.

FLOODING - Flood affected land - provides Flood Plan for securing
site for impending flood to control hazardous materials.

ASS - Class 2 - see Rocla Raymond Terrace Water Quality
Survey & Appendix 1. Steve Wilson (Council Environmental
Services Officer OK with Water Quality Survey & ASS.

2. LIKELY IMPACTS OF THAT DEVELOPMENT [S79C(1)(b)]

	Yes	No	N/A	Refer Comments	Condition Req'd
(i) Flora/Fauna Habitat					
a) Has the 'eight point test' under section 5a of the EPA Act 1979 been considered to determine whether development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the subject land identified as critical habitat or will the development have a significantly affect on threatened species, populations or ecological communities, or their habitats under TSC Act 1995 ? if YES, require concurrence from Director-General of NPWS [S79B(3)]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does a recovery plan or threat abatement plan apply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Do the provisions of the Native Vegetation Conservation Act 1997 apply for clearing or vegetation retention ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Will the development impact on any other protected fauna or protected native plants within the meaning of the National Parks and Wildlife Act, 1974?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Will the development have an adverse effect on any wilderness area (within the meaning of the Wilderness Act, 1987?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Does a conservation agreement or a plan of management under the National Parks and Wildlife Act, 1974 apply to the whole or part of the subject land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

No trees to be removed.

(ii) Context, Setting and Public domain

	Yes	No	N/A	Refer Comments	Condition Req'd
a) Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of development in the locality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Is the size and shape of the land to which the development application relates suitable for the siting of any proposed buildings or works?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Will the development proposal have an adverse impact on the existing or likely future amenity of the locality ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Will the development design be sensitive to environmental conditions and site attributes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Will the development have an adverse effect on the public domain ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS: The development is not visible from the public domain.

(iii) Landscaping

a) Has adequate provision been made for the landscaping of the subject land? (consider whether any trees or other vegetation on the land should be preserved)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

COMMENTS: Existing screening appropriate.

Yes No N/A Refer Comments Condi on Req'd

(iv) Environmental Considerations

- a) Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and the water cycle, acid sulfate soils management or microclimatic conditions? ☒ ☒ ☐ ☐ ☐
- b) Is the development likely to cause soil erosion? If YES, indicate what control works are proposed or should be required. ☐ ☒ ☐ ☐ ☐
- c) Does the property(s) have a past use associated with contamination? (refer to list of potentially contaminating activities). ☐ ☒ ☐ ☐ ☐
- d) Will the development have an effect on conserving or using valuable land resources? ☐ ☒ ☐ ☐ ☐
- e) Is the development likely to generate any adverse cumulative impacts? ☐ ☒ ☐ ☐ ☐

COMMENTS: - ASS - development does not require excavation below 2m. (0.5m only).
 - Soil erosion - existing grassed area between weighbridge and development will retain sediment during slab construction.
 - Weed management - advise from Council's Weed Management Officer requires the overall operation to develop a Control Program to show that the quarry operation complies with the regional plan. This development does not warrant compliance with the above but rather should be achieved through relationship with Boral & Council's Weeds Officer.

- (vii) Social/Economic
- a) Has the development the potential to have adverse:
 * social effects? ☐ ☒ ☐ ☐ ☐
 * economic effects? ☐ ☒ ☐ ☐ ☐

COMMENTS:

(viii) Hazards

- a) Are there risks to people, property or the biophysical environment from natural or technological hazards ☐ ☒ ☐ ☐ ☐

COMMENTS:

(v) Access, Transport and Traffic

- | | Yes | No | N/A | Refer
Comments | Condi-
on
Req'd |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Has adequate provision been made for vehicle entry/exit, loading/unloading, internal manoeuvring and parking of vehicles within the development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Has adequate provisions been made for access for disabled persons | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) If the development requires access to public transport services, are services available and adequate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMMENTS: The area for manoeuvring is 70m x 100+m.
Adequate room for vehicles to turn. Existing
operation has 25 movements ~~per day~~ per day and
there is 1 in & out onto Adelaide street.

(vi) Utilities and Waste Considerations

- | | | | | | |
|-----------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Are utility services available and adequate for that development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the development provide adequate sewer management facilities and controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMMENTS: Application for septic system approved.

(ix) Any Other Requirements

- | | | | | | |
|------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Are there any other requirements which should be considered in determining the application? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|

COMMENTS: _____

3 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT [S79C (1)(c)]

- COMMENTS:

a)	Has any representation been made by a public authority in relation to the development application or to the development of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Are there matters of the public interest which should be considered in determining the application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Have any submissions been received from the public with regard to the proposal? If YES, specify?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

5 PUBLIC INTEREST [S79C (1)(e)]

- | | Yes | No | N/A | Refer
Comments | Condi-
on
Req'd |
|---------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Do any policy statements from Federal or State Government have relevance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Are there any other credible research finding applicable to the case? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Will the health and safety of the public be affected by the proposed application? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMMENTS:

Rivers & Foreshores Improvement Act
- 3A permit not required
- Lagoon not protected waters (DIPNR).

RECOMMENDATION

Having considered the matters raised and discussed in the assessment of the application it is recommended that the application be:

- ☐ Approved unconditionally.
- ☐ Deferred Commencement Approval
- ☒ Approved subject to the following conditions:-
- ☐ Refused for the following reasons:-
 (refer to schedule of conditions/reasons for refusal attached)

Officer

3/3/05
 Date

SCHEDULE OF CONDITIONS ☒ REASONS FOR REFUSAL ☐

CON	ALT	CON	ALT	CON	ALT	CON	ALT	CON	ALT	CON	ALT	CON	ALT
T1		T24		T49		T72		T95		T118		T141	
T2		T25		T50		T73		T96		T119		T142	
T3		T26		T51		T74		T97		T120		T143	
T4		T28		T52		T75		T98		T121		T144	
T5		T29		T53		T76		T99		T122		T145	
T6		T30		T54		T77		T100		T123		T146	
T7		T31		T55		T78		T101		T124		T147	
T8		T32		(T56)	2	T79		T102		T125		T148	
T9		T33		T57		T80		T103		T126		T149	
T10		T34		T58		T81		T104		T127		T150	
T11		T35		(T59)		T82		T105		T128		T151	
T12		T36		T60		T83		T106		T129		T152	
T13		T37		(T61)		T84		T107		T130		T153	
T14		T38		(T62)		T85		T108		T131		T154	
T15		T39		T63		T86		T109		T132		T155	
T16		T40		(T64)		T87		T110		T133		T156	
T17		T41		T65		T88		T111		T134		T157	
T18		T42		T66		T89		T112		T135		T158	
T19		T43		T67		T90		T113		T136		T159	
T20		T44		T68		T91		T114		T137		T160	
T21		T45		T69		T92		T115		T138			
T22		T46		T70		T93		T116		T139			
T23		T47		T71		T94		T117		T140			

~~prior to commencement of use issue of Construction~~
 + The site & operation shall comply with the protocols of the Greater Sydney & Hunter Region Alligator Weed Management Plan. Contact Council's Senior Weeds & Pest Management Officer to obtain advice relating to the preparation of this Plan which is to be provided prior to issue of CC.
 + The operation shall adopt & implement the procedures outlined in the 'Securing site for impending flood' plan in periods of flood as specified in letter from Rocla dated 25/1/05.
 G12

SCHEDULE OF CONDITIONS RELATING TO ISSUE OF CONSTRUCTION CERTIFICATE:													
CON	ALT	CON	ALT	CON	ALT	CON	ALT	CON	ALT	CON	ALT	CON	ALT
TC1		TC7		TC13		TC19		TC25		TC31		TC40	
TC2		TC8		TC14		TC20		TC26		TC32			
TC3		TC9		TC15		TC21		TC27		TC33			
TC4		TC10		TC16		TC22		TC28		TC34			
TC5		TC11		TC17		TC23		TC29		TC35			
TC6		TC12		TC18		TC24		TC30		TC36			
ADVICE													
ADV	ALT	ADV	ALT	ADV	ALT	ADV	ALT	ADV	ALT	ADV	ALT	ADV	ALT
TA1		TA3		TA5		TA7		TA9					
TA2		TA4		TA6		TA8		TA10					

Schedule 3 -

○ SOEE prepared by and dated.....

○ Approved plans numbered and dated.....

Barker Hark # 40172 # 27/5/04

M & O Drafting # 920 # 31/1/04

CIM # — 6/10/04, 12/10/04

○ Unnumbered Plans and specifications endorsed by Council and dated.. ..

SCHEDULE OF POTENTIALLY CONTAMINATING ACTIVITIES

AGRICULTURE:

AIRPORTS:

ASBESTOS WORKS:

CHEMICAL & PETROCHEMICAL WORKS:

CONCRETE AND BRICK INDUSTRY:

DOCKS, ESPECIALLY LARGE SIDINGS AND DEPOTS:

GASWORKS, OTHER LOCAL CARBONISATION PLANTS AND ANCILLARY BY-PRODUCTS WORKS:

HEAVY ENGINEERING INSTALLATIONS eg, shipbuilding, or manufacturing, electrical and electronic manufacturing:

INSTALLATIONS INVOLVING THE PROCESSING USE OR DISPOSAL OF RADIOACTIVE MATERIALS:

LANDFILLS AND OTHER WASTE DISPOSAL AND STORAGE SITES INCLUDING TRANSFER STATIONS:

METAL/METALLURGICAL INDUSTRY eg, refining or recovery of metals, electroplating and metal finishing:

METAL MINES:

MINING AND EXTRACTIVE INDUSTRIES eg, handling and storage of ores and carbonaceous materials:

MUNITION PRODUCTION AND TESTING SITES:

OIL REFINERIES, PETROLEUM STORAGE AND DISTRIBUTION:

PAPER AND PRINTING WORKS:

PESTICIDE STORAGE AREAS, AREAS WHERE VEHICLES USED FOR THE TRANSPORT AND STORAGE OF PESTICIDES ARE WASHED AND AREAS WHERE TANKS ARE USED TO STORE PESTICIDES:

POWER STATIONS:

SCRAP YARDS:

SMELTERS, FOUNDRIES, IRON AND STEEL WORKS

STOCK DIPPING eg, activities on cattle tick and sheep dip sites:

TANNERIES:

TERMITE/ANT CONTROL:

TIMBER TREATMENT WORKS:



ENGINEERING CONSIDERATION OF APPLICATIONS

Local

☐

State

☐

Integrated

☐

Designated

☐

Prohibited

☐

Application No.

Return Date

Planner

16-2004-845-1

Property: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND

TERRACE

Proposal: Office Building & Relocation of
Weighbridge & Machinery Shed

RECOMMENDATION:

Approve

(✓)

Refuse

()

Defer

()

Hold

()

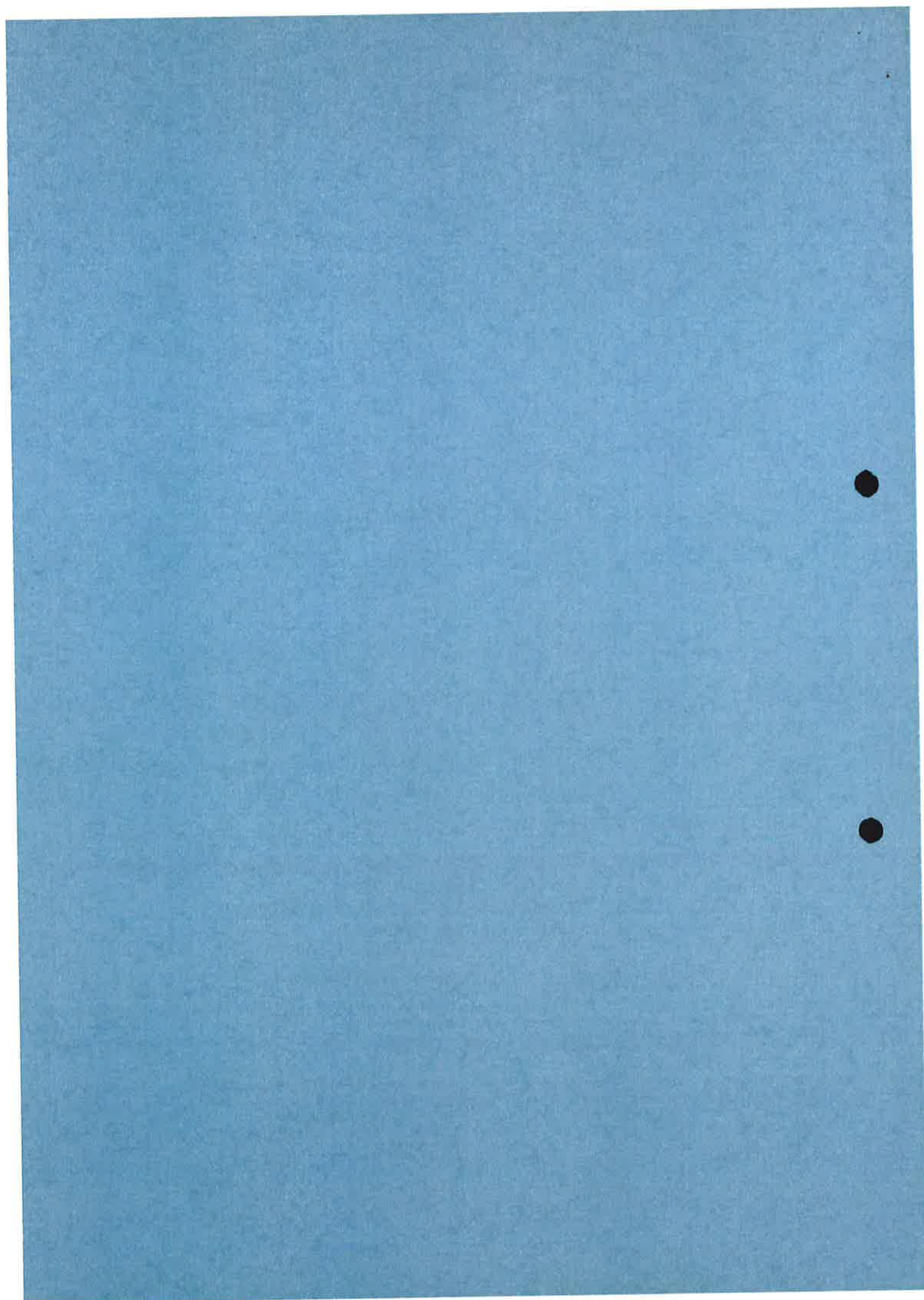
Conditions/Advices

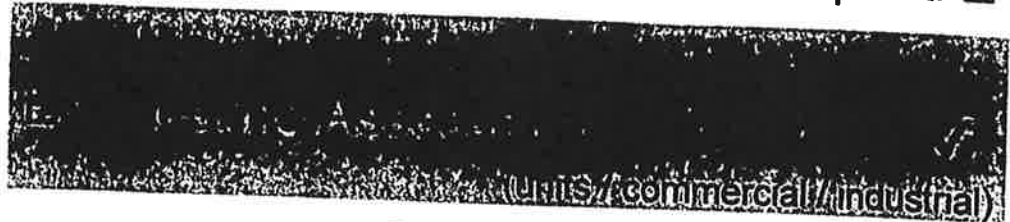
EC 206

13/7/04

Responsible Officer:

Date: 4/3/05.





APPLICATION No:
PROPERTY DESCRIPTION:

845/04

DESCRIPTION OF DEVELOPMENT:

1. Access

(i) Road Status

a) Road reserve is controlled by: Rd maintained by:

Council

RTA
Crown
Private
Other

Council

RTA
Not Maintained
Private
Other

➤ refer to authority
➤ refer to authority
➤ refer to authority
➤ refer to authority

COMMENTS:

(ii) Road Network

- a) Can road network accommodate traffic generation?
Intersections pavement widths pavement surfaces
- b) Comments received from RTA / Regional / Local?
- c) Any network upgrading required

Yes	No	N/A	Refer Comments	Condition Req'd
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

No additional impact.

(iii) Road Upgrade

	Yes	No	N/A	Refer Comments	Condition Req'd
a) Is Kerb Construction / modification Required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Footpath Construction Required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Pram Ramps required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does verge require modification?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Is upgrade of access road required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS: _____

(v) Services

	Yes	No	N/A	Refer Comments	Cor Req'd
a) Do services need to be moved? Where to?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is road opening likely? What impact?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Should authorities be consulted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS: _____

(vi) Driveway(s)

	Yes	No	N/A	Refer Comments	Condition Req'd
a) Location – clear of pits, services, street furniture, 6m from Cnr Tangent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Widths – Is dwy width & No. minimised whilst ensuring adequate manoeuvring (Minimum Width to AS2890.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Sight Distance satisfactory at kerb line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Steep Dwy Profile – Does it require checking/design?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <u>Manoeuvring /parking by planners (Any additional concerns?)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Redundant laybacks to be removed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS: _____

existing

(vii) Flooding

	Yes	No	N/A	Refer Comments	Cond's Req'd
a) Is development within flood zone ? (1) See Siva & Wal - No additional lots/units	<input checked="" type="checkbox"/> 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is development within known localised flooding area ? (2) See Siva - Will it increase flooding on others	<input type="checkbox"/> 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Are there impacts on council assets or development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

N/A (industrial.) + existing development.
Handled by planner/Wal.

(viii) Drainage

	Yes	No	N/A	Refer Comments	Condition Req'd
a) Can site drain to road/council system? (No - easement required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Are Upstream / downstream catchments adequate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Is detention or infiltration required? Consider water table / slope/ soil type & location of structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Is drainage likely to impact / discharge on neighbours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

No exist development.

(iv) Impacts on road reserve / council land

	Yes	No	N/A	Refer Comments	Condition Req'd
a) Carparking overhand?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Awnings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disabled access considered from footpath to building? ie. No setback to shops, etc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Development creates need for fencing / safety structures near slopes / drainage areas / traffic areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Pedestrian safety considered? See AS2890.1 - 3.2.4 Dwy. beside shops with no setback high fences beside front boundary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Any other impacts noted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Loading / unloading - any impacts on road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

Officer

Date

CONSTRUCTION CERTIFICATE - RECOMMENDATION
(only when Council is appointed PCA)

RECOMMENDED THAT THE CONSTRUCTION CERTIFICATE APPLICATION BE:

☐ Approved

☐ Deferred

☐ Refused

Dated: _____ Signed _____

POST APPROVAL INSPECTION SCHEDULE *(Only where appointed PCA)*

		Specific Inspection Detail
<input checked="" type="checkbox"/> i1	Commencement of Building Work	
<input checked="" type="checkbox"/> i2	After excavation for, and prior to the placement of, any footings, and	
<input checked="" type="checkbox"/> i3	prior to pouring any in-situ reinforced concrete building element, and	
<input type="checkbox"/> i4	prior to covering of the framework for any floor, wall, roof or other building element, and	
<input checked="" type="checkbox"/> i5	prior to covering waterproofing in any wet areas, and	
<input type="checkbox"/> i6	prior to covering any stormwater drainage connections	
<input checked="" type="checkbox"/> i7	after the building work has been completed and prior to any occupation certificate being issued	
<input type="checkbox"/> i8	Swimming pool fencing prior to filling the pool with water	

Certification Required *(Only where appointed PCA)*

<input type="checkbox"/> c1	Peg Out Survey	<input type="checkbox"/> c11	Structural Certificate (Piling)
<input type="checkbox"/> c2	Levels	<input type="checkbox"/> c12	Structural Certificate (Concrete Slab Preparation)
<input type="checkbox"/> c3	Prefabricated Timber Roof Trusses and Wall Frames	<input type="checkbox"/> c13	Smoke Alarms
<input type="checkbox"/> c4	Termite Risk Management	<input type="checkbox"/> c14	Fire Protection
<input type="checkbox"/> c5	Thermal Insulation	<input type="checkbox"/> c15	Sound Insulation
<input type="checkbox"/> c6	Windows	<input type="checkbox"/> c16	Air Conditioning/Ventilation
<input type="checkbox"/> c7	Wet Area Flashing	<input type="checkbox"/> c17	Fire Safety Certificate
<input type="checkbox"/> c8	Structural Design (Concrete Slab/Footings)	<input type="checkbox"/> c18	Bushfire
<input type="checkbox"/> c9	Structural Certificate (Frame)	<input type="checkbox"/> c19	Construction Noise
<input type="checkbox"/> c10	Structural Certificate (Piering to Slabs)	<input type="checkbox"/>	

Conditions Prior to Issue of Construction Certificate – DC

Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt
DC1		DC5		DC9		DC13		DC17			
DC2		DC6		DC10		DC14		DC18			
DC3		DC7		DC11		DC15		DC19			
DC4		DC8		DC12		DC16		DC20			

Advices

Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt
DA1		DA3		DA5		DA7		DA9			
DA2		DA4		DA6		DA8		DA10			

Schedule 3 - (Fill out for H&B DA's only)

- SOEE prepared by and dated
- Stamped plans numbered and dated
.....
.....
.....
- Unnumbered Stamped Plans and dated
.....
.....
.....
- Stamped Specifications prepared by #.....

MINUTES

DEVELOPMENT ASSESSMENT PANEL

MEETING: 04/03/05
COMMENCED: 10.15 am **FINISHED:** 11.00 am

PRESENT: PLANNING: A Gale
BUILDING: S Page
ENGINEERING: R Meredith

1. MATTERS TO NOTE:

2. APPLICATIONS:

A) NEW APPLICATIONS:

B) RETURNED:

04/03/05 **16-2004-0650-1**
PORT STEPHENS COUNCIL (MR D B PAINE)
PORT STEPHENS COUNCIL
4 Bay Street MALLABULA
Road Closure
ZONED – 6(a) - GENERAL RECREATION "A"
Linen Release
APPROVED

04/03/05 **16-2004-0737-1**
MR P R & MRS D A BLANCH (MR D B PAINE)
MR P R BLANCH & MRS D A BLANCH
239 Nelson Bay Road ANNA BAY
Addition to Dual Occupancy - Attached
ZONED – 1(a) RURAL AGRICULTURE "A"
Plg 1 condition; Eng 1 condition; HB 8 conditions
APPROVED

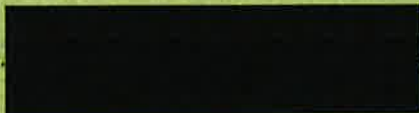
04/03/05 **16-2004-0845-1**
ROCLA QUARRY PRODUCTS (MR P J MAHER)
ROCLA QUARRY PRODUCTS
251 Adelaide Street RAYMOND TERRACE
Office Building & Relocation of Weighbridge & Machinery Shed
ZONED – 1(a) RURAL AGRICULTURE "A"
Plg 8 conditions; Eng 1 condition; HB 11 conditions
APPROVED



CLERICAL CHECKLIST

	Yes	No	N/A
+ Consent, Stamped plans and Specifications, Construction Certificate posted to Applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ File Copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Updating Copy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
+ Have Objectors been notified ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
+ Consent copy and Stamped Plan to HWC (Torrens Title Subdivisions/ Subdivision and Dual Occ or Duplex)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
+ S 94 Bond Sheet to Folder	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
+ Deferred Consent (If yes attach yellow S94 sticker)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
+ "J" Applications Only - If Approved and Linen Released by DAP give file to Pam K after posting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
+ "B& B" Applications - Make copy for property file (Alt U)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signed



Dated:

2/3/05

Sticker on file

Template.....

Don 2 Cert 1

Print S94

If CC Deferred

Checklist

Cert 1

Copy to HWC.. - Alt H

Sign Letter

B&B - Copy for Property File Alt U

FINAL PLANNER'S CHECKLIST

	Yes	No	N/A
• Are the conditions correct?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Have clear notations been placed on the plans where amendments are required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Have the correct plans been stamped?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Does the application relate to CKPOM? <i>Email Steve Wilson-DA No. & determination</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Should the constraints map be updated? (Notify Kim)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Does the application relate to SEPP No 1?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Has determination been recorded in SEPP1 Register?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Is there any concurrence required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Have the objectors been notified?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Is this site of Heritage significance? (If yes, Notify Customer Support)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Is the consent ready for signing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planners Signature: _____ Dated: _____

DEVELOPMENT AND BUILDING FEES

*If the line you use is orange Add Planning NSW Fee					CODES	
Blue Line indicates inclusion of GST						
ADVERTISING FEE		\$50.00			\$0.00	211
DEVELOPMENT FEES						
Development no building, work/subdivision		\$220.00			\$0.00	210
Alts/adds to single dwellings, garages, sheds, pools etc						
equal to or less than \$50,000		\$100.00			\$0.00	226
Alts/adds exceeding \$50,000 up to \$100,000*		\$300.00			\$0.00	226
For Adds/Alts over \$100,000 use scale below*						
a) Single Dwelling equal to or less than \$50,000		\$300.00			\$0.00	226
b) Dwelling exceeding \$50,000 up to \$100,000*		\$300.00			\$0.00	226
c) Dwelling exceeding \$100,000 up to \$250,000 *					\$0.00	226
d) Dwelling exceeding \$250,000 up to \$500,000*					\$0.00	226
e) Dwelling exceeding \$500,000 up to \$1,000,000*					\$0.00	226
Planning NSW Fee (enter value of dev)			\$150,000.00		\$96.00	214
Rural Addressing Fee		\$93.50			\$0.00	216
Other Development						
Not exceeding \$5,000		\$110.00			\$0.00	210
a) equal to or less than \$50,000					\$0.00	210
b) exceeding \$50,000 up to \$250,000 *			\$150,000.00		\$620.00	210
c) exceeding \$250,000 up to \$500,000*					\$0.00	210
d) exceeding \$500,000 up to \$1,000,000*					\$0.00	210
e) exceeding \$1,000,000 up to \$10,000,000*					\$0.00	210
f) exceeding \$10,000,000*					\$0.00	210
Integrated Development (+Scale Fee)		\$110.00			\$0.00	210
SUBDIVISION FEE						
TT - No New Road - \$250 + \$40 per Add Lot					\$0.00	223
TT - New Road - \$500 + \$50 per Add Lot					\$0.00	223
Strata - \$250 + \$50 per Lot					\$0.00	223
Boundary Re-Alignment \$210 + \$40 per Lot					\$0.00	223
Consolidation: \$250 + \$40 per Lot on new plan					\$0.00	223
SUBDIVISION CERTIFICATE						
Type Total Number of Lots					\$0.00	285
CONSTRUCTION CERTIFICATE						
equal to or less than \$5,000					\$0.00	201
\$5,000 to \$100,000					\$0.00	201
\$100,000 to \$250,000			\$150,000.00		\$558.25	201
\$250,000 & over					\$0.00	201
COMPLYING DEVELOPMENT						
Up to \$50,000					\$0.00	198
\$50,000 to \$100,000					\$0.00	198
More than \$100,000					\$0.00	198
BUILDING INSPECTION FEE						
Additions, garage, carport < \$20,000	No. of dwelling/units				\$0.00	221
Adds & Dwellings \$20,001 to \$50,000	No. of dwelling/units				\$0.00	221
Additions & Dwellings > \$50,001	No. of dwelling/units				\$0.00	221
Motel	Per Unit				\$0.00	221
Swimming Pool					\$0.00	221
Industrial/Commercial -New & Additions < \$50,000					\$0.00	221
Industrial/Commercial - New & Additions 50,001 to 250,000			1		\$357.50	221
Industrial/Commercial New & Additions over 250,001					\$0.00	221
OCCUPATION CERTIFICATE (Class 2 - 9 Blds)						
Number of dwellings/units					\$0.00	228
LONG SERVICE PAYMENT						
Works valued \$25,000 and over	Enter Value of work	\$150,000.00			\$300.00	203
SEPTIC TANKS						
Dwelling	No. of Dwellings				\$0.00	200
Residential Flat	No. of W.C's				\$0.00	200
Commercial, Industrial	No. of WC's				\$0.00	200
OTHER					\$0.00	
					\$1,931.75	

(copy)

Telephone Inquiries:

Amanda Gale

Development & Building Section

Please Quote File No:

16-2004-781-1

Your Reference:

Rocla Quarry Products Pty Ltd
72 Orchardleigh Street
GUILDFORD NSW 2161

Dear Sir/Madam,

**Re: Proposed Office Building, Weigh Station and Machinery Shed at Lot 232 DP 593512, No.251
Adelaide Street, Raymond Terrace**

Reference is made to the above mentioned development application lodged with Council on 4 June 2004 (received by mail) and the following advice is provided for your attention.

Council hereby returns the application and associated documentation to your company as the application is considered to be incomplete and Council is unable to process this development application.

Firstly, the development application form is incomplete whereby no applicant details and signature has been provided for the application. Therefore, Council is unable to accept this application as being formally lodged with Council. As stated on the application form, it is the applicant who is lodging the application on behalf of the owner, the applicant is Council's contact for consultation and all documentation and any final determination is forwarded to the applicant.

Further, a Statement of Environmental Effects is required to be lodged with all development applications and in this instance, this detail has not been submitted.

In conclusion, once these matters are sorted your company will be in a position to lodge a new development application conforming to the requirements of Council. This will then enable Council to process and assess the application in an efficient and timely manner.

A refund of fees processed for this application (being returned) will be refunded under separate cover as soon as practical.

If you require any further information or clarification of the above, please do not hesitate to contact the undersigned on (02) 49800129.

Yours faithfully

AMANDA GALE
SENIOR DEVELOPMENT PLANNER

116 Adelaide Street
(PO Box 42) Raymond Terrace NSW 2324
DX: DX 21406 Raymond Terrace
Telephone: (02) 4980 0255 Fax: (02) 4987 3612
Email: council@portstephens.nsw.gov.au
Internet: www.portstephens.nsw.gov.au

Port Stephens

C.O.U.N.C.I.L

... a community partnership

Application Form

for Development and/or Construction Certificate

S78A, S.109c (1) (b), S.81A (2), S.81A (4) and S.109C (d)
Environmental Planning and Assessment Act, 1979

Application No: 16-2004-781
Date of Receipt: 04-06-04

Please indicate which application you are making with an X: Mark more than one box if making multiple applications and complete the appropriate section(s) of the application form as required.

16-2004-845-1
17/6/04.

APPLICATION FOR DEVELOPMENT

- ☐ Use of land/building ☐ Subdivision ☐ Demolition
☒ Carrying out of work ☐ Erection of building ☐ Signs

Mark this section to apply for development consent and complete relevant section on page 2 and the checklist on page 4.

APPLICATION FOR CONSTRUCTION CERTIFICATE

- ☒ Building work ☐ Subdivision work

Mark this section if carrying out building or subdivision works and complete relevant section on page 3 and the checklist on page 4.

DETAILS OF LAND TO BE DEVELOPED

Lot No 232 Section DP 593512 House No 251
Street PACIFIC HIGHWAY Adelaide Locality RAYMOND TERRACE

Details can be obtained from rate notices, property details or from Council property maps.

APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

I appoint Port Stephens Council as Principal Certifying Authority for the development.

☒ Yes ☐ No

If Yes, please read and sign the Principal Certifying Authority Appointment Form.

OWNERSHIP DETAILS

Name Rocla Quarry Products (Rocla Pty Ltd)
Address 72 ORCHARDLEIGH ST GUILDFORD
Postcode 2161 Phone 02 9632 0122
Fax 02 9632 7471 Email

All owners must sign.
If owner is a company, a director and an authorised person must sign.
Signatures must be followed by the persons title.
A Body Corporate must sign under common seal.

I/We the owner/s of the property hereby give consent to lodgement of this application. I/We also give consent for authorised Council Officers to enter the land to carry out inspections.

Owner/s signature

Date 03 06 04

Owner/s signature

Date

APPLICANT'S DETAILS

Name Craig Millikan - Co Rocla Quarry Products
Address 72 Orchardleigh St Guildford
Postcode 2161 Phone 02 9632 0122
Fax 02 9632 7471 Email millikan@

Where applicant is not the owner, owner's consent in writing must be provided.

I hereby make application to Council for permission to develop as per plans and special understand that if the information submitted is incomplete, the application may be delayed and information may be requested.

I undertake to develop in conformity with such approval and Acts and Codes. INDEMNIFY Stephens against all claims which may arise whether from negligence or otherwise as in or instructing a third party to carry out the above work or any other work within the road reserve.

Applicant's signature

PO Box 36
Guildford 2161
Craig Millikan
Quarry Services Officer

Rocla
Quarry Products

72 Orchardleigh Street Guildford
NSW 2161 Australia
Telephone (02) 9632 0122
Facsimile (02) 9632 7471
Mobile 0408 397 774
Website www.roc.com.au

Quality
Endorsed
Company
ISO 9002
Lic No. 2368
Standards Australia

A member of the Armatex Group

DEVELOPMENT DETAILS

TYPE OF DEVELOPMENT

☒ Local

☐ Integrated

☐ Designated

Mark with an X and complete relevant section below.

LOCAL DEVELOPMENT

Description of proposed development: **PROPOSED NEW OFFICE BLDG
RELOCATION OF WEIGHBRIDGE & MACHINERY SHED**

If subdivision, Number of Lots to be created: _____ Subdivision type: _____

Give a detailed description of the proposed development.

Type of subdivision refers to: Torrens Title, Strata Title, Community Title.

DETAILS OF EXISTING DEVELOPMENT ON SITE

SAND EXTRACTION. BLDGS METAL CLAD

Describe building type or its use.

ESTIMATED VALUE OF DEVELOPMENT

Estimated Value \$ **150,000**

Estimated value is equal to Contract Cost or Value as determined by Council.

INTEGRATED DEVELOPMENT

FISHERIES MANAGEMENT ACT 1991
(NSW Fisheries)

- ☐ s144 Aquaculture permit
☐ s201 Dredging or reclamation works in any water
☐ s205 Removal or damage marine vegetation

HERITAGE ACT 1977
(Department of Urban Affairs and Planning)

- ☐ s58 Item subject to Interim or Permanent Conservation Order

NATIONAL PARKS AND WILDLIFE ACT 1974
(National Parks and Wildlife Service)

- ☐ s90 Destruction or damage to an Aboriginal Relic

ROADS ACT 1993
(Roads and Traffic Authority)

- ☐ s138 Earthworks, hoardings or structures within a public road

PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997
(Environment Protection Authority)

- ☐ s43(a), 47 and 55 Environment protection licence to authorise carrying out of scheduled development work at any premises
☐ s43(b), 48 and 55 Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility")
☐ s43(d), 55 and 122 Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity

SOIL CONSERVATION ACT 1938
(Department of Land and Water Conservation)

- ☐ s21D Clearing, cutting or lopping trees on protected lands

RIVERS AND FORESHORE IMPROVEMENT ACT 1948
(Department of Land and Water Conservation)

- ☐ Permit under Part 3A for activities within the bed of any river or lake, or within 40 metres of the banks

WATER ACT 1912
(Department of Land and Water Conservation)

- ☐ s10, ☐ s13A Licence to construct and use a work or water supply work and to take and use water obtained thereby
☐ s18F, ☐ s20B Permit to construct and to take and dispose of water for any purpose other than irrigation
☐ s20CA Authority to take water
☐ s20L Group licence
☐ s116 Licence to sink or modify a bore
☐ Part 8 Approval to construct a control work

Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the approvals listed. If one or more of the following acts apply, your application will be determined as an integrated development.

An application for integrated development must include:

- Sufficient information for the approval body to make an assessment of the application;
- An additional administration fee of **\$250.00** for EACH approval required, made payable to the relevant authority (not to Port Stephens Council).

Please check with Council and/or appropriate approval body for clarification of any information that may be required to be lodged which may help in completing this section.

DESIGNATED DEVELOPMENT

Please check with Council for advice about designated development

Certain categories of development with potential for major environmental impact have been declared to be 'designated development'. These proposals require a full environmental impact statement.

CONSTRUCTION CERTIFICATE DETAILS (BUILDING WORKS)

ESTIMATED BUILDING WORK VALUE

\$ 150 000

Estimated value is equal to Contract Cost or Value as determined by Council.

BUILDER/OWNER BUILDER NAME:

see details in previous file 781/04

Owner Builder Permit required if value of building over \$5000.00.

CONTRACTOR LICENCE NO/OWNER BUILDER NO:

HUNTER WATER CORPORATION STAMP

☐ Plans presented to HWC for stamping prior to submission to Council.

The application will be rejected if plans have not been endorsed by the HWC.

SCHEDULE TO CONSTRUCTION CERTIFICATE

What is the area of the land?

sq m

Gross floor area of existing building?

sq m

What are the current uses of all or parts of the building(s)/land? (If vacant state vacant)

Gross floor area of addition or new building?

sq m

Number of pre-existing dwellings?

Number of dwellings to be demolished?

How many dwellings are proposed?

3

How many storeys will the building consist of? (including garage or storage)

1

Height of proposed development from natural ground level to ridge of roof

3.105

(m)

The Australian Bureau of Statistics Schedule is required to be completed (for building works only).

NOTE: levels may need to be confirmed by registered survey for buildings two storey and over.

Materials to be used:

Walls	Code
<input type="checkbox"/> brick, double	BD
<input type="checkbox"/> brick, veneer	BV
<input checked="" type="checkbox"/> concrete or stone	CO
<input type="checkbox"/> fibrous cement	FC
<input type="checkbox"/> hardiplank	FC
<input type="checkbox"/> timber/weatherboard	TI
<input type="checkbox"/> curtain glass	CG
<input type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Floor	Code
<input checked="" type="checkbox"/> concrete	CO
<input type="checkbox"/> timber	TI
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Roof	Code
<input type="checkbox"/> concrete/terracotta shingle tiles	TI
<input type="checkbox"/> concrete	CO
<input type="checkbox"/> slate	SL
<input type="checkbox"/> fibrous cement	FC
<input checked="" type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Frame	Code
<input type="checkbox"/> timber	TI
<input type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input checked="" type="checkbox"/> other (block, cavity, brick etc)	OT
<input type="checkbox"/> not specified	NS

Place a tick in the box which best describes the materials the new work will be constructed of.

CONSTRUCTION CERTIFICATE DETAILS (SUBDIVISION WORKS)

TYPE OF SUBDIVISION

☐ Residential ☐ Rural Residential ☐ Industrial ☐ Commercial ☐ Rural

SUBDIVISION WORKS FEE

Number of Lots created

Length of road works

(m)

Subdivisions Works Fee calculated on centre line length of road works.

Please specify any compliance certificates and/or other documentation relied upon to support application

Four (4) full set copies of detailed engineering plans, plus two (2) copies of the plan layout sheets to accompany the construction certificate application. Details as per Council's Subdivision Code

CHECKLIST - LET US HELP YOU COMPLETE YOUR APPLICATION

BEFORE YOU START

Have you discussed this application with affected neighbours? We encourage early consultation to avoid unnecessary conflict and delay.

☐ Yes ☐ No

Have you discussed this application with a Council Officer? ☐ Yes ☐ No

Name of Officer: _____

We encourage that you consult with a Council Officer before submitting this application.

LOCATION ASSESSMENT

- ☐ Location of proposed new buildings or works in relation to boundaries.
- ☐ Street name, boundary dimensions, site area, northpoint, scale.
- ☐ Land slope and existing vegetation details.
- ☐ Location and use of existing and/or adjoining buildings.

Your supporting plans must include all the required details.

PROPOSED DEVELOPMENT DETAILS

- ☐ Floor plans showing layout, partitions, room sizes, each floor section and intended uses of each part of the proposed building.
- ☐ Elevations and sections showing height of building and proposed external finishes.
- ☐ Proposed finished levels of land in relation to the building and road.
- ☐ Design, construction and provision for fire safety and fire resistance (if any).
- ☐ The specification is to describe the construction and materials of which the building is to be built, method of drainage, sewerage and water supply and whether the materials to be used are new or second hand.
- ☐ Energy Efficiency Scorecard/Nathers Assessment (in accordance with Council's DCP, PS9)
- ☐ Proposed parking arrangements, entry and exit point for vehicles, and provision for movement of vehicles within the site (including dimensions)
- ☐ Landscape plan for dual occupancy/medium density/commercial/industrial developments.
- ☐ Stormwater drainage plan and erosion and sediment control plan.
- ☐ Details of any land filling proposed as part of the application.

Plans or drawings describing the proposed development must include all information where required.

STATEMENT OF ENVIRONMENTAL EFFECTS

Does your statement cover:

- | | |
|---------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Site analysis/existing uses. | <input type="checkbox"/> Flooding and drainage. |
| <input type="checkbox"/> Operational details. | <input type="checkbox"/> Pollution control (erosion, sediment, nutrient etc.) |
| <input type="checkbox"/> Access and traffic. | <input type="checkbox"/> Heritage conservation. |
| <input type="checkbox"/> Utility services and waste disposal. | <input type="checkbox"/> Flora and fauna issues. |
| <input type="checkbox"/> Mitigation measures. | |
| <input type="checkbox"/> Privacy, views, overshadowing. | |
| <input type="checkbox"/> Other considerations. | |

All applications for Development require a Statement of Environmental Effects.

Please check with Council for clarification of any information that may be required to be lodged in support of your application.

If your proposal is a "Designated Development" you need to prepare a full Environmental Impact Statement.

HAVE YOU INCLUDED

- ☐ Four (4) copies of the location plan of the land.
- ☐ Four (4) copies of plans/drawings describing the proposed development.
- ☐ Eight (8) copies of notification plans, (site plan & elevations detailing height of buildings).
- ☐ Two (2) copies of Specifications.
- ☐ Two (2) copies of Energy Efficiency Documentation according to PS9.
- ☐ Three (3) copies of the Statement of Environmental Effects.
- ☐ Application fees - see fee schedule.
- ☐ Correct owner/applicant details.
- ☐ Correct property details.
- ☐ Home Builder Insurance - for residential buildings over \$12,000 (N/A owner/builders).
- ☐ Long Service Corporation levy - for buildings work \$25,000 and over.

Have you attached the correct number of copies of your plans or drawings describing the proposed development and location of the land?

WE CAN NOT PROCESS YOUR APPLICATION WITHOUT THIS INFORMATION.

Telephone Inquiries:

MR P J MAHER

File No:

16-2004-845-1

Parcel No: 8645

29 June, 2004

«owner»
«address1»
«address2»
«address3»

Dear Sir/Madam,

Re: Proposal: Office Building & Relocation of Weighbridge & Machinery Shed
Property: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND TERRACE

Council has received an application for the proposal described above. The proposal relates to land adjoining or adjacent to your land. Your property may be affected by the proposal.

Plans of the proposal are enclosed with this letter for your information. The attached development plans may not be to scale. The development plans, as submitted, may be viewed at Council at anytime convenient.

If you wish to advise Council of your views on the proposal, you should write to Council. Your letter must be received by 5.00 pm, 14 July 2004. Council will take your submission into consideration, along with the other matters Council must consider when determining the application.

Please Note: The Freedom of Information Act applies to Council. Under this Act, information held by Council may be released upon application by members of the public. Council will not consider your submission confidential, and may reproduce it in part or in whole.

This letter is the notification of the application required under the relevant laws and Council policy.

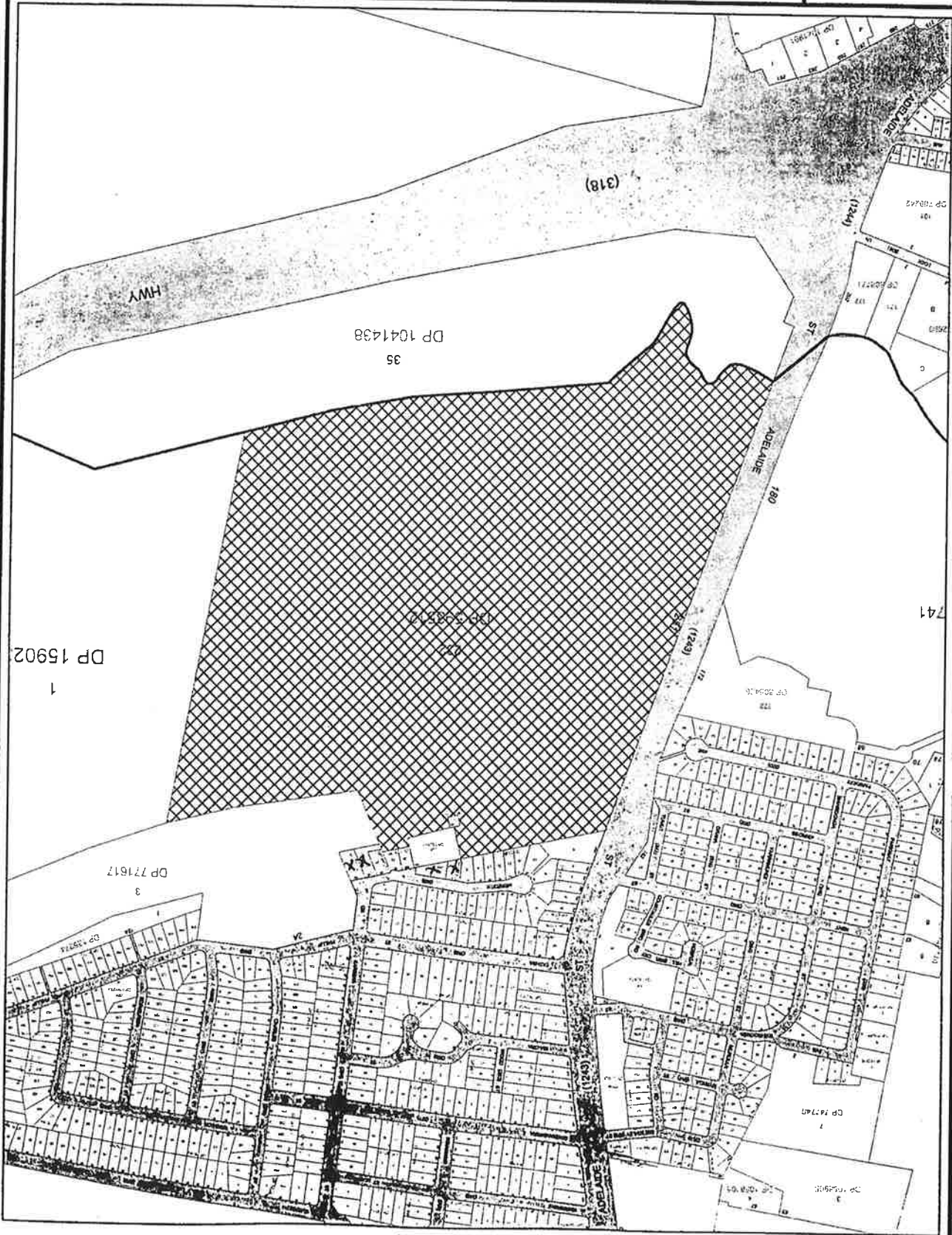
If you have any questions about the proposal or about Council's procedures, please contact the above Officer.

Yours faithfully

Customer Support Officer
SUSTAINABLE PLANNING GROUP

Council's Development Planners and Building Surveyors are generally available to assist you at the Raymond Terrace Administration Building between 9.00am and 12noon, Mon - Fri. *(Please be aware that inspection commitments may restrict access to Building Surveyors or Engineering Officers to a mobile*

GIS Plot



Port Stephens
C.O.U.N.C.I.L.
... a community partnership

Port Stephens Council accepts no responsibility for any errors, omissions or inaccuracies whatsoever contained within or arising from this map. Verification of the information shown should be obtained from an appropriately qualified person(s).

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SCALE 1:7789

PRINTED ON: 18.06.04

File No:
16-2004-845-1
Parcel No: 8645

25 June, 2004

ROCLA QUARRY PRODUCTS
72 ORCHARDLEIGH STREET
GUILDFORD NSW 2161

Dear Sir/Madam

Re: Proposal: Office Building & Relocation of Weighbridge & Machinery Shed
Property: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND TERRACE

We have received your application for the above proposal. It has been referred to the appropriate person for assessment.

In the meantime, would you please send us the following information/detail:

Information/detail to be submitted:

The fee received for your application was short by \$50.00. This means you need to send us fees as set out below.

Advertising Fee	\$50.00	Code - 211
-----------------	---------	------------

Please submit to Council the name, address and contract licence number of the builder.

General Information:

If you wish to remove trees which are more than three (3) metres from the proposed building you will need to lodge separate application with Council (\$15.00 application fee applies).

If you need further help or if you have any questions please ring a Customer Support Officer on (02) 4980 0115. Your application reference number is 16-2004-845-1.

Yours faithfully

Customer Support Officer
CUSTOMER SUPPORT SECTION

Please note that as from 1 June 2004 customer access times to Planners and Building Surveyors will change. Generally the times preferred for customer access to Planners or to Building Surveyors will be between 9.00am and 12noon. *(Please be aware that inspection commitments may restrict access to Building Surveyors to a mobile phone during these times.)* General access to Development and Building Section staff outside these hours is not guaranteed and an appointment is strongly recommended.

PORT STEPHENS COUNCIL

REGISTRATION CHECKLIST

Application No: 16-2004-845-1

Section A

Previous Applications? - If any - Print list from property screen.....

Yes No

For Const Certificates: Insert copy of appropriate DA

Copy of DAP minutes on file - (General applications on property screen).....

Check that correct fees have been charged and paid.....

Complete Application Status checklist on front cover

Signatures, Fees, LSP, Builder Name & Lic No, HBI, OBP, (leave Value blank).....

Zoning, Check that plan has been stamped by HWC.....

Insert appropriate Assessment Form and checklist/s

Copy of DP, Copy of location map

Note: Submission/Advertising date if required

Prepare green folder for advertising

Is DA to be assessed by a planner?

If YES - Prepare orange folder & Section B is to be completed by Scott/Amanda

Signed rb

Dated 21-6-04

Section B

Advertising

Refer to Planner for Advertising/Notification.....

Notify adjoining property owners

Advertising Required

To be distributed

To be distributed to Food Surveillance Officer

To be referred to Disability Access Officer

To be referred to Community Safety Officer (Safer by Design)

Yes	No
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Consultations required:

Planner Responsible: Paul Maher

Return date: 23/7/04

Signed:

Date:

PORT STEPHENS COUNCIL

CUSTOMER SERVICE CHECKLIST

Application No: 16-2004-845-1
previously 781/04

	Yes	No	N/A
Application received by Mail	✓	✗	
Application received at Counter	✗	✓	
Relocated Building? If YES attach Blue DAP sticker		✓	
Variation to Building Line Required? If YES attach Blue DAP sticker		✓	
Is Bld Class 2-9? If yes charge Final Occ Cert fee		✓	
No of Working Drawings Received	24		
No of Specifications Received	4		
No of Advertising copies Received			✓
DA ONLY - Environmental Impact Statement Received	✓		
CC ONLY - Has a DA been approved on this Property - If YES, attach Blue DAP sticker			✓
Property Description Printout	✓		
Check Property Details (Lot, DP No., Street, Town) are correct on Application Form - complete if necessary	✓		
Owners Signature correct	✓	Advised	
Value of work correct	✓		
Fees correct	✓	Advised	
HBI Certificate Received			✓
LSP Paid	✓		
Builder Nominated <i>Please, get details from previous</i>	✓		
Owner Builder Permit Supplied <i>file as these were not returned to customer.</i>			
Stamped by Hunter Water <i>Customer advised - to apply Sect 50</i>			
Energy Smart Scorecard or NatHERS Certificate. <i>Sent Hunter Water form 17/6.</i>			✓

Signed: 

Dated: 17/6/04

DEVELOPMENT DETAILS

TYPE OF DEVELOPMENT

☒ Local

☐ Integrated

☐ Designated

Mark with an X and complete relevant section below.

LOCAL DEVELOPMENT

Description of proposed development **PROPOSED NEW OFFICE BLDG
RELOCATION OF WEIGHBRIDGE & MACHINERY SHED**

Give a detailed description of the proposed development.

If subdivision, Number of Lots to be created _____ Subdivision type _____

Type of subdivision refers to: Torrens Title, Strata Title, Community Title.

DETAILS OF EXISTING DEVELOPMENT ON SITE

SAND EXTRACTION. BLDGS METAL CLAD

Describe building type or its use.

ESTIMATED VALUE OF DEVELOPMENT

Estimated Value \$ **150,000**

Estimated value is equal to Contract Cost or Value as determined by Council.

INTEGRATED DEVELOPMENT

FISHERIES MANAGEMENT ACT 1994
(NSW Fisheries)

- ☐ s144 Aquaculture permit
☐ s201 Dredging or reclamation works in any water
☐ s205 Removal or damage marine vegetation
☐ s58 Item subject to Interim or Permanent Conservation Order

HERITAGE ACT 1977
(Department of Urban Affairs and Planning)

**NATIONAL PARKS AND
WILDLIFE ACT 1974**
(National Parks and Wildlife Service)

- ☐ s90 Destruction or damage to an Aboriginal Relic

ROADS ACT 1993
(Roads and Traffic Authority)

- ☐ s138 Earthworks, hoardings or structures within a public road

**PROTECTION OF THE ENVIRONMENT
OPERATIONS ACT 1997**
(Environment Protection Authority)

- ☐ s43(a), 47 and 55 Environment protection licence to authorise carrying out of scheduled development work at any premises
☐ s43(b), 48 and 55 Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a 'waste activity' but including any activity described as a 'waste facility')
☐ s43(d), 55 and 122 Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity

SOIL CONSERVATION ACT 1938
(Department of Land and Water Conservation)

- ☐ s21D Clearing, cutting or lopping trees on protected lands

**RIVERS AND FORESHORE
IMPROVEMENT ACT 1948**
(Department of Land and Water Conservation)

- ☐ Permit under Part 3A for activities within the bed of any river or lake, or within 40 metres of the banks

WATER ACT 1912
(Department of Land and Water Conservation)

- ☐ s10, ☐ s13A Licence to construct and use a work or water supply work and to take and use water obtained thereby
☐ s18F, ☐ s20B Permit to construct and to take and dispose of water for any purpose other than irrigation
☐ s20CA Authority to take water
☐ s20L Group licence
☐ s116 Licence to sink or modify a bore
☐ Part 8 Approval to construct a control work

Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the approvals listed. If one or more of the following acts apply your application will be determined as an integrated development.

An application for integrated development must include:

- Sufficient information for the approval body to make an assessment of the application;
- An additional administration fee of **\$250.00** for EACH approval required, made payable to the relevant authority (not to Port Stephens Council).

Please check with Council and/or appropriate approval body for clarification of any information that may be required to be lodged which may help in completing this section.

DESIGNATED DEVELOPMENT

Please check with Council for advice about designated development

Certain categories of development with potential for major environmental impact have been declared to be 'designated development'. These proposals require a full environmental impact statement.

CONSTRUCTION CERTIFICATE DETAILS (BUILDING WORKS)

ESTIMATED BUILDING WORK VALUE

\$ 150,000

Estimated value is equal to Contract Cost or Value as determined by Council.

BUILDER/OWNER BUILDER NAME:

see details in previous file 781/04

Owner Builder Permit required if value of building over \$5000.00.

CONTRACTOR LICENCE NO/OWNER BUILDER NO:

HUNTER WATER CORPORATION STAMP

☐ Plans presented to HWC for stamping prior to submission to Council.

The application will be rejected if plans have not been endorsed by the HWC.

SCHEDULE TO CONSTRUCTION CERTIFICATE

What is the area of the land?

sq m

Gross floor area of existing building?

sq m

What are the current uses of all or parts of the building(s)/land? (If vacant state vacant)

Gross floor area of addition or new building?

sq m

Number of pre-existing dwellings?

Number of dwellings to be demolished?

How many dwellings are proposed?

3

How many storeys will the building consist of? (including garage or storage)

1

Height of proposed development from natural ground level to ridge of roof

3.105

(m)

The Australian Bureau of Statistics Schedule is required to be completed (for building works only).

NOTE: levels may need to be confirmed by registered survey for buildings two storey and over.

Materials to be used:

Walls	Code
<input type="checkbox"/> brick, double	BD
<input type="checkbox"/> brick, veneer	BV
<input checked="" type="checkbox"/> concrete or stone	CO
<input checked="" type="checkbox"/> fibrous cement	FC
<input type="checkbox"/> hardiplank	FC
<input type="checkbox"/> timber/weatherboard	TI
<input type="checkbox"/> curtain glass	CG
<input type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Roof	Code
<input type="checkbox"/> concrete/terracotta shingle tiles	TI
<input type="checkbox"/> concrete	CO
<input type="checkbox"/> slate	SL
<input type="checkbox"/> fibrous cement	FC
<input checked="" type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Floor	Code
<input checked="" type="checkbox"/> concrete	CO
<input type="checkbox"/> timber	TI
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Frame	Code
<input type="checkbox"/> timber	TI
<input type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input checked="" type="checkbox"/> other (block, cavity, brick etc)	OT
<input type="checkbox"/> not specified	NS

Place a tick in the box which best describes the materials the new work will be constructed of.

CONSTRUCTION CERTIFICATE DETAILS (SUBDIVISION WORKS)

TYPE OF SUBDIVISION

☐ Residential ☐ Rural Residential ☐ Industrial ☐ Commercial ☐ Rural

SUBDIVISION WORKS FEE

Number of Lots created _____ Length of road works _____ (m)

Please specify any compliance certificates and/or other documentation relied upon to support application _____

Subdivisions Works Fee calculated on centre line length of road works.

Four (4) full set copies of detailed engineering plans, plus two (2) copies of the plan layout sheets to accompany the construction certificate application. Details as per Council's Subdivision Code.

CHECKLIST - LET US HELP YOU COMPLETE YOUR APPLICATION

BEFORE YOU START

Have you discussed this application with affected neighbours? We encourage early consultation to avoid unnecessary conflict and delay.

☐ Yes ☐ No

Have you discussed this application with a Council Officer? ☐ Yes ☐ No

Name of Officer _____

We encourage that you consult with a Council Officer before submitting this application.

LOCATION ASSESSMENT

- ☐ Location of proposed new buildings or works in relation to boundaries.
- ☐ Street name, boundary dimensions, site area, northpoint, scale.
- ☐ Land slope and existing vegetation details.
- ☐ Location and use of existing and/or adjoining buildings.

Your supporting plans must include all the required details.

PROPOSED DEVELOPMENT DETAILS

- ☐ Floor plans showing layout, partitions, room sizes, each floor section and intended uses of each part of the proposed building.
- ☐ Elevations and sections showing height of building and proposed external finishes.
- ☐ Proposed finished levels of land in relation to the building and road.
- ☐ Design, construction and provision for fire safety and fire resistance (if any).
- ☐ The specification is to describe the construction and materials of which the building is to be built, method of drainage, sewerage and water supply and whether the materials to be used are new or second hand.
- ☐ Energy Efficiency Scorecard/Nathers Assessment (in accordance with Council's DCP, PS9)
- ☐ Proposed parking arrangements, entry and exit point for vehicles, and provision for movement of vehicles within the site (including dimensions).
- ☐ Landscape plan for dual occupancy/medium density/commercial/industrial developments.
- ☐ Stormwater drainage plan and erosion and sediment control plan.
- ☐ Details of any land filling proposed as part of the application.

Plans or drawings describing the proposed development must include all information where required.

STATEMENT OF ENVIRONMENTAL EFFECTS

Does your statement cover:

- | | |
|---------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Site analysis/existing uses. | <input type="checkbox"/> Flooding and drainage. |
| <input type="checkbox"/> Operational details. | <input type="checkbox"/> Pollution control (erosion, sediment, nutrient etc.) |
| <input type="checkbox"/> Access and traffic. | <input type="checkbox"/> Heritage conservation. |
| <input type="checkbox"/> Utility services and waste disposal. | <input type="checkbox"/> Flora and fauna issues. |
| <input type="checkbox"/> Mitigation measures. | |
| <input type="checkbox"/> Privacy, views, overshadowing. | |
| <input type="checkbox"/> Other considerations. | |

All applications for Development require a Statement of Environmental Effects.

Please check with Council for clarification of any information that may be required to be lodged in support of your application.

If your proposal is a "Designated Development" you need to prepare a full Environmental Impact Statement.

HAVE YOU INCLUDED

- ☐ Four (4) copies of the location plan of the land.
- ☐ Four (4) copies of plans/drawings describing the proposed development.
- ☐ Eight (8) copies of notification plans, (site plan & elevations detailing height of buildings).
- ☐ Two (2) copies of Specifications.
- ☐ Two (2) copies of Energy Efficiency Documentation according to PS9.
- ☐ Three (3) copies of the Statement of Environmental Effects.
- ☐ Application fees - see *fee schedule*.
- ☐ Correct owner/applicant details.
- ☐ Correct property details.
- ☐ Home Builder Insurance - for residential buildings over \$12,000 (N/A owner/builders).
- ☐ Long Service Corporation levy - for buildings work \$25,000 and over.

Have you attached the correct number of copies of your plans or drawings describing the proposed development and location of the land?

WE CAN NOT PROCESS YOUR APPLICATION WITHOUT THIS INFORMATION.

Port Stephens

C.O.U.N.C.I.L

... a community partnership

116 Adelaide Street, Raymond Terrace NSW 2324
PO Box 42, Raymond Terrace NSW 2324 • DX 21406 • ABN 16 744 377 876

Telephone Inquiries: 49800282

Paul Maher

Development & Building Section

Please Quote File No: 16-2004-845-1

22 September 2004

Craig Millikan
C/o Orchardleigh Street
GUILDFORD NSW 2161

Dear Sir,

Re: DA 16-2004-845-1, Lot 232 DP: 593512, 251 Adelaide Street RAYMOND TERRACE
For: Office building and relocation of weighbridge and machinery shed

After consideration of your application under Section 79c of the EP&A Act and other relevant planning documents Council highlights the following issues for your information. Alterations may be shown on amended and additional plans and/or additional information is to be provided.

Health & Building requirements

- Provide elevations and floor plans of proposed buildings
- Indicate all facilities associated with the buildings including detail of disabled access
- Indicate details and location of water tank on site plan

On-site effluent disposal

- Provide details of on-site effluent disposal

Sediment control Plan

- Provide an erosion control plan in accordance with 'Managing Urban Stormwater – Soils and Construction' produced by the NSW Department of Housing
- Provide details of stabilization method of disturbed areas

Bunded area

- Provide waste management details of bunded area

Parking

- Indicate on site plan the location and number of carparking spaces associated with site office and weighbridge

If you would like to comment on or clarification of the above conditions, please reply in writing to the undersigned.

Yours faithfully


PAUL MAHER
DEVELOPMENT PLANNER

PORT STEPHENS COUNCIL

CUSTOMER SERVICE CHECKLIST

Application No: 16 2004-781-1

	Yes	No	N/A
Application received by Mail	✓		
Application received at Counter		✓	
Relocated Building? If YES attach Blue DAP sticker			✓
Variation to Building Line Required? If YES attach Blue DAP sticker			✓
Is Bld Class 2-9? If yes charge Final Occ Cert fee			✓
No of Working Drawings Received	✓		
No of Specifications Received	✓		
No of Advertising copies Received		✓	✓
DA ONLY - Environmental Impact Statement Received			✓
CC ONLY - Has a DA been approved on this Property - If YES, attach Blue DAP sticker			✓
Property Description Printout	✓		
Check Property Details (Lot, DP No., Street, Town) are correct on Application Form - complete if necessary	✓		
Owners Signature correct	✓	Advised	
Value of work correct	✓		
Fees correct	✓	Advised	
HBI Certificate Received		✓	
LSP Paid	✓	✓	
Builder Nominated		✓	✓
Owner Builder Permit Supplied		✓	
Stamped by Hunter Water			✓
Energy Smart Scorecard or NatHERS Certificate.			✓

Signed: 

Dated: 4/6/04

PORT STEPHENS COUNCIL

REGISTRATION CHECKLIST

Application No: 16-2004-781-1

Section A

	Yes	No
Previous Applications? – If any - Print list from property screen.....	✓	
For Const Certificates: Insert copy of appropriate DA	—	
Copy of DAP minutes on file – (General applications on property screen).....	—	
Check that correct fees have been charged and paid.....	✓	
Complete Application Status checklist on front cover	✓	
Signatures, Fees, LSP, Builder Name & Lic No, HBI, OBP, (leave Value blank)	✓	
Zoning, Check that plan has been stamped by HWC.....	✓	
Insert appropriate Assessment Form and checklist/s	✓	
Copy of DP, Copy of location map	✓	
Note: Submission/Advertising date if required		
Prepare green folder for advertising		
Is DA to be assessed by a planner?	✓	
If YES – Prepare orange folder & Section B is to be completed by Scott/Amanda		

Signed



Dated

7.6.04

Section B

Advertising

	Yes	No
Refer to Planner for Advertising/Notification.....		
Notify adjoining property owners		
Advertising Required		
To be distributed		
To be distributed to Food Surveillance Officer		
To be referred to Disability Access Officer.....		
To be referred to Community Safety Officer (Safer by Design)		

Comments:

Consultations required:

Planner Responsible:.....

Signed:.....

Return date:.....

Date:.....

*Telephone Inquiries:
Amanda Gale
Development & Building Section
Please Quote File No:
16-2004-781-1
Your Reference:*

Rocla Quarry Products Pty Ltd
72 Orchardleigh Street
GUILDFORD NSW 2161

Dear Sir/Madam,

**Re: Proposed Office Building, Weigh Station and Machinery Shed at Lot 232 DP 593512, No.251
Adelaide Street, Raymond Terrace**

Reference is made to the above mentioned development application lodged with Council on 4 June 2004 (received by mail) and the following advice is provided for your attention.

Council hereby returns the application and associated documentation to your company as the application is considered to be incomplete and Council is unable to process this development application.

Firstly, the development application form is incomplete whereby no applicant details and signature has been provided for the application. Therefore, Council is unable to accept this application as being formally lodged with Council. As stated on the application form, it is the applicant who is lodging the application on behalf of the owner, the applicant is Council's contact for consultation and all documentation and any final determination is forwarded to the applicant.

Further, a Statement of Environmental Effects is required to be lodged with all development applications and in this instance, this detail has not been submitted.

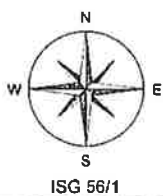
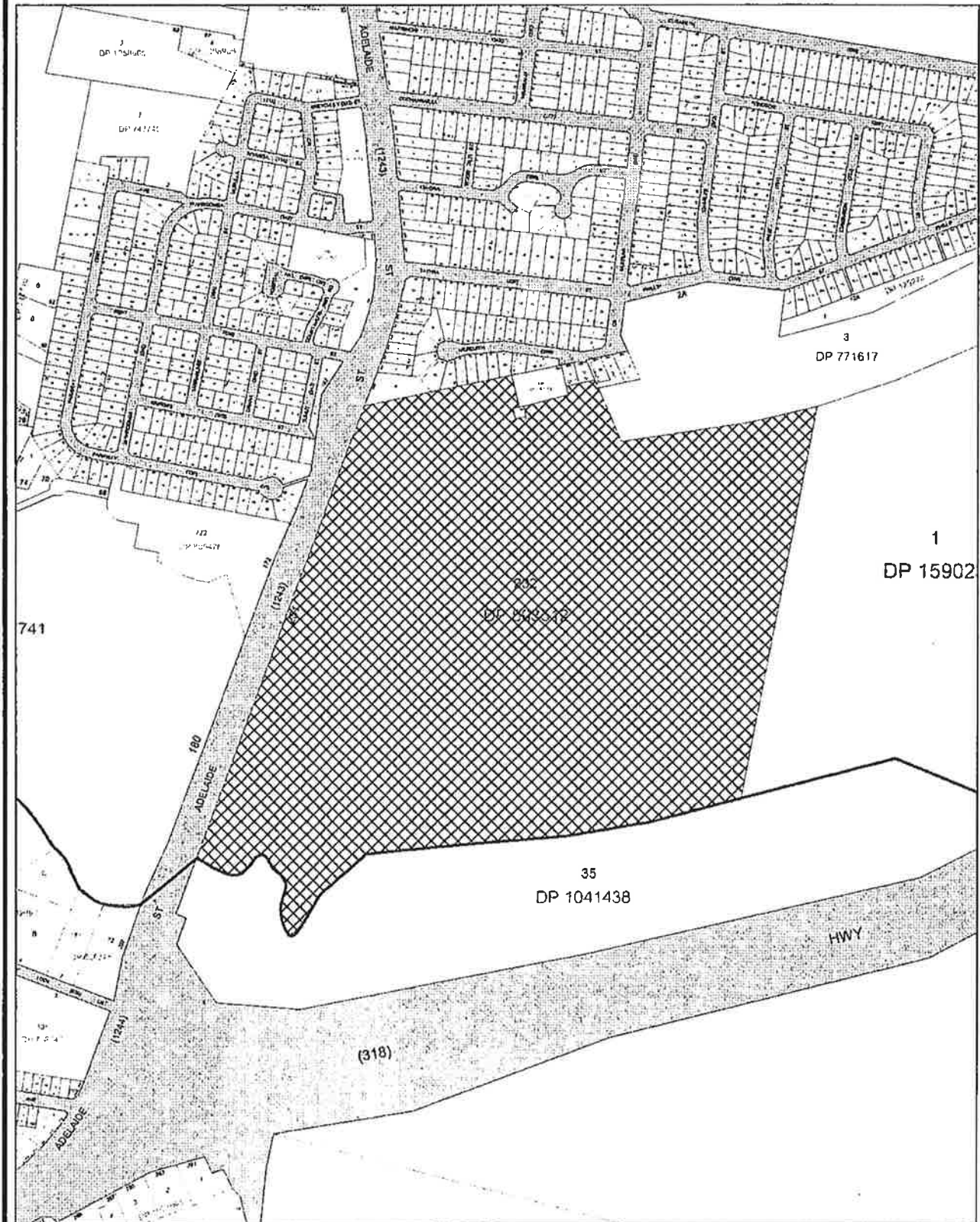
In conclusion, once these matters are sorted your company will be in a position to lodge a new development application conforming to the requirements of Council. This will then enable Council to process and assess the application in an efficient and timely manner.

A refund of fees processed for this application (being returned) will be refunded under separate cover as soon as practical.

If you require any further information or clarification of the above, please do not hesitate to contact the undersigned on (02) 49800129.


**AMANDA GALE
SENIOR DEVELOPMENT PLANNER**

GIS Plot



Port Stephens
C.O.U.N.C.I.L.
... a community partnership

DISCLAIMER

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SCALE 1:7789

PRINTED ON: 04.06.04

CHECKLIST - LET US HELP YOU COMPLETE YOUR APPLICATION

BEFORE YOU START

Have you discussed this application with affected neighbours? We encourage early consultation to avoid unnecessary conflict and delay.

☐ Yes ☐ No

Have you discussed this application with a Council Officer? ☐ Yes ☐ No

Name of Officer:

We encourage that you consult with a Council Officer before submitting this application.

LOCATION ASSESSMENT

- ☐ Location of proposed new buildings or works in relation to boundaries.
- ☐ Street name, boundary dimensions, site area, northpoint, scale.
- ☐ Land slope and existing vegetation details.
- ☐ Location and use of existing and/or adjoining buildings.

Your supporting plans must include all the required details.

PROPOSED DEVELOPMENT DETAILS

- ☐ Floor plans showing layout, partitions, room sizes, each floor section and intended uses of each part of the proposed building.
- ☐ Elevations and sections showing height of building and proposed external finishes.
- ☐ Proposed finished levels of land in relation to the building and road.
- ☐ Design, construction and provision for fire safety and fire resistance (if any).
- ☐ The specification is to describe the construction and materials of which the building is to be built, method of drainage, sewerage and water supply and whether the materials to be used are new or second hand.
- ☐ Energy Efficiency Scorecard/Nathers Assessment (in accordance with Council's DCP, PS9).
- ☐ Proposed parking arrangements, entry and exit point for vehicles, and provision for movement of vehicles within the site (including dimensions).
- ☐ Landscape plan for dual occupancy/medium density/commercial/industrial developments.
- ☐ Stormwater drainage plan and erosion and sediment control plan.
- ☐ Details of any land filling proposed as part of the application.

Plans or drawings describing the proposed development must include all information where required.

STATEMENT OF ENVIRONMENTAL EFFECTS

Does your statement cover:

- | | |
|---------------------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Site analysis/existing uses. | <input type="checkbox"/> Flooding and drainage. |
| <input type="checkbox"/> Operational details. | <input type="checkbox"/> Pollution control (erosion, sediment, nutrient etc.) |
| <input type="checkbox"/> Access and traffic. | <input type="checkbox"/> Heritage conservation. |
| <input type="checkbox"/> Utility services and waste disposal. | <input type="checkbox"/> Flora and fauna issues. |
| <input type="checkbox"/> Mitigation measures. | |
| <input type="checkbox"/> Privacy, views, overshadowing. | |
| <input type="checkbox"/> Other considerations. | |

All applications for Development require a Statement of Environmental Effects.

Please check with Council for clarification of any information that may be required to be lodged in support of your application.

If your proposal is a "Designated Development" you need to prepare a full Environmental Impact Statement.

HAVE YOU INCLUDED

- ☐ Four (4) copies of the location plan of the land.
- ☐ Four (4) copies of plans/drawings describing the proposed development.
- ☐ Eight (8) copies of notification plans, (site plan & elevations detailing height of buildings).
- ☐ Two (2) copies of Specifications.
- ☐ Two (2) copies of Energy Efficiency Documentation according to PS9.
- ☐ Three (3) copies of the Statement of Environmental Effects.
- ☐ Application fees - see *fee schedule*.
- ☐ Correct owner/applicant details.
- ☐ Correct property details.
- ☐ Home Builder Insurance - for residential buildings over \$12,000 (N/A owner/builders).
- ☐ Long Service Corporation levy - for buildings work \$25,000 and over.

Have you attached the correct number of copies of your plans or drawings describing the proposed development and location of the land?

WE CAN NOT PROCESS YOUR APPLICATION WITHOUT THIS INFORMATION.

CONSTRUCTION CERTIFICATE DETAILS (BUILDING WORKS)

ESTIMATED BUILDING WORK VALUE

\$

Estimated value is equal to Contract Cost or Value as determined by Council.

BUILDER/OWNER BUILDER NAME:

Owner Builder Permit required if value of building over \$5000.00.

CONTRACTOR LICENCE NO/OWNER BUILDER NO:

HUNTER WATER CORPORATION STAMP

☐ Plans presented to HWC for stamping prior to submission to Council.

The application will be rejected if plans have not been endorsed by the HWC.

SCHEDULE TO CONSTRUCTION CERTIFICATE

What is the area of the land?

sq m

Gross floor area of existing building?

sq m

What are the current uses of all or parts of the building(s)/land? (If vacant state vacant)

The Australian Bureau of Statistics Schedule is required to be completed (for building works only).

Gross floor area of addition or new building?

sq m

Number of pre-existing dwellings?

Number of dwellings to be demolished?

How many dwellings are proposed?

3

How many storeys will the building consist of? (including garage or storage)

1

Height of proposed development from natural ground level to ridge of roof

3.105

(m) NOTE: levels may need to be confirmed by registered survey for buildings two storey and over.

Materials to be used:

Walls	Code
<input type="checkbox"/> brick, double	BD
<input type="checkbox"/> brick, veneer	BV
<input checked="" type="checkbox"/> concrete or stone	CO
<input type="checkbox"/> fibrous cement	FC
<input type="checkbox"/> hardiplank	FC
<input type="checkbox"/> timber/weatherboard	TI
<input type="checkbox"/> curtain glass	CG
<input type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Roof	Code
<input type="checkbox"/> concrete/terracotta shingle tiles	TI
<input type="checkbox"/> concrete	CO
<input type="checkbox"/> slate	SL
<input type="checkbox"/> fibrous cement	FC
<input checked="" type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Floor	Code
<input checked="" type="checkbox"/> concrete	CO
<input type="checkbox"/> timber	TI
<input type="checkbox"/> other	OT
<input type="checkbox"/> not specified	NS

Frame	Code
<input type="checkbox"/> timber	TI
<input type="checkbox"/> steel	ST
<input type="checkbox"/> aluminium	AL
<input checked="" type="checkbox"/> other (block, cavity, brick etc)	OT
<input type="checkbox"/> not specified	NS

Place a tick in the box which best describes the materials the new work will be constructed of

CONSTRUCTION CERTIFICATE DETAILS (SUBDIVISION WORKS)

TYPE OF SUBDIVISION

☐ Residential ☐ Rural Residential ☐ Industrial ☐ Commercial ☐ Rural

SUBDIVISION WORKS FEE

Number of Lots created

Length of road works

(m) Subdivisions Works Fee calculated on centre line length of road works.

Please specify any compliance certificates and/or other documentation relied upon to support application

Four (4) full set copies of detailed engineering plans, plus two (2) copies of the plan layout sheets to accompany the construction certificate application. Details as per Council's Subdivision Code.

DEVELOPMENT DETAILS

TYPE OF DEVELOPMENT

☒ Local

☐ Integrated

☐ Designated

Mark with an X and complete relevant section below.

LOCAL DEVELOPMENT

Description of proposed development **PROPOSED NEW OFFICE BLDG
RELOCATION OF WEIGHBRIDGE & MACHINERY SHED**

Give a detailed description of the proposed development.

If subdivision, Number of Lots to be created

Subdivision type

Type of subdivision refers to: Torrens Title, Strata Title, Community Title.

DETAILS OF EXISTING DEVELOPMENT ON SITE

SAND EXTRACTION. BLDGS METAL CLAD

Describe building type or its use.

ESTIMATED VALUE OF DEVELOPMENT

Estimated Value \$ **150,000**

Estimated value is equal to Contract Cost or Value as determined by Council.

INTEGRATED DEVELOPMENT

FISHERIES MANAGEMENT ACT 1994
(NSW Fisheries)

- ☐ s204 Aquaculture licence
☐ s201B dredging or excavation work in any water
☐ s205 Removal or damage marine vegetation

Integrated development is development that, in order for it to be carried out, requires development consent and one or more of the approvals listed. If one or more of the following acts apply, your application will be determined as an integrated development.

HERITAGE ACT 1977
(Department of Urban Affairs and Planning)

- ☐ s58 Item subject to Interim or Permanent Conservation Order

NATIONAL PARKS AND
WILDLIFE ACT 1974
(National Parks and Wildlife Service)

- ☐ s90 Destruction or damage to an Aboriginal Relic

An application for integrated development must include:

ROADS ACT 1993
(Roads and Traffic Authority)

- ☐ s138 Earthworks, hoardings or structures within a public road

• Sufficient information for the approval body to make an assessment of the application:

PROTECTION OF THE ENVIRONMENT
OPERATIONS ACT 1997
(Environment Protection Authority)

- ☐ s43(a), 47 and 55 Environment protection licence to authorise carrying out of scheduled development work at any premises
☐ s43(b), 48 and 55 Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a waste activity but including any activity described as a waste facility)
☐ s43(d), 55 and 122 Environment protection licences for control carrying out of non-scheduled activities for the purpose of regulating water pollution resulting from the activity

• An additional administration fee of \$250.00 for EACH approval required, made payable to the relevant authority (not to Port Stephens Council).

Please check with Council and/or appropriate approval body for clarification of any information that may be required to be lodged which may help in completing this section

SOIL CONSERVATION ACT 1938
(Department of Land and Water Conservation)

- ☐ s21D Clearing, cutting or lopping trees on protected lands

RIVERS AND FORESHORE
IMPROVEMENT ACT 1948
(Department of Land and Water Conservation)

- ☐ Permit under Part 3A for activities within the bed of any river or lake or within 40 metres of the banks


WATER ACT 1912
(Department of Land and Water Conservation)

- ☐ s10, ☐ s13A Licence to construct and use a work or water supply work and to take and use water obtained thereby
☐ s18F, ☐ s20B Permit to construct and to take and dispose of water for any purpose other than irrigation
☐ s20CA Authority to take water
☐ s20L Group licence
☐ s116 Licence to sink or modify a bore
☐ Part 8 Approval to construct a control work

DESIGNATED DEVELOPMENT

Please check with Council for advice about designated development

Certain categories of development with potential for major environmental impact have been declared to be 'designated development'. These proposals require a full environmental impact statement.



Applicant: ROCLA QUARRY PRODUCTS
Owner: ROCLA QUARRY PRODUCTS

Property: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND

TERRACE

Proposal: Office Building, Weigh Station and Machinery Shed

Parcel No: 8645 Property No:

Date Linen Received	Parcel No: 8043	Property No:
	Stamped by HWC	CC No.

APPLICATION STATUS

	Yes	No	N/A	ACTION TAKEN
Owners Signature Correct				Letter
Value of Work Correct	✓			
Fees Correct	✓			Letter
Construction Certificate Issue				
Long Service Levy Paid - Rec No. 587793	✓			Condition
Builder Nominated		✓		Lic No:
Home Builders Insurance				Condition
Owner Builder Permit				Condition

Notification & Advertising Required	No <input type="checkbox"/>	Yes <input type="checkbox"/>	Objector/s Notified <input type="checkbox"/>
-------------------------------------	-----------------------------	------------------------------	----------------------------------------------

Submission Received No ☐ Yes ☒ Submission Date: _____

[illegible]

Post/Counter Date:

Post/Counter Date:

Post/Counter Date:

START WORK NOTIFICATION CHECKLIST:

Principal Certifying Authority (PCA)

S.94 Contribution Received (if applicable) YES/NO N/A

Compliance with Home Building Act 1989: YES/NO OR N/A – Insurance Certificate No:

OR

Owner/Builder Permit No:

Signed:

Date:

"Prior to Commencement" DA Conditions met	YES/NO	N/A	Notified by:
-------------------------------------------	--------	-----	--------------



16



2004

781

1

13 Jul 2007

Gosford Micrographics Pty Ltd 02 4389 8066



Copy of corresp to PO Box 237

Raymond Terrace NSW 2324.
A/C 6090.

FINAL INSPECTION – WASTE TREATMENT DEVICE ADVICE TO WASTEWATER MANAGEMENT UNIT

Application number: H. 53/2004

Address: 251 Adelaide Street,
Raymond Terrace.

- ☐ The installation has been completed in accordance with the approval.
- ☒ The installation has NOT been completed in accordance with the approval, but premises are OK to occupy.
- ☐ The installation has NOT been completed in accordance with the approval and the premises must NOT be occupied.
- ☐ An Order is required in respect of outstanding works in accordance with the approval (see notes).
- ☒ OK to issue approval to operate. Letter with items listed below.

Notes:

The following conditions have not been completed in accordance with the approval.

No's. 9, 10. The lid of the tank must be sealed to the

Other: tank using an epoxy based sealant material.

* Engage the services of a licensed electrician to install a high water alarm. The alarm must comprise visual & audible alarm components & be located in a visible / prominent location.

Date of Inspection: 10/4/08

Signed

low 541

NAR 99 + 5017
Parcel 8645

Application to Install a Wastewater Treatment Device



CHECK LIST

Please be advised that the application cannot be processed unless all relevant information is submitted.

- ☐ Owners signatures on the application form.
- ☐ Manufacturers tank specifications.
- ☐ Floor Plan.
- ☐ A site plan indicating:-
 - Buffer distances from the dwelling, boundaries, swimming pools, paths, groundwater bores, dams and waterways.
- ☐ Details of maintenance agreement (*for aerated and pump out systems*).

Where there is on-site disposal of effluent, applicants should also supply:-

- ☐ On the site plan:-
 - Primary and reserve disposal areas.
 - Stormwater diversion drains.
- ☐ A Single Site Assessment Report (*available from Council or Website*).
To be completed by a company representative, licenced plumber or other suitably qualified person.

Where an aerated wastewater treatment system is to be used applicants should also supply:-

- ☐ Calculations for the disposal area sizing.
- ☐ Design plans of the disposal area including all components pipe work, sprinklers, valves ect.
- ☐ Irrigation pump specifics.

Where a pump to sewer system is to be used applicants should also supply:-

- ☐ The locations or specifics of all valves, high-water alarms, pumps and pump switches.

DEVELOPMENT AND BUILDING FEES

*If the line you use is orange Add Planning NSW Fee							CODES
Blue Line indicates inclusion of GST							
ADVERTISING FEE			\$50.00		\$0.00		211
DEVELOPMENT FEES							
Development no building, work/subdivision			\$220.00		\$0.00		210
Alts/adds to single dwellings, garages, sheds, pools etc							
equal to or less than \$50,000			\$100.00		\$0.00		226
Alts/adds exceeding \$50,000 up to \$100,000*			\$300.00		\$0.00		226
For Adds/Alts over \$100,000 use scale below*							
a) Single Dwelling equal to or less than \$50,000			\$300.00		\$0.00		226
b) Dwelling exceeding \$50,000 up to \$100,000*			\$300.00		\$0.00		226
c) Dwelling exceeding \$100,000 up to \$250,000 *					\$0.00		226
d) Dwelling exceeding \$250,000 up to \$500,000*					\$0.00		226
e) Dwelling exceeding \$500,000 up to \$1,000,000*					\$0.00		226
Planning NSW Fee (enter value of dev)					\$0.00		214
Rural Addressing Fee			\$93.50		\$0.00		216
Other Development							
Not exceeding \$5,000			\$110.00		\$0.00		210
a) equal to or less than \$50,000					\$0.00		210
b) exceeding \$50,000 up to \$250,000 *					\$0.00		210
c) exceeding \$250,000 up to \$500,000*					\$0.00		210
d) exceeding \$500,000 up to \$1,000,000*					\$0.00		210
e) exceeding \$1,000,000 up to 10,000,000*					\$0.00		210
f) exceeding \$10,000,000*					\$0.00		210
Integrated Development (+Scale Fee)			\$110.00		\$0.00		210
SUBDIVISION FEE							
TT - No New Road - \$250 + \$40 per Add Lot					\$0.00		223
TT - New Road - \$500 + \$50 per Add Lot					\$0.00		223
Strata - \$250 + \$50 per Lot					\$0.00		223
Boundary Re-Alignment \$210 + \$40 per Lot					\$0.00		223
Consolidation: \$250 + \$40 per Lot on new plan					\$0.00		223
SUBDIVISION CERTIFICATE							
Type Total Number of Lots					\$0.00		285
CONSTRUCTION CERTIFICATE							
equal to or less than \$5,000					\$0.00		201
\$5,000 to \$100,000					\$0.00		201
\$100,000 to \$250,000					\$0.00		201
\$250,000 & over					\$0.00		201
COMPLYING DEVELOPMENT							
Up to \$50,000					\$0.00		198
\$50,000 to \$100,000					\$0.00		198
More than \$100,000					\$0.00		198
BUILDING INSPECTION FEE							
Additions, garage, carport < \$20,000	No. of dwelling/units				\$0.00		221
Adds & Dwellings \$20,001 to \$50,000	No. of dwelling/units				\$0.00		221
Additions & Dwellings > \$50,001	No. of dwelling/units				\$0.00		221
Motel	Per Unit				\$0.00		221
Swimming Pool					\$0.00		221
Industrial/Commercial - New & Additions < \$50,000					\$0.00		221
Industrial/Commercial - New & Additions 50,001 to 250,000					\$0.00		221
Industrial/Commercial New & Additions over 250,001					\$0.00		221
OCCUPATION CERTIFICATE (Class 2 - 9 Blds)							
Number of dwellings/units					\$0.00		228
LONG SERVICE PAYMENT							
Works valued \$25,000 and over	Enter Value of work				\$0.00		203
SEPTIC TANKS							
Dwelling	No. of Dwellings		1.00		\$170.00		200
Residential Flat	No. of W.C's				\$0.00		200
Commercial, Industrial	No. of WC's				\$0.00		200
OTHER					\$0.00		
					\$170.00		

FILE COPY

*Environmental Services.
Telephone Enquiries: MR D WATERS
Ph: 4980 0106
File No: 15-2004-53-1*

ROCLA QUARRY PRODUCTS
72 ORCHARDLEIGH STREET
GUILDFORD NSW 2161

Dear Sir/Madam,

RE: Application for Installation of Wastewater Treatment Device
Property: LOT: 232 DP: 593512, 251 Adelaide Street RAYMOND TERRACE.

Council acknowledges receipt of your application for the installation of a wastewater treatment device for the above mentioned property.

I wish to advise that the application cannot be processed until Council is in receipt of the items listed below in Schedule 1.

It is advised that you forward these documents to Council within sixty (60) days so that the application can be processed.

Yours faithfully,

Daniel Waters

Daniel Waters
WASTEWATER MANAGEMENT OFFICER

SCHEDULE 1

1. Specification sheet for the septic tank/holding tank.
2. Specifications/detail on the draw-off line.
3. Site plan detailing location of tank and buildings.
4. Outline reasons for installation of pump-out system in preference to systems incorporating on-site disposal.

10 June, 2004

**PROCESSING AN APPLICATION TO INSTALL A WASTE TREATMENT
DEVICE**

Application Number	H 53/2004
Property Description	251 Adelaide Street, Raymond Terrace.

Approval under Section 68 of the Local Government Act 1993 to install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility.

TYPE

- ☐ Aerated Wastewater Treatment System (AWTS) Surface Irrigation
- ☐ Aerated Wastewater Treatment System (AWTS) Subsurface Irrigation
- ☐ Aerated Wastewater Treatment System (AWTS) Raised Mound
- ☐ Septic Tank Raised Mound
- ☐ Septic Tank Absorption Trench/Bed
- ☐ Septic Tank Evapo-transpiration area
- ☐ Pump to Sewer
- ☒ Effluent Pump Out
- ☐ Other

HAS THE APPLICANT SUBMITTED ALL THE INFORMATION REQUIRED?

**See checklist with application form.*

- ☐ Yes
- ☐ No ⇒ Request for further information posted: ___/___/___ Initials: ___
Information Received: ___/___/___ Initials: ___

ASSESSMENT OF THE APPLICATION (Wastewater Management Officer)

Item Assessed	Response				
No Bedrooms	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Water Supply	<input type="checkbox"/> Town	<input type="checkbox"/> Tank	Allowance	Litres	
Wastewater Flow	Litres		Refer to Appendix 4.2D AS1547:2000		
Soil Type	<input type="checkbox"/> Sand	<input type="checkbox"/> Sandy Loam	<input type="checkbox"/> Loam	<input type="checkbox"/> Clay Loam	<input type="checkbox"/> Light Clay <input type="checkbox"/> Heavy Clay
Structure	<input type="checkbox"/> Strong	<input type="checkbox"/> Moderate	<input type="checkbox"/> Weak	<input type="checkbox"/> Massive	
Level Treatment	<input type="checkbox"/> Primary		<input type="checkbox"/> Secondary		<input type="checkbox"/> Secondary + nutrient reduction
Disposal Method	<input type="checkbox"/> Trench/Bed	<input type="checkbox"/> ETA/ETS	<input type="checkbox"/> AWTS	<input type="checkbox"/> Mound	
DLR/DIR			Refer Refer Appendix 4.2A1/4.2A2/4.2A3/4.2A4		
Weather Data Location Used	<input type="checkbox"/> Nelson Bay	<input type="checkbox"/> Williamtown	<input type="checkbox"/> Tablee	<input type="checkbox"/> Raymond Terrace	<input type="checkbox"/> Paterson
ETA/Trench Size				Metres ² /Metres	
Land Area Required for Zero Wet Weather Storage				Metres ²	
Land Area Required for Nitrogen Balance				Metres ²	
Land Area Required for Phosphorus Balance				Metres ²	
Does the proposal satisfy the performance criteria specified in the Environment & Health Protection Guidelines: On-site Sewage Management for Single Households and AS1547:2000?			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Reasons if No:					
<p><i>More & Further information is required before this application can be processed. Please supply the following information:</i></p> <p>a) Specification sheet for the septic tank/holding tank;</p> <p>b) Specifications/detail on the draw-off line;</p> <p>c) Site plan detailing location of tank & buildings;</p> <p>d) Outline reasons for installation of pump-out system in preference to systems incorporating on-site disposal.</p>					
Request for further information posted:			/	/	Initials:
Information Received			:	/	Initials:

SINGLE SITE ASSESSMENT REPORT

This form should be completed by the installation firm, geo-technical consultant or a Council approved site evaluator where wastewater treatment will involve on-site disposal of effluent. If tanker removal or pump to sewer is proposed, site assessment is not required.

1. SITE EVALUATORS

Company:	Name:
Address:	Email:
Phone No.:	Fax No.:
Date of Assessment:	Signature of Evaluator:

2. SITE INFORMATION

Address/Locality of Site:	Council Area:
Owner/Developer:	Address:
Layout of Site: (tick relevant boxes)	<input type="checkbox"/> Attach Site Plans * <input type="checkbox"/> Attach Photographs
Water Supply: (tick relevant boxes)	<input type="checkbox"/> Rainwater <input type="checkbox"/> Reticulated Water Supply <input type="checkbox"/> Bore/Groundwater
Number of persons using system #: (= No of bedrooms in dwelling x 1.6) Expected wastewater quantity: (No persons from above x Litres per person per day):	<div style="border-bottom: 1px solid black; width: 100%;"></div> No. of Persons <div style="border-bottom: 1px solid black; width: 100%;"></div> Litres per day
Water conservation devices to be installed:	<div style="border-bottom: 1px solid black; height: 20px;"></div> <div style="border-bottom: 1px solid black; height: 20px;"></div> <div style="border-bottom: 1px solid black; height: 20px;"></div>

SINGLE SITE ASSESSMENT REPORT

3. SITE ASSESSMENT **		CONSTRAINT (tick relevant boxes)	
Flood Potential:	Area above 1 in 20 year	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Area above 1 in 100 year	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Electrical Components (above 1:100)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Aspect/Exposure (sun / wind):		<input type="checkbox"/> High	<input type="checkbox"/> Moderate <input type="checkbox"/> Poor
Slope (Nil or fall per unit distance e.g. 1 in 10):			
Do trees > 3 metres in height need to be removed for installation of disposal area?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there evidence of substantial run-on or seepage:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there evidence of erosion on-site:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are disposal areas located on fill:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Groundwater bore - Horizontal distance from land application area to groundwater well used for domestic water supply (N/A if not applicable):	 metres	
Buffer Distances Available from Disposal Field			
Well/Bore for domestic supply	(min 250 metres)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Permanent waters	(min 100 metres)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Other sensitive environments	(min 100 metres)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Dams, drainage channel	(min 40 metres)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Boundary of Premises	(6m downslope, 3m upslope)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Buildings	(6m downslope, 3m upslope)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Swimming Pool	(6m downslope, 3m upslope)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Total land area available (size of property):		Total Aream ²	
Area available for land application excluding buffer distances (unconstrained area for disposal):		Application aream ²	
<p>A total area of 2000 square metres should be available for on-site disposal of effluent from a typical three bedroom house. This area includes the primary disposal field and reserve area and must be outside the building envelope and buffer zones for disposal fields. The designated disposal and reserve areas should not include areas where future building or improvements may take place on-site. If 2000 square metres are not available, Council may require further geo technical and system design information or could refuse the application.</p>			

SINGLE SITE ASSESSMENT REPORT

4. SOIL ASSESSMENT **

Depth to bedrock or hardpan (m): metres
Depth to high soil water table (m): metres
Rock / Coarse fragments (%): %

Two test holes (as a minimum) should be dug in a central location in the disposal field and reserve area. These holes should be refilled and marked after site assessment to allow for future Council inspection

Please classify soil in test holes and indicate soil horizons in space provided. Topsoil and humus layer should be indicated along with depth of soil type represented in each hole.

- a) Sand
- b) Sandy loam
- c) Loam
- d) Clay loam
- e) Silty clay
- f) Clay
- g) Other (please specify)
- h) Other (please specify)

PRIMARY DISPOSAL AREA

500mm for spray irrigation

OR

1m for subsurface disposal

Soil Type (a,b,c etc)
Indicate depth (mm)

Soil Type(a,b,c etc)
Indicate depth (mm)

RESERVE DISPOSAL AREA:

500mm for spray irrigation

OR

1m for subsurface disposal

Soil Type (a,b,c etc)

Soil Type(a,b,c etc)

SINGLE SITE ASSESSMENT REPORT

4. IRRIGATION PUMP INFORMATION (applicable only if an irrigation system is proposed)

Type and size of irrigation pump:	
Manufacturer's delivery pressure rating:	
Estimated head loss from top of tank to high point in disposal area (m):metres
Estimated head loss from pump to top of tank plus friction loss (m):metres
Estimated total head loss (m):metres

NOTE

Council requires 10m head or 100kpa pressure at the irrigation field for adequate disposal of effluent by spray irrigation. For irrigation pump sizing head loss from rise out of tank and rise to disposal field must be subtracted from rated pump capacity.

5. SYSTEM SELECTION ***

Approximate distance to nearest feasible sewerage connection point:	<input type="checkbox"/> <75 metres	<input type="checkbox"/> >75 metres
Potential for future connection to centralised sewage system:	<input type="checkbox"/> High	<input type="checkbox"/> Low
Potential for future connection to reticulated water supply:	<input type="checkbox"/> Already Connected	<input type="checkbox"/> Low

Disposal Area Calculations

--- All calculations must be performed in accordance with relevant guidelines ---

Water Balance - Area required for hydraulic load (m ²) m ²
Nutrient Calculation - Area required to treat nitrogen (m ²) m ²
Nutrient Calculation - Area required to treat phosphorus (m ²) m ²

Type of treatment system considered best suited to site and application system: (tick applicable system)

<input type="checkbox"/> AWTs	<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Wet Compost	<input type="checkbox"/> Dry Compost	<input type="checkbox"/> Sand Filter
-------------------------------	--------------------------------------	--------------------------------------	--------------------------------------	--------------------------------------

Type of land application system considered best suited to site: (tick applicable method)

<input type="checkbox"/> Surface Spray	<input type="checkbox"/> Surface Drip	<input type="checkbox"/> Sub-surface	<input type="checkbox"/> Transpiration	<input type="checkbox"/> Mound
----------------------------------------	---------------------------------------	--------------------------------------	----------------------------------------	--------------------------------

Type of Sprayers Used: (tick applicable type)

<input type="checkbox"/> Rotary Sprays	<input type="checkbox"/> Drippers/Emitters	<input type="checkbox"/> PopUps (small)	<input type="checkbox"/> PopUps (large)	<input type="checkbox"/> Wobbler
----------------------------------------	--------------------------------------------	-----------------------------------------	-----------------------------------------	----------------------------------

Number of Individual Irrigation Lines:

Number of Sprayers Per Irrigation Line:

Total Number of Sprayers Installed:

Separate Greywater System

☐ Yes

☐ No

If "Yes" a separate application and details of system must be submitted for determination

SINGLE SITE ASSESSMENT REPORT

6. GENERAL COMMENTS

Are there any specific environmental constraints?

Are there any specific health constraints?

Any other comments?

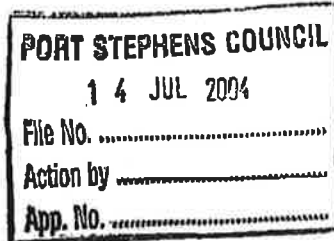
BUFFER DISTANCE GUIDE

System Type/Land Application Method	Limiting Factor	Minimum Buffer Distances (metres)
All land application systems	Permanent surface waters such as: Lakes, rivers, creeks and streams	➤ 100 metres
	Domestic groundwater wells and bores.	➤ 250 metres
	Other waters such as: Farm dams, intermittent waterways and drainage channels.	➤ 40 metres
Surface Spray Irrigation (Standard Sprayers)	Driveways and property boundaries.	➤ 6 metres if area up gradient ➤ 3 metres if area down gradient
	Dwellings and buildings	➤ 15 metres
	Paths and walkways	➤ 3 metres
	Swimming Pools	➤ 6 metres
Surface Spray Irrigation (Large Capacity Pop-Ups)	Dwellings and buildings	➤ 20 metres
	Property boundaries	➤ 10 metres
	Throw distance (radius)	➤ No greater than 5metres
	Plume height	➤ No greater than 0.5metres
Surface Drip and Trickle Irrigation	Dwellings and buildings, swimming pools, property boundaries and driveways	➤ 6 metres if area up gradient ➤ 3 metres if area down gradient
Subsurface Irrigation	Dwellings and buildings, swimming pools, property boundaries and driveways	➤ 6 metres if area up gradient ➤ 3 metres if area down gradient
Absorption System	Property Boundary	➤ 12 metres if area up gradient ➤ 6 metres if area down gradient
	Dwellings and Buildings, swimming pools and driveways	➤ 6 metres if area up gradient ➤ 3 metres if area down gradient

SINGLE SITE ASSESSMENT REPORT

Application Guidance Notes

- * **Site Plan** - a fully detailed and accurate site plan must be submitted showing as a minimum the location of the following:
- ☐ The sewage management system to be installed or constructed;
 - ☐ Any effluent application areas, including the location of any reserve application areas. The number and location of irrigation lines and sprayers should be indicated, along with the type of sprayer proposed;
 - ☐ The location of soil classification/analysis holes;
 - ☐ Any buildings or facilities proposed or existing on the property, including groundwater bores and dams;
 - ☐ Any environmentally sensitive areas such as waterways and drainage channels (include areas affected by flood);
 - ☐ The location of stormwater diversion drains and bund walls;
 - ☐ The location and distances of any appropriate buffers surrounding land application areas.
- ** **Site and Soil Assessment** - a fully detailed site and soil assessment must be submitted showing as a minimum the following:
- ☐ Soil characteristics that confirm the appropriateness of the system and land application method. It is important that an accurate classification be performed and that the depth of each profile is indicated for both the primary and reserve application areas;
 - ☐ Any restrictions on sites potentially affected from flooding or groundwater inundation. If the system is proposed for a sensitive site then the application must clearly identify what level of treatment is to be achieved in order to overcome the constraint. High levels of nutrients may restrict the development of these sites;
 - ☐ Any strategies that are proposed or employed in the design of the system that reduces significantly the level of nutrients discharged (e.g. importation of soils, construction of gardens, installation of nutrient reducing devices);
 - ☐ Any water reducing devices that will be installed or alternatively the installation of spa baths and the like should be included. These can significantly impact on the sizing of any land application areas.
- *** **System Selection**
- ☐ **Calculations** - calculations must be provided for both the hydraulic loading and nutrients. All calculations should be provided showing what variables (such as nitrogen/phosphorus concentrations, crop factors, rainfall data) have been used.
 - ☐ **Specifications** - full specifications of the proposed sewage management system must be submitted. Sales brochures will not be accepted. The proposed system must satisfy the following criteria:
 - ☐ The system must have a current certificate with the NSW Department of Health;
 - ☐ Must provide sufficient detail for assessment.
- # **Water Usage** - the water usage is determined from the number of bedrooms in the dwelling/building and the source of the water supply (reticulated or tank). Currently a volume per day of 145 litres per person per day is nominated for a reticulated supply and 115 litres per person per day for a tank water supply. These figures are based on the installation of standard water reduction fixtures and may be modified dependent on any water reducing devices or water increasing devices.



72 Orchardleigh Street Guildford
NSW 2161 Australia
PO Box 36 Guildford NSW 2161
Telephone (02) 9632 0122
Facsimile (02) 9632 7471
Website: www.roccla.com.au

July 9, 2004

Sales Offices

PORT STEPHENS COUNCIL
116 Adelaide Street,
Raymond Terrace NSW 2324
PO Box 42

Sydney
02 9632 0122

Attn: Daniel Waters

**APPLICATION FOR INSTALLATION OF WASTEWATER TREATMENT DEVICE
LOT 232 DP:593512, 251 ADELAIDE STREET RAYMOND TERRACE**

Melbourne
03 9548 2684

Dear Sir,

As per your letter dated the 10/6/04, we are pleased to forward the information requested in schedule 1.

Brisbane
07 3335 1080

1. *Specification sheet for septic tank/holding tank.*
Please find specification sheet attached.

Adelaide
08 8304 2344


2. *Specifications/detail on the draw-off line*
Waste material will be pumped directly from the tank.

3. *Site plan detailing location of the tank and buildings*
The tank will be placed off the end of the building as near as practicable to the wet area.
Please refer to attached sketch.

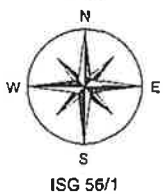
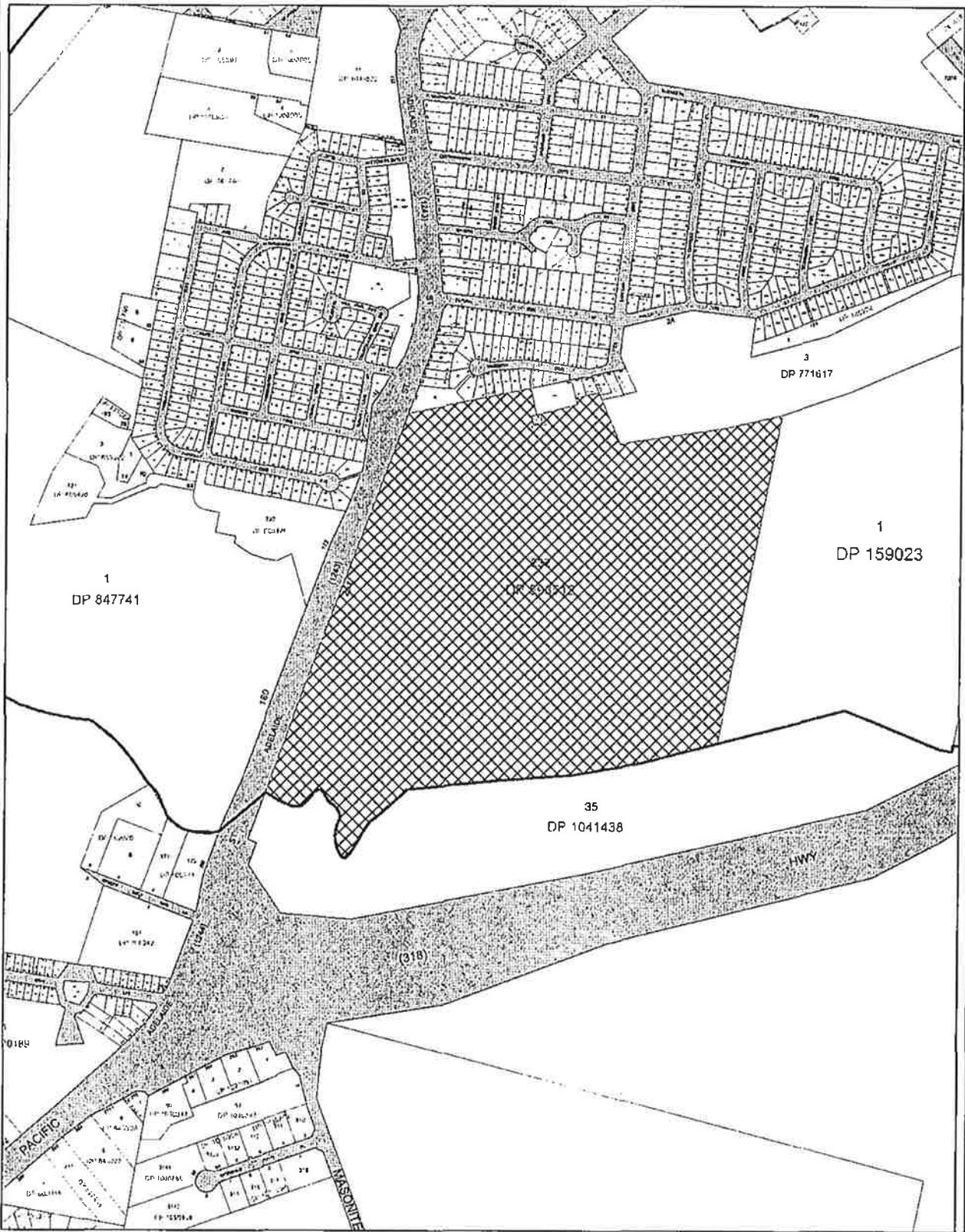
Perth
08 9353 9888

4. *Outline reasons for the installation of pump-out system in preference to systems incorporating onsite disposal.*
As the operation is conducted within the water table and the site office area is bounded by Windeyers creek – north arm and our dredge pond, it was considered more appropriate to have a pump out system. In addition, facilities on the site will only be required for a limited period while extraction work at the site is being carried out.

Sincerely,


Craig Millikan
Quarry services officer
GdipMgt(TechMgt)., BE(civil)
Ph: 02 9632 0122 Fax: 02 9632 7471 Mob: 0408397774

GIS Plot



Port Stephens
C.O.U.N.C.I.L
... a community partnership

DISCLAIMER

Port Stephens Council accepts no responsibility for any errors, omissions or inaccuracies whatsoever contained within or arising from this map. Verification of the information shown should be obtained from an appropriately qualified person(s).

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SCALE 1:9322

PRINTED ON: 10.06.04

Telephone Inquiries
Ines Piggott
Ph: 4980 0164
Please Quote File No:
1243.251
045-2008-00006090-001
16/04/2008

ROCLA QUARRY PRODUCTS
PO BOX 36
GUILDFORD NSW 2161

Dear Sir/Madam,

Re: Approval to Operate an On-site Sewage Management System.
PARCEL: 8645, LOT: 232 DP: 593512,
251 Adelaide Street RAYMOND TERRACE 2324.

Council acknowledges that a final inspection has taken place on the above mentioned property and that the waste treatment device has been completed in accordance with the approval apart from the following:

1. The septic holding tank is to be emptied of effluent on a weekly basis or at such frequency that will permit safe and healthy operating conditions as approved by Council.
2. The septic tank and septic holding tank must not be permitted to overflow or be disposed of via any other method than removal to a Hunter Water Corporation sewage disposal point by an effluent removal contractor who has been approved by Council to carry effluent.
3. The lid of the tank must be sealed to the tank using an epoxy based sealant material.
4. Engage the services of a licensed electrician to install a high water alarm. The alarm must comprise visual and audible alarm components and be located in a visible/prominent location.

Please find enclosed an Approval to Operate this system which is now a legal requirement under State Government Legislation. I wish to advise that this approval is for the period from the date of final inspection until the 31/08/2008. On the expiration of this approval, an annual fee will be listed as a separate item on your Council Rate Notice for future renewals.

For your information I have also enclosed a copy of Council's guide for property owners relating to the Port Stephens On-site Sewage Management Program, which briefly outlines the program and your responsibilities as an owner/operator of a wastewater treatment device.

If you have any enquiries regarding this correspondence, please do not hesitate to contact me on 4980 0164.

Yours faithfully



Ines Piggott
WASTEWATER MANAGEMENT ASSISTANT



116 Adelaide Street, Raymond Terrace 2324
PO Box 42, Raymond Terrace 2324
DX 21406
ABN 16 744 377 876

ROCLA QUARRY PRODUCTS
PO BOX 36
GUILDFORD NSW 2161

APPROVAL TO OPERATE AN ON-SITE SEWAGE MANAGEMENT SYSTEM

DATE OF INSPECTION: 10/04/2008

DATE OF ISSUE: 16/04/2008

Approval granted to **ROCLA QUARRY PRODUCTS & PORT STEPHENS COUNCIL** as owner/manager of the property subject of the approval.

Contact Phone Number:

ACCOUNT NO: 045-2008-00006090-001

PROPERTY NO: 1243.251

PROPERTY ADDRESS SUBJECT OF THE APPROVAL:

PARCEL NO:8645, LOT: 232 DP: 593512

251 Adelaide Street RAYMOND TERRACE 2324.

PROPERTY DESCRIPTION: **Commercial Premises**

BUSINESS NAME (if applicable) **ROCLA PTY LTD**

DESCRIPTION OF WASTEWATER MANAGEMENT SYSTEM APPROVED:
Effluent Pump Out

CONDITIONS ATTACHED: **General/EPO**

DURATION OF APPROVAL:

COMMENCEMENT DATE OF APPROVAL PERIOD:

10/04/2008

EXPIRY DATE OF APPROVAL PERIOD:

31/08/2008

CONDITIONS RELATING TO THE OPERATION OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM IN PORT STEPHENS

Effluent Pump Out

1. DESCRIPTION OF APPROVAL

This approval is to operate an On-site Sewage Management System within the Port Stephens Council area as required under the Local Government Act 1993 N30, Section 68 Part C(6).

2. DESCRIPTION OF ON-SITE SEWAGE MANAGEMENT SYSTEMS

On-site sewage management systems include all types of human waste storage tanks, pumpout systems, sewage ejection systems, septic tanks, effluent soak-away trenches and mounds, aerated wastewater treatment systems, composting toilets, greywater treatment systems and greywater application systems.

In brief any premises or land where sewage is not directly discharged to a public authority sewer and where the sewage management activity is not already subject to an operating licence issued by the EPA should be covered by an Approval to Operate issued by Council.

3. DURATION OF APPROVAL

The period of Approval to Operate your On-site Sewage Management System in the Port Stephens Local Government area is from 10/04/2008 to 31/08/2008. After the granting of the initial approval, subsequent approvals are to be renewed annually unless otherwise stated by Council and will be subject to an annual renewal fee in accordance with Councils schedule of fees and charges.

The granting of and continuation of approval will be subject to any or all of the conditions set out below and any other conditions deemed necessary for the maintenance of public and environmental health standards.

The Approval may be revoked or modified by Council under circumstances listed in Section 109 of the Local Government Act 1993, or after inspection of the on-site sewage management system by authorized Council Officers.

CONDITIONS RELATING TO THE OPERATION OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM IN PORT STEPHENS

Effluent Pump Out

4. CONDITIONS - GENERAL

The conditions set out in this approval apply to all owner/operators of on-site sewage management systems in the Port Stephens Local Government Area. These may be varied after inspection by Council Officers to include site-specific conditions for the improved operation and maintenance of individual systems.

- a) On-site sewage management systems should be operated and maintained in a manner that meets the following environmental and health performance objectives over the long term.
 - **Prevention of public health risk**
Sewage contains bacteria, viruses, parasites and other disease carrying organisms. Contact with effluent should be minimised or eliminated, particularly for children. Residuals, such as composted material, should be handled carefully. Treated sewage should not be used on edible crops that are consumed raw.
 - **Protection of lands**
On-site sewage management systems should not cause deterioration of land and vegetation quality through soil structure degradation, salinisation, waterlogging, chemical contamination or soil erosion.
 - **Protection of surface waters**
On-site sewage management systems should be operated and maintained so that surface waters are not contaminated by any flow from treatment systems and land application areas (including effluent, rainfall run-off and contaminated groundwater flow).
 - **Protection of groundwaters**
On-site sewage management systems should be operated and maintained so that groundwaters are not contaminated by any flow from treatment systems or land application areas. Land application disposal areas disposing of primary treated effluent or un-disinfected secondary treated effluent must not be located or constructed in areas prone to flooding, surface water inundation or high groundwater levels.
 - **Conservation and reuse of resources**
The resources in domestic wastewater (including nutrients, organic matter and water) should be identified and utilised as much as possible within the bounds posed by other performance objectives; water conservation should be practiced and wastewater production should be minimised.
 - **Protection of community amenity**
On-site sewage management systems should be operated and maintained so that they do not unreasonably interfere with the quality of life and where possible, so that they add to the local amenity. Special consideration should be given to aesthetics, odours, dust, vectors and excessive noise.
- b) In accordance with Section 68 Part C(5) of the Local Government Act, 1993 the prior approval of Council is required to install, construct or alter a waste treatment device or a human waste storage facility or a drain (being a land application area) connected to any such device or facility. Owners must submit an application to Council, and receive approval, should changes to the type of treatment system, septic tank or land application area be sought. This includes minor or major excavation works on the land application area that changes the location or alters the design or operational characteristics from that which was originally approved. All such works are to be performed by qualified, suitably experienced persons holding a current licence with the Department of Fair Trading.

CONDITIONS RELATING TO THE OPERATION OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM IN PORT STEPHENS

Effluent Pump Out

- c) Treatment and storage tanks should be maintained and inspected to ensure excessive sludge levels do not decrease the efficiency of septic treatment and disposal. Council recommends that tanks with an average family loading be desludged every five years.
- d) Effluent and septage (sludge) removal must be carried out by Port Stephens Council Approved transporters and discharged to Hunter Water Corporation Sewage Treatment Works.
- e) Council must be notified of any failure of on-site sewage management systems that may result in pollution occurring or pose a risk to public and environmental health.
- f) On the transfer of title following the sale of a property new owners will be automatically issued with an Approval to Operate and associated conditions of operation. New owners must ensure compliance with all relevant Approval to Operate conditions.
- g) Users of on-site sewage management systems must ensure the efficient treatment and disposal of waste by not placing in the system any substances that the system is not designed to handle or that may decrease the efficiency of the treatment or disposal process.
- h) The owner/occupier shall maintain any land application disposal area with regard to: adequate and appropriate vegetation cover, elimination of weeds and unsuitable vegetation, maintenance of grass, plants and shrubs to ensure adequate exposure to sun and wind to maximize evapo-transpiration levels.
- i) Owners of on-site sewage management systems must install and maintain all equipment considered necessary by Council Officers for the safe and efficient, storage, treatment, disposal, removal and transfer of wastewater and effluent.
- j) All stormwater and seepage must be prevented from entering the septic/treatment tanks and be diverted where at higher levels around/away from on-site land application disposal areas.
- k) Treatment tanks and land application disposal areas should comply with prescribed buffer distances from property boundaries, permanent and intermittent waterways, drainage easements, dwellings/habitable buildings, pathways, pools, dams, driveways and groundwater bores.
- l) The person operating the system of on-site sewage management must provide details of the way in which it is operated and evidence of compliance with the relevant requirements of the regulation and of the conditions of the approval whenever Council reasonably requires a person to do so.
- m) Council may carry out inspections at a frequency accorded to the assessed risk of the system, to determine compliance with the approval and fees may be charged for these inspections. These fees are specified in the schedule of fees included with the Council Management Plan for the period in which the inspection is carried out, and must be paid by the specified due date.
- n) It is a condition of this approval that owners and/or occupants of premises on which a system of on-site sewage management is installed, permit appropriately authorized Council Officers to enter such premises for the purpose of carrying out inspections in accordance with Council's On-site Sewage Management Strategy. At the time of inspection, the premises must be rendered safe

CONDITIONS RELATING TO THE OPERATION OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM IN PORT STEPHENS

Effluent Pump Out

from any obstructions or dangers, which would hinder the inspection of the on-site sewage management system. This includes appropriate securement of dogs or any other animals.

- o) This approval remains valid only where the prescribed renewal fee has been paid to Council. When the renewal fee is paid through the rates notice, the approval will be issued upon payment of the first rates installment. Council may deem the approval to be invalid where subsequent rate installments (containing a portion of the renewal fee) are not paid.

5. CONDITIONS - SYSTEM SPECIFIC (Effluent Pump-Out)

The following conditions apply specifically to owners and operators of the nominated system and are additional to those conditions set out above.

- a) The septic holding tank is to be emptied of effluent on a weekly basis or at such frequency that will permit safe and healthy operating conditions as approved by Council.
- b) The contents of the septic tank and effluent holding well are not permitted to overflow or be disposed of via any other method than removal to a Hunter Water Corporation sewage disposal point by a Council approved effluent removal contractor.
- c) The draw-off line must be 80mm Class 9 PVC from the holding well to the property boundary. A 80mm male camlock fitting shall be fitted on the end of the standpipe for connection to the effluent removal tanker. The draw-off line must not extend past the designated property boundary.
- d) The draw-off line standpipe must be concreted around its base to adequately secure it in place.
- e) If the draw-off line standpipe is downslope from the tank/s, a gate valve must be installed on the standpipe.
- f) A high water level alarm is required on all **commercial** effluent pump-out systems. The alarm must incorporate both an audible and visual alarm that triggers with 2 days holding capacity remaining in the holding tank.

**CONDITIONS RELATING TO THE OPERATION OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM IN PORT
STEPHENS**

Effluent Pump Out

6. RIGHT OF REVIEW AND APPEAL

The applicant may request the Council to review the determination. Such request must be made within twenty-eight (28) days of the above date of determination. The Council will review the determination and give notice to you as soon as practicable thereafter (see Local Government Act 1993,s 100).

If you are dissatisfied with the Council's determination of this application, either initially or upon review, you may appeal to the Land and Environment Court, but if you do the appeal must be made within twelve (12) months (refer Local Government Act 1993,s 176).

Your attention is also directed to the provisions of s107 of the Local Government Act, which provides that the Council may determine to extend or renew this approval if satisfied there is good cause for doing so. See the detailed provisions of that Section.



Paul Minett

CO-ORDINATOR ENVIRONMENTAL HEALTH AND REGULATION

FILE COPY

Telephone Inquiries:
MR A WEEKES
File No:
15-2004-53-1
Parcel No: 8645
EPO

ROCLA QUARRY PRODUCTS
PO BOX 36
GILFORD NSW 2161

Dear Sir/Madam

Re: **NOTICE OF DETERMINATION OF APPLICATION**
Local Government Act, 1993.

Pursuant to Section 99 of the Local Government Act 1993, notice is hereby given of the determination by the consent authority of the application No. 15-2004-53-1

Date of Determination & Date from which Approval operates: **23rd July 2004**
Proposed Development: **Sewage Management Facility**
Property Description: **LOT: 232 DP: 593512**
251 Adelaide Street RAYMOND TERRACE

The application has been determined by granting of approval as detailed in Schedule 1 and subject to conditions in Schedule 2.

Your plans and specifications, duly endorsed, are enclosed.

Should you wish, you may seek to have this determination reviewed by Council in accordance with Section 100 of the Local Government Act. Arrangements for this review should be made with Julie Gallagher of Council's Environmental Services Section on 4980 0164 within 28 days after the date of determination.

Yours faithfully

Paul Douglass

Paul Douglass 
GROUP MANAGER SUSTAINABLE PLANNING
Per:
JGACW

SCHEDULE 1:

APPROVAL UNDER SECTION 68 OF THE LOCAL GOVERNMENT ACT

1. Install a Sewage Management Facility.

Note: A separate approval is required to operate system

INSPECTIONS REQUIRED FOR THIS APPLICATION

Two (2) working days notification for the following inspections is required.

a) Final

Please phone Council on (02) 49800 255 during office hours for the above inspections, OR, you may call (018) 49 3378 between 5pm and 8.30am. *Please quote the abovementioned application number.*

SCHEDULE 2:

1. All plumbing and drainage work is to be carried out by a plumber licensed with Department of Fair Trading.
2. Approval has been given for an approved brand of septic tank, if a different brand of tank is used, notification must be given to Council.
3. The Septic Tank to be used is to be approved by the NSW Department of Health, issued with a licence from Standards Australia and is to display an Australian Standard Licence mark.
4. The septic tank installation is to be installed strictly in accordance with the attached plan approved by Council.
5. The Sewage Management Facility will be subject to Council inspections for which a fee will be charged.
6. The Sewage Management Facility Approval to Operate will be subject to annual renewal.
7. Retain all trees protected by Council's Tree Preservation Order. An application must be made to Council for the removal or pruning of any tree or trees on the property.
8. All electrical work is to be carried out by an electrician licensed with the Department of Fair Trading.
9. The septic holding tank is to be emptied of effluent on a weekly basis or at such frequency that will permit safe and healthy operating conditions as approved by Council.

10. The septic tank and septic holding tank must not be permitted to overflow or be disposed of via any other method than removal to a Hunter Water Corporation sewage disposal point by an effluent removal contractor who has been approved by Council to carry effluent.
11. Prior to final approval to occupy the building and/or use the Onsite Wastewater System submit to Council documentary evidence that you have entered into an agreement with a contractor approved by Council for the removal of effluent from the site.
12. The draw-off line must be 80mm Class 9 PVC from the holding well to the property boundary. A 80mm male camlock fitting must be installed on the end of the standpipe for connection to the effluent removal tanker. The draw-off line must not extend past the designated property boundary.
13. The draw-off line standpipe must be concreted around its base to adequately secure it in place.
14. If the draw-off line standpipe is downslope from the tank/s, a gate valve must be installed on the standpipe.
15. Install a septic tank with a minimum capacity of 2,800 litres.
16. Install a holding well with a minimum capacity of 4,600 litres.

ADVICE

The approval becomes invalid if the work is not substantially commenced within a period of five (5) years from the date hereon.

Please note that this approval does not imply or grant consent on behalf of any other authority or owner ie; Hunter Water Corporation, the Department of Environment & Conservation or any other Government Department or authority.

RIGHT OF APPEAL

Should you be aggrieved by this determination including the conditions of approval, an appeal may be lodged with the Registrar, Land and Environment Court of N.S.W., P.O. Box K199, Haymarket, 2000.

d170

15-2004-53.1

Port Stephens C.O.U.N.C.I.L

... a community partnership

116 Pacific Highway (PO Box 42) DX 21406 Raymond Terrace NSW 2324

APPLICATION FOR APPROVAL TO INSTALL A WASTE TREATMENT DEVICE AND APPROVAL TO OPERATE AN ON-SITE SEWAGE MANAGEMENT SYSTEM

ADDRESS OF PROPERTY SUBJECT OF APPLICATION			
Lot Number:	232	Sec:	DP Number: 593512
House Number:		Street Name:	PACIFIC HIGHWAY
Suburb:	RAYMOND TERRACE	Postcode:	2324

PROPERTY DESCRIPTION			
Property Size (m ²):			
Property Use (please tick):	<input type="checkbox"/> Residential Dwelling	<input checked="" type="checkbox"/> Commercial/Industrial	<input type="checkbox"/> Other* (please specify below)
* (description) SAND EXTRACTION			
Property Water Supply (please tick):	<input type="checkbox"/> Mains	<input checked="" type="checkbox"/> Tank	<input type="checkbox"/> Other* (please specify below)
* (description)			

SEPTIC SYSTEM DETAILS			
Type of Treatment System:	PUMP OUT		
Method of Disposal:	OFF SITE		
Number of Persons using the System:	4		
Number of Bedrooms (if dwelling):	—		
Liquid Trade Waste Connected to System?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Septic Tank Capacities (Litres):	Tank #1	Tank #2	
Aerated System Brand (if proposed):	Not Applicable		


OWNER DETAILS			
Name:	ROCLA QUARRY PRODUCTS (ROCLA Pty Ltd)		
Postal Address:	72 ORCHARDLEIGH STREET GUILDFORD		
Postcode:	2161	Telephone Number:	9632 0122

INSTALLATION FIRM DETAILS			
Name:	P. J. Davis		
Address:	138 Cherry Road Eleebana		
Postcode:		Dept of Fair Trading Licence Number:	20324

Please complete application on the back of this form

NAR
99

The installation or alteration of wastewater treatment devices in Port Stephens requires the submission to Council of Applications to Install and to Operate. Please ensure that the following sections are completed as directed and the application fees and information required to process these applications are submitted with this form.

APPLICATION FOR APPROVAL TO INSTALL A WASTE TREATMENT DEVICE			
The undersigned hereby makes application for the approval of Council to the plans and specifications of a proposed septic tank and agree to comply with the requirements and conditions that may be stated on the approval.			
I indemnify the Council of Port Stephens Against any claim which may arise either from negligence or otherwise as a result of my carrying out or entrusting a third party to carry out the above work or any other work within the road reservation at the address below.			
Applicant Details			
Applicants Name:			
Applicants Address:			
Signature of Applicant:			
Where Applicant is not the owner, owner must sign below to consent to the lodging of the application			
Signature of Owner(s):		Date:	

APPLICATION FOR APPROVAL TO OPERATE ON-SITE SEWAGE MANAGEMENT SYSTEM			
The undersigned hereby makes application for the approval of Council to Operate an On-site Sewage Management System in the Port Stephens Council Area and agree to comply with the requirements and conditions that may be stated on the approval.			
Signature of Operator:		Date:	
Where operator is not the owner, owner(s) must sign below to consent to the lodging of the application			
Signature of Owner(s):		Date:	
Signature of Owner(s):		Date:	

All applicants for Installation Approval must submit with this Application	
<ul style="list-style-type: none"> Manufacturers plans of the tank(s); 	
Where there is on-site disposal of effluent, applicants should also supply:	
<ul style="list-style-type: none"> Site plan indicating:- <ul style="list-style-type: none"> ➤ Buffer distances from the dwelling, boundaries, swimming pools, paths, groundwater bores, dams and waterways; ➤ Primary and reserve disposal areas; ➤ Stormwater diversion drains. A copy of the floor plan of any building to be connected to the waste treatment device. A Single Site Assessment Report (form available through Council or from the Council Web Site). Any geotechnical information requested by Council. 	
Where an aerated system is to be used applicants should also supply:-	
<ul style="list-style-type: none"> ➤ Design plans of the disposal area; ➤ Calculations for the disposal area sizing; ➤ Details of any maintenance agreement. 	
Application fees must be paid on submission of this Application	
The application fees are set currently at the following levels.	
➤ Dwelling	\$170.00
➤ Residential flat building	\$170.00 + \$85.00 per unit
➤ Commercial, Industrial & Other	\$170.00 + \$85.00 per WC and each 600mm of urinal

Telephone: (02) 4980 0255 Facsimile (02) 4987 3612

Email: council@portstephens.nsw.gov.au <http://www.portstephens.info/hunt.nsw.gov.au>

E:\Julie Galls\Template\APP Install & Operate.dot

Inspection	Date	Result	Signature	Inspection	Date	Result	Signature
Site				Stormwater Drains			
Footings				General			
Reinforcement							
				Septic Disposal Area			
				OK to Occupy			
				Final	10/4/06	Below	
Frame							

Site inspection Notes:

Paved Footpath

Damaged ☐

Not Damaged ☐

Kerb & Gutter

Damaged ☐

Not Damaged ☐

Unpaved Footpath

Damaged ☐

Not Damaged ☐

Table Drain

Damaged ☐

Not Damaged ☐

Interim Fire Safety Certificate Required Yes ☐ No ☐ Received ☐

Final Fire Safety Certificate Required Yes ☐ No ☐ Received ☐

Interim Occupation Certificate Required Yes ☐ Certificate No ☐

Final Occupation Certificate Required Yes ☐ Certificate No ☐

General Notes:

10/4/06 Tank full
Not level
Not epoxy coated

✱

APPLICANT: ROCLA

ADDRESS: 251 Adelaide Street, RT

PARCEL: 8645

PFIL: 1243-251

SEPTIC TANK APPLICATION

[illegible]

15-2004-53-1

370

PSC 2009-06543/001
E.1 Australia.

2

Gosford Micrographics Pty Ltd 02 4389 8066

CUSTOMER SERVICE DA CHECKLIST

ALL ITEMS IN BOLD MUST BE YES OR DO NOT LODGE

Application No: 2013 - 141

Application Received:

MAIL

COUNTER

	YES	NO
DA APPLICATIONS		
Owners signatures correct (Check all owners signed & company title correct)	✓	
Fees correct (Print fee quote sheet)	✓	
Site plans stamped by Hunter Water - refer Tom	NA	
BASIX Certificate	NA	
Application form completed in full (Do not fill out for customer)	✓	
Property details correct (Print property screen)	✓	
Statement of Environmental Effects x 3 (Signed & dated)	✓	
No of plans (Minimum of 4 copies)	✓	
No of advertising plans (Site plan & elevations minimum of 8 if required)	✓	
Septic Application (Where there is no sewer available application required with DA)	—	
Variation to Building Line – attach blue sticker	—	
Relocated building – attach blue sticker	—	
Street or access to development on rural addressed road. See List of Streets below that applies Butterwick Rd, Cabbage Tree Road, Clarence Town Rd, Davis Rd, Duns Creek Rd, East Seaham Rd, Fullerton Cove Rd, Gan Gan Rd, Hinton Road, Italia Rd, Lemon Tree Passade Rd, Lilleys Rd, Marsh Rd, Medowie Rd, Masonite Rd, Moffats Rd, Nelson Bay Rd, Newline Rd, Old Swan Bay Rd, Pacific Highway, Paterson Rd, Raymond Terrace Rd, Richardson Rd, Seaham rd, Six Mile Road, Swan Bay Rd, Tarean Road, The Bucketts Way, Tomago Rd, Winston Rd Advise customer there maybe additional cost for rural addressing ADVISE GIS SERVICES TEAM IMMEDIATELY TO START THEIR PROCESS	—	
CC APPLICATIONS		
No of plans (Minimum of 4 Copies)		
No of Specifications (Minimum of 2)		
PCA form (Signed by applicant or owners, not by builder unless they are the owners)		
Long Service paid (\$25,000 or more)		
Builder nominated		
Home owners warranty insurance supplied		
O/B permit supplied		
For CC only DA Approved – If yes attach blue sticker.		

Comments:

Signed Soung

Dated: 15/3/13

Development Application Form

PRINT FORM

Issued under the Environmental Planning & Assessment Act 1979 Sections 79A

Please complete form print and deliver or fax to Port Stephens Council

OFFICE USE ONLY

Application No:

2013-141

Date of receipt:

15-3-13

TYPE OF DEVELOPMENT

☒ Local

☐ Integrated

☐ Designated

Threatened Species (SIS)

IMPACT ON THREATENED SPECIES OR CRITICAL HABITAT (Select if applicable)

OPEN ITEM 6

N/A

☐ The land is, or is part of Critical Habitat.

☐ The Development is likely to significantly affect Threatened Species, Populations, or Endangered Ecological Communities or their habitats.

GOVERNMENT AUTHORITY APPROVAL (CONCURRENCE)

Does the proposal require the concurrence of another Government Authority?

☐ Yes

☒ No

DESCRIPTION OF PROPOSED DEVELOPMENT

(See Item 7 in the "Application Guide")

OPEN ITEM 7

Application to use existing dam former Quarry for private recreational waterskiing

If subdivision, number of lots to be created

N/A

Subdivision Type

N/A

EXISTING DEVELOPMENT ON SITE

(See Item 8 in the "Application Guide")

OPEN ITEM 8

Vacant site former Quarry

ESTIMATED VALUE OF DEVELOPMENT

Estimated Value \$

Nil

PROPERTY DESCRIPTION

(See Item 9 in the "Application Guide")

OPEN ITEM 9

Lot No.

232

Section

DP/SP

DP 593512

House No.

251

Street

Adelaide Street

Locality

Raymond Terrace

☐ Click here if you have an additional property

☐ Cancel this address

APPLICANT DETAILS

(See Item 3 in the "Application Guide")

OPEN ITEM 5

Name (1 only)

Brook Griffiths

Address

76 Beaton Ave Raymond Terrace

Postcode

2324

Phone

0411752356

Fax

Email

brook@skala.com.au

I hereby make application to Council for permission to develop as per plans and specifications submitted. I understand that if the information submitted is incomplete, the application may be delayed, rejected or more information may be requested. I undertake to develop in conformity with such approval and Acts & Codes, and to Indemnify the Council of Port Stephens against all claims which may arise whether from negligence or otherwise as a result of my carrying out or instructing a third party to carry out the above work or any other work within the road reservation at the above premises.

Date

15/3/13

Applicant/s Signature

Please indicate preferred method of contact:

☐ Australia Post☒ Email

(Please note: Some documentation may require sending via Australia Post)

OWNERS CONSENT TO LODGEMENT OF APPLICATION

(See Item 4 in the "Application Guide")


OPEN ITEM 4

Name/s

Chris Xistouris

I/we the owner/s of the above property/s hereby give consent to lodgement of this application.
I/We also give consent for authorised Council Officers to enter the land to carry out inspections.

Signature/s



Date

15/3/07

ATTACHMENTSChris Xistouris
DirectorPeter Theodorakopoulos
DirectorSimon Xistouris
Director

(See Matrix in "Application Guide")

OPEN MATRIX

This completed application form needs to be accompanied by the appropriate plans, documentation and fees.
Payments made using a credit card will incur a 1% fee.

The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 requires the disclosure by persons who make relevant planning applications to Council to disclose reportable political donations and gifts (if any) within the period commencing two years before the application is made and ending when the application is determined.

1. Political donation means political donations to a party, elected member, group or candidate of \$1,000 or more (or smaller donations totalling \$1,000 or more) and;
2. Gifts means a gift within the meaning of Part 6 of the Election Funding & Disclosure Act 1981 and includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

A person with relevant financial interest may include an applicant, landowner or someone who will obtain a financial gain from the application. People required to disclose a political donation or gift should do so by filling out a "Political Donations or Gifts Disclosure Form".

The Form and further information is available from www.portstephens.nsw.gov.au and www.planning.nsw.gov.au.

DECLARATION OF CONFLICT OF INTEREST☐ Yes☒ No

Conflict of Interest in this context may mean a close personal friendship or being related to a person/or persons employed by Council working in the Development Assessment and Compliance Section and/or other staff that may have a direct or indirect involvement in the assessment of the Application

PRINT FORM

File No: 16-2013-141-2

Telephone Inquiries:

MS B A MARTIN

File No:

16-2013-141-2

Parcel No: 8645

2 October 2014

MR B GRIFFITHS
76 BEATON AVENUE
RAYMOND TERRACE NSW 2324

Dear Sir

I am pleased to advise you of Council's approval to develop your land in accordance with the accompanying Modified Development Consent. It may be necessary to also modify the Construction Certificate if one had been issued under the original consent.

You may find that a number of conditions apply to your development. These conditions are to help you in ensuring that your development will comply with applicable codes and policies to provide a safe and environmentally responsible development. ***Please read your consent and PCA Schedule carefully.***

If you have any questions about the development consent or Construction Certificate please direct your initial inquiry to the Customer Support Section of Council's Sustainable Development Department on (02) 4980 0314. Customer Support will ensure your inquiry is directed to the appropriate officer.

Yours faithfully


Belinda Martin



File No: 16-2013-141-2

Telephone Inquiries:
MS B A MARTIN
File No: 16-2013-141-2
Parcel No: 8645
Det Code: ac

MR B GRIFFITHS
76 BEATON AVENUE
RAYMOND TERRACE NSW 2324

Dear Sir/Madam,

**Re: NOTICE OF DETERMINATION OF MODIFIED DEVELOPMENT CONSENT
Environmental Planning and Assessment Act, 1979.**

Pursuant to section 80(1) of the Environmental Planning and Assessment Act, notice is hereby given of the determination by the consent authority of the Application No. 16-2013-141-1.

Date of Determination:	2 October, 2014
Date from which Consent operates:	25 July, 2013
Proposed Development:	Use of Existing Dam for Private Recreational Water skiing
Property Description:	LOT: 232 DP: 593512 251 Adelaide Street RAYMOND TERRACE

The Application to Modify Consent has been determined by granting consent including other approvals as detailed in Schedule 1 and subject to conditions in Schedule 2. The reasons for the imposition of such conditions are set out in Schedule 4.

Should you wish you may seek to have this Consent reviewed by Council. Arrangements for this review must be made within 28 days of determination date. Section 82A review of determination does not apply to:

- (a) a determination in respect of designated development, or
- (b) a determination in respect of integrated development, or
- (c) a determination made by the council under section 116E in respect of an application by the Crown.

The date of expiry of this modified consent, unless otherwise specified, will be five (5) years from the date of the original consent coming into force. This modified consent will not lapse if the development the subject of this application is commenced in accordance with Section 95 of the Act.

consent, please contact Council's Development
convenience.

SCHEDULE 1

APPROVAL UNDER SECTION 78A(3)

Nil required.

SCHEDULE 2

CONDITIONS OF APPROVAL

1. Development Consent is granted for use of existing dam for private recreational water skiing at 251 Adelaide Street, Raymond Terrace (Lot 232, DP 593512).
2. Works shall not commence until such time as a construction certificate, where necessary, has been issued for the works approved by this application.
3. The development is to be carried out in accordance with the approved plans and documentation submitted with the application set out in Schedule 3, except as modified by the conditions of this development consent or as noted in red by Council on the approved plans.
4. Failure to comply with the conditions of consent constitutes a breach and on the spot fines may be issued under the Environmental Planning & Assessment Act 1979 and or the Protection of the Environment Operations Act 1997.
5. The development application has not been assessed against the provisions of the Building Code of Australia. A Section 96 application under the Environmental Planning & Assessment Act 1979 will be required if design amendments are necessary to comply with the provisions of the Building Code of Australia.
6. The operation of the recreational boating shall take place between September and May only each year and operation of the recreational boating will be limited to the following hours.

7am to 8pm Monday to Saturday

7am to 7pm Sunday

The operation of the recreational boating is limited to one boat on the dam at any one time.

8. The gate entrance from Adelaide Street, Raymond Terrace must remain locked at all times with Council padlock able to be attached. Access is to remain available to Council and other utilities for maintenance activities to the drain at all times.

9. Alligator weed is present in and around the site. As such any vehicles entering or departing the site and/or boating equipment must be checked for fragments and if present, washed down in order that no spreading of Alligator Weed can occur to any other site.
10. The provision of temporary toilets and servicing of these units will be undertaken by the Applicant. As such all waste produced in the operation of the recreational boating, including personal waste and rubbish must be removed from the site by the Applicant.
11. Water quality testing of thermo-tolerant coliforms and nitrogen and phosphorous levels is to occur prior to commencement of the operation and at the end of the 12 month period. Details of the results of such testing must be provided to Council for approval immediately after testing has been completed.
12. The area may be subject to regular inspections by Council's Environmental Health Officers. Such inspections may relate to any complaints made (including complaints relating to noise emanating from the area). Should Council require any further noise testing or noise attenuation measures to be put in place, there may be a requirement for the Applicant to provide such measures.

CONDITIONS RELATING TO ISSUE OF CONSTRUCTION CERTIFICATE

ENGINEERING

13. The proposed parking and turning areas shall be prepared to an unbound gravel standard and have a minimum gravel thickness of 200mm over a suitably prepared compacted sub base. These areas shall be maintained in perpetuity by the existing or future owners and occupiers of the property(s). The gravel material shall be a 20mm road base material uniformly compacted over the entire parking and turning area. All parking and turning areas shall be graded to ensure no run off enters Windeyers Creek. Full engineering details are to be provided and deemed satisfactory by the Certifying Authority **prior to the issue of the Construction Certificate.**
14. Erosion and sediment control measures shall be put in place to prevent the movement of soil by wind, water or vehicles onto any adjoining property, drainage line, easement, natural watercourse, reserve or road surface, in accordance with *Managing Urban Stormwater – Soils and Construction, Volume 1* (Landcom, 2004). Details shall be submitted to the Certifying Authority for approval **prior to the issue of the Construction Certificate.**

GENERAL ADVICES

- i) Access to an adjoining property for construction & maintenance work requires the owner(s) consent. It is the responsibility of the owner/applicant to ensure that no part

of the structure encroaches onto the adjoining property. The adjoining property owner can take legal action to have an encroachment removed.

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

SCHEDULE 3 – APPROVED PLANS AND DOCUMENTATION

Statement of Environmental Effects prepared by Moody & Doyle Pty Ltd, March 2013

Google earth photograph with marked up position of jump and boat ramp

SCHEDULE 4

REASONS FOR CONDITIONS

The conditions to approval are made in accordance with Section 80A of the Environmental Planning and Assessment Act, 1979; and are consistent with the aims and objectives of: Council's Tree Preservation Order; and the provisions of the Port Stephen's Local Environmental Plan 2000 and ensure compliance with the Local Government Act and Building Code of Australia.

RIGHT OF APPEAL

Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court. This right of appeal is only valid for six (6) months from the date of the consent.

NOTES:

- (1) To ascertain the date upon which the consent becomes effective refer to Section 83 of the Act.
- (2) To ascertain the extent to which the consent is liable to lapse refer to Section 95 of the Act.

FINAL PLANNERS DA CHECKLIST

DEPARTMENT OF PLANNING INFORMATION

Concurrence Required?

YES	NO
	✓

S.96

Category

☐ Minor error or misdescription s96(1)

☒ Minimal environmental impact s96(1a)

☐ Other modification s96(2)

☐ Other S.96

Pre DA Meeting Held?

Is this for a **change of use**?

Number of **Submissions** received?

No. 1

	✓
	✓

☒ Local

☐ Integrated

☐ Designated

REFERRAL ACTIONS – Internal Register Updates

Does the application relate to **LEP Clause 4.6**?

YES	NO
	✓

LEP Clause Modified: _____

Does the application need to update **Contaminated Land Register**?

	✓
	✓

Was the DA determined under a **SEPP**?

SEPP N/A

Note: SEPP (Housing for Seniors or People with a disability) 2004 approvals must be notified to Strategic Planning for S149 updating

APPLICATION

Have all **Stop the Clock** and **Referral Actions** been applied correctly at the required times?

Have the **objectors** been notified?

one objector

External Agency **GTA's** incorporated?

External Agencies notified?

YES	N/A
✓	
	✓
	✓

Electronic Copy of consent to be supplied to _____

Applicant ✓ 2/10/2014

Date

2/10/2014

Telephone Inquiries:
MS B A MARTIN
File No: 16-2013-141-2
Parcel No: 8645
Your Ref:

MRS R ISAAC
6 MEREDITH CRES
RAYMOND TERRACE 2014

3 October, 2014

Dear Sir/Madam,

Re: **Proposed: Use of Existing Dam for Private Recreational Waterskiing**
Property: LOT: 232 DP: 593512
251 Adelaide Street RAYMOND TERRACE

Council thanks you for raising your concerns in relation to the development application. Council considered your comments and the likely effects of the proposed development on your property prior to approval of the development application. Your submission was useful in Council achieving a balanced and robust assessment.

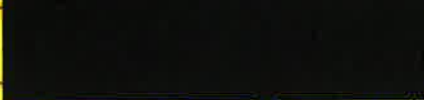
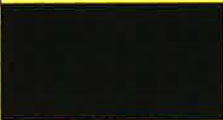
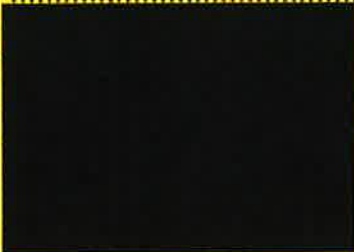
Council's consideration of development applications is determined by Section 79C of the Environmental Planning & Assessment Act 1979 (Matters for Consideration) of the Environmental Planning and Assessment act, 1979. In this regard, Council has in place adopted codes and policies that seek to achieve balanced outcomes and appropriately determine development activity taking into account Community expectations and various natural and built environmental issues.

Yours faithfully

Belinda Martin
DEVELOPMENT PLANNER

Phone: 49800369
belinda.martin@portstephens.nsw.gov.au

PLANNING APPROVALS

Planning Officer	
DA FILE NUMBER	16-2013-141-2
DATE OF APPROVAL	2/10/2014
<ul style="list-style-type: none">• SINGLE OFFICER DETERMINATION (SOD)• DAP REVIEW (DR)• DAP CONCURRENCE (DC)	Changes to amended conditions. 
SIGNATURE OF EITHER: <ul style="list-style-type: none">• Responsible Officer - or <ul style="list-style-type: none">• Senior Planner/Approving Supervisor/Development Coordinator (in consultation with Responsible Officer)	
DATED	2/10/14
COMMENTS: 896. Continuation of approved use	

S96 Modification Assessment Report

APPLICATION REFERENCES

Application No.	16-2013-141-2
Property	251 Adelaide Street RAYMOND TERRACE
Lot and DP	LOT: 232 DP: 593512
Description of development	Use of Existing Dam for Private Recreational Waterskiing
Applicant	MR B GRIFFITHS
Date lodged	24/07/2014
Owners Consent	Yes
Zoning	RU2 RURAL LANDSCAPE
Site Constraints	Bushfire prone land, Acid sulphate soils (class 4), Flood prone land, Alligator weed, EEC, Koala Habitat, (coastal wetlands around Dam)
88B Instrument and Deposited Plan	Nothing in the deposited plan appears to restrict development. No 88B Instrument appears to be in existence.
Submissions	Nil
Recommendation	Approval with conditions
Assessing Officer	MS B A MARTIN

MODIFICATION PROPOSED

Continuation of time limited consent for private recreational water skiing. The Applicant advises the following in support of the application to continue this use:

- No complaints have been received from neighbours
- No complaints have been received from the public
- Council conditions have been met and adhered to (continuation of environmental testing as required)
- Safety and security to the site improved
- Water skiing enables 7 children who are competing at State, Australian and International levels to develop by training on the site.

INTERNAL REFERRAL ASSESSMENT

Environmental Health – The proposal has been referred to Council's Environmental Health Officer who supports the proposal, who raised the following concerns

Council is not aware of any issues that have occurred in the previous 12-months however, the Applicants position that the operational hours should coincide with RMS regulations could be considered in a different context as this location is a private water body not a public waterway.

While some extension to the operational hours is possible, the use of sunrise and sunset as operational criteria is too broad. During the summer months sunrise can be before 6am with sunset after 8pm. Residents certainly have an expectation, especially on weekends, to a relatively noise free environment and Council should be supportive of this expectation.

An extension of operational hours in the evenings might be a better option than allowing earlier commencement times than what is conditioned presently. (Conditions of consent will be imposed in this regard)

EXTERNAL REFERRALS

N/A

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 96 Considerations

Part A: Substantially the same development

The development as modified is substantially the same development as that approved, for the following reasons:

A) The proposal is for a continuation of the approved use.

On this basis, the application is considered satisfactory.

Part B: Notification

The proposed section 96 modification has been notified in accordance with the provisions of the regulations.

Part C: Consultation with the Minister

Consultation with the Minister, public authority or approval body in respect of a condition imposed as a requirement of a concurrence to the consent is not required in the circumstances of this case.

Part D: Threatened species

The proposed modification will not have a negative impact on any threatened species.

Section 79C(1) EP&A Act 1979 – Potential Matters For Consideration**State Environmental Planning Policies**

No changes are proposed to the application other than the hours of operation, therefore no further consideration of State Policies is applicable.

Port Stephens Local Environmental Plan 2000

The original approval was issued under Council's Local Environmental Plan 2000.

Port Stephens Draft Local Environmental Plan 2013

Port Stephens Local Environmental Plan 2013 was gazetted in December 2013 and commenced operation on 22 February 2014.

The site is mapped as RU2 Rural Landscape. As part of the original application DRAFT LEP 2013 was considered however the approval issued under LEP 2000. Given that no changes are proposed to the application other than the hours of operation, no further consideration of Local Environmental Plan 2013 is required and the proposal is not considered to impact upon adjoin land or the amenity of the existing neighbourhood area.

Development Control Plan 2007

No changes are proposed to the application other than the hours of operation, therefore no further consideration of State Policies is applicable.

Likely Impacts

No changes are proposed to the application other than the hours of operation to which conditions will be imposed – it is not considered that the proposal will impact upon the site. In addition, conditions are in place relating to noise and water quality testing.

Suitability of the site

The proposed site is considered suitable for the development as per the assessment outcomes outlined elsewhere within this report.

Unauthorised works

Nil.

Community consultation:

In accordance with Council's Notification Policy, adjoining neighbours were notified of the proposed development. In response, one submission was received:

Concern was raised in relation to noise and the possibility of unauthorised persons entering the property to view the water skiing.

Council has not received any complaints relating to noise from neighbours and Council also through the assessment of this application has discussed noise issue with another neighbour closest to the Lake who confirms that the noise is minimal and of no concern. Council believes it is unlikely that anyone would try to access the lake through the

Objectors yard and therefore it is considered that the impact of the proposal is minimal in this regard.

Public Interest

Matters pertaining to the public interest have been discussed within this report. The proposed development is in the public interest.

Section 94 Contributions

Are contributions required for the provision, extension or augmentation of public amenities and public services?

Other matters:

Conditions on the original consent were partially conflicting in that the consent provided that the private water ski operation was approved for 12 months from the date of the original determination. However, it was also noted that a s.96 application must be approved for continuation of the water ski operation beyond the date the consent lapsed. The application was lodged with Council on the last day before the original consent lapsed. It is considered however that the intent of the original conditions for continuation of the water ski operation did not allow for notification and further information to be obtained from the Applicant for assessment of the s.96 modification if required. However, Council considers that the intention of the condition has been met in this regard.

RECOMMENDATION

Having regard to the provisions of section 79C of the Environmental Planning and Assessment Act 1979, the proposed development is considered to be satisfactory. Therefore, it is recommended that the application be approved under Single Officer Determination (SOD) delegation from Council.

DETERMINATION

THAT the consent authority, grant development consent to Development Application No. 16-2013-141-2

for on land at 251 Adelaide Street RAYMOND TERRACE, (LOT: 232 DP: 593512).

SUPERSEDED PLANS

N/A

Have you superseded all copies of modified plans? N/A

S94 CONTRIBUTIONS

N/A

Have you attached an updated s94 contribution calculation? – N/A

MODIFIED CONDITIONS

Please amend existing condition 7 to read:

The operation of the recreational boating shall take place between September and May only each year and operation of the recreational boating will be limited to the following hours:

7am to 8pm Monday to Saturday

Sunday – 7am to 7pm.

No changes to existing schedule of documents

ENDORSEMENT

The officer responsible for the preparation of the report, recommendation or advice to any person with delegated authority to deal with the application has no pecuniary interest to disclose in respect of the application.

The staff responsible authorised to determine the application have no pecuniary interest in the outcome of the application. The report is enclosed and the recommendation

Belinda Martin

Date 2 October 2014

Alex Stephens

C.O.U.N.C.I.L

... a community partnership

Environmental Officer's Assessment
For Development Consent

8/1/2014

Application No

16203141-2

Return Date

Planner

Property

251 Adelaide ST

Development

*Under the DA - Continuation of
(Private Use) original time water consent.*

Circle required condition and tick for alteration & additions:

5.96

General				Hair/Beauty Salons				Food - F1			
Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt	Cond	Alt
GA1		GA24		H1		H25		A		Y	
GA2		GA25		H2		H26		B		Z	
GA3		GA26		H3		H27		C		AA	
GA4		GA27		H4		H28		D		BB	
GA5		GA28		H5		H29		E		DD	
GA6		GA29		H6		H30		F		EE	
GA7		GA30		H7		H31		G		FF	
GA9		GA31		H8		H32		H			
GA10		GA32		H9		H33		I		F2	
GA11		GA33		H10		H34		J			
GA12				H11		H35		K			
GA13				H12		H36		L			
GA14				H13		H37		M			
GA15				H14		H38		N			
GA16				H15		H39		O			
GA17				H16		H40		P			
GA18				H17		H41		Q			
GA19				H18		H42		R			
GA20				H19		H43		S			
GA21				H20		H44		T			
GA22				H21		H45		U			
GA23				H22		H46		V			
				H23		H47		W			
				H24				X			

Alterations & Additional Conditions

Weekday 7am - 6pm
Sunday/B-hols 8am - 6pm

5/10/14 - 5/4/15

Refer email 10/9/14

Responsible Officer:

Date:

10/9/14

Mr. Giggins at the counter – he just wanted to clarify what DA was about – he had received notification letter. I explained that it was just a continuation of the current use. He said he had no issues with it at all – he is one of the closest properties to the Lake – he also confirmed he doesn't really hear the boats – no issues as such.

Belinda.

Port Stephens
Council

S96 Modification Application Form

made under Section 96 of the Environmental Planning and Assessment Act, 1979
and Clause 115 - 119 of the Environmental Planning & Assessment Regulations, 2000

Please complete, print and deliver or fax to
Port Stephens Council

Action by

Parcel

OFFICE USE ONLY

Application No: 2013-141-2

Date of receipt: 24/7/14

TYPE OF MODIFICATION

MODIFICATION OF DEVELOPMENT CONSENT - It may also be necessary to modify the corresponding Construction Certificate approval (if one has been issued). Please see Council's Development & Building Section if any clarification is required.

☐ s96 (1) Misdescription ☒ s96 (1A) Minor Impact ☐ s96 (2) General Impact ☐ s96 (AA) LEC Consent

☐ **CONSTRUCTION CERTIFICATE** - Applicable to the modification of a Construction Certificate. Please see Council's Development & Building Section if clarification is required.

PROPERTY IDENTIFICATION

Lot No. 232 Section 593512 DP/SP DP 593512 House No. 251
Street Adelaide Street Locality Raymond Terrace

MODIFICATION PROPOSED

Application No. DA 16-2013-141-1 Consent Date 25th July 2013

Give details of the manner and extent of the modification sought. Evidence is to be provided demonstrating that the modification does not substantially alter the development from that which was originally approved.

(If insufficient space, please attach additional sheet).

DA approval was provided for use of existing dam for private recreational water skiing, condition 2 was to apply for a S96 to continue operation.

we wish to continue operation permanently

APPLICANT DETAILS

Name (1 only)

Address

Postcode

Email

Applicants Sign

Please indicate preferred method of contact

☐ Australia Post

☒ Email

(Please note: Some documentation may require sending via Australia Post)

OWNERS CONSENT TO LODGEMENT OF APPLICATION

Name/s

I/we the owner/s of the above property/s hereby give consent to lodgement of this application. I/We also give consent for authorised Council Officers to enter must sign.

Owner/s Signature

ATTACHMENTS

This completed application form needs to be accompanied by the appropriate plans, documentation and fees. **Payments made using a credit card will incur a 1% fee.**

The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 requires the disclosure by persons who make relevant planning applications to Council to disclose reportable political donations and gifts (if any) within the period commencing two years before the application is made and ending when the application is determined.

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2. Gifts means a gift within the meaning of Part 6 of the Election Funding & Disclosure Act 1981 and includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Person with relevant financial interest may include an applicant, landowner or someone who will obtain a financial gain from the application.

People required to disclose a political donation or gift should do so by filling out a "Political Donations or Gifts Disclosure Form". The Form and further information is available from www.portstephens.nsw.gov.au and www.planning.nsw.gov.au.

DECLARATION OF CONFLICT OF INTEREST

☐

Yes

☒

No

Conflict of Interest in this context may mean a close personal friendship or being related to a person/or persons employed by Council working in the Development Assessment and Compliance Section and/or other staff that may have a direct or indirect involvement in the assessment of the Application

PRINT FORM

FileQuest

Finding The Right Solutions

MODEL NO. FO-1-72P

APPENDIX E

SafeWork NSW Authority Search



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D18/074964
Your Ref: Nnadozie Egeonu

22 February 2018

Attention: Nnadozie Egeonu
EI Australia
Suite 6.01
55 Miller St
Pyrmont NSW 2009

Dear Mr Egeonu

RE SITE: 251 Adelaide St Raymond Terrace NSW

I refer to your site search request received by SafeWork NSW on 14 February 2018 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely


Customer Service Officer
Customer Experience - Operations
SafeWork NSW