

## NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION DEVELOPMENT CONSENT

Environmental Planning and Assessment Act, 1979  
SF10633

### TO:

Maker Eng Pty Ltd  
Level 4, 25 Atchison Street  
WOLLONGONG NSW 2500

### being the applicant(s) for SF10633 relating to:

169 Hockeys Lane, CAMBEWARRA - Lot 1 DP 1281124  
121 Taylors Lane, CAMBEWARRA - Lot 2 DP 1281124  
Taylors Lane, CAMBEWARRA - Lot 5 DP 1256748

### APPROVED USE AND OR DEVELOPMENT:

Staged residential subdivision to create 126 Torrens Title allotments, including 124 residential allotments, one (1) drainage reserve, one (1) residue lot, and provision of roads, drainage and utility infrastructure along with associated landscaping works

### DETERMINATION DATE:

Pursuant to the Section 4.18 of the Act, notice is hereby given that the above application has been determined by granting consent, subject to the conditions listed below.

### CONSENT TO OPERATE FROM:

### CONSENT TO LAPSE ON:

*This consent is valid for five years from the date hereon.*

*In accordance with Section 4.53 of the Act, development consent for the use of the land or the erection of a building does not lapse if building, engineering or construction work relating to the building or work or the use is physically commenced on the land to which the consent applies before the lapse date.*

### DETAILS OF CONDITIONS:

The conditions of consent and reasons for such conditions are set out as follows:

## PART A: GENERAL CONDITIONS

### 1. General

The consent relates to **Staged residential subdivision to create 126 Torrens Title allotments, including 124 residential allotments, one (1) drainage reserve, one (1) residue lot, and provision of roads, drainage and utility infrastructure along with associated landscaping works** as documented on the stamped plans/documentation, or as modified by the conditions of this consent. The development must be carried out in accordance with this consent. If there is inconsistency between the stamped plans/documentation and the conditions of consent, the conditions prevail to the extent of that inconsistency.

Stamped plans/documents	Ref/sheet no.	Prepared by	Dated
Lot Layout Plans	Reference No. ISC00265-10-C005, ISC00265-10-C006 & ISC00265-10-C007 Sheet No. 1-3	Maker ENG	04/04/2022 (Revision P5 & P6) 16/07/2021 (Revision P4)
Subdivision Plan	Reference No. ISC00265-10-C008	Maker ENG	16/07/2021 (Revision P6)
Concept General Arrangement Plans	Reference No. ISC00265-10-C010 to C012 Sheet No. 1-3	Maker ENG	16/07/2021 (Revision P4, P5 & P6)
Bulk Earthworks Plan	Reference No. ISC00265-10-C020	Maker ENG	16/07/2021 (Revision P5)
Stormwater Layout Plans	Reference No. ISC00265-10-C110 to C112 Sheet No. 1-3	Maker ENG	16/07/2021 (Revision P4 & 6)
Water Cycle Management Strategy	Reference No. ISC00265	Maker ENG	16/07/2021 (Version 3)
Biodiversity Development Assessment Report	Reference No. LE1315	Lodge Environmental	21/09/2021 (Revision 1)
Aboriginal Cultural Heritage Assessment Report	Reference No. 25363	Biosis	28/10/2021 (Version 1)

*Note: Any alteration to the plans and/or documentation must be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under section 4.55 of the Environmental Planning and Assessment Act, or a new development application.*

**2. Staged Development**

Consent is given for the approved development in the following stages:

- Stage 1 – Creation of 72 residential allotments (Lots 1-62 and Lots 103-112) and residue allotment, and provision of roads, drainage and utility infrastructure along with associated landscaping works; and
- Stage 2 – Creation of 52 residential allotments (Lots 63-102 and Lots 113-124) from residue allotment, provision of roads, drainage and utility infrastructure along with associated landscaping works, and creation of residue allotment.

**Note:** *The conditions of this consent apply to all stages unless specified.*

**3. Prescribed Conditions**

The development must comply with the [Prescribed Conditions of Development Consent](#), Division 8A, *Environmental Planning and Assessment Regulation 2000*, as applicable.

**4. Native Vegetation and Habitat**

The removal and/or disturbance of native vegetation and habitat on the property, including canopy trees, understorey and groundcover vegetation, is restricted to that required to construct and maintain the development in accordance with the approved plans and documents per Condition 1 of this consent.

**PART B: INTEGRATED DEVELOPMENT AND CONCURRENCE CONDITIONS**

**5. Natural Resources Access Regulator**

The conditions of the General Terms of Approval issued by Natural Resources Access Regulator, Reference No. IDAS1104864, dated 4 October 2018, are included as conditions of this consent (as attached) and must be complied with.

**6. Heritage NSW (formerly NSW Office of Environment & Heritage)**

The conditions of the General Terms of Approval issued by NSW Office of Environment & Heritage, Reference No. DOC18/659834, dated 10 September 2018, are included as conditions of this consent (as attached) and must be complied with.

**PART C: PRIOR TO THE COMMENCEMENT OF WORKS**

**7. Subdivision Works Certificate**

A Subdivision Works Certificate must be obtained from either Council or an accredited certifier prior to commencement of any subdivision work.

**8. Appointment of Principal Certifier**

Prior to the commencement of building or subdivision work, a Principal Certifier must be appointed.

**9. Notice of Commencement**

Notice must be given to Council at least two (2) days prior to the commencement of building or subdivision work by completing and returning the form ['Commencement Notice for Building or Subdivision Work and Appointment of Principal Certifying Authority'](#)

**10. Notice of Commencement – Responsible Person Subdivision**

Prior to the commencement of works, written notice must be given to Council (at least two days prior) that includes the name and contact number of a professional engineer, (as defined in the National Construction Code) / surveyor responsible for all subdivision works.

**11. Controlled Activity Approval Required**

Where required by a concurrence authority listed in Part B of this determination, a Controlled Activity Approval (CAA) is to be obtained from that authority prior to those works commencing.

**12. Waste Management Plan**

A Waste Management Plan (WMP) must be prepared in accordance with Chapter G7 of Shoalhaven Development Control Plan 2014. The WMP must be approved by Council or the Certifier prior to the commencement of any works.

**13. Toilet Facilities - Temporary**

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

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- c) be a temporary chemical closet approved under the *Local Government Act 1993*.

**14. Public Safety and Protection of Public Property - Hoarding**

Prior to the commencement of works a Class A temporary hoarding must approved under section 138 and erected between the work site and adjoining lands in accordance with SafeWork NSW guidelines and *AS 2601 Demolition of structures*. The hoarding must be kept in place until completion of the works.

**15. Construction Traffic Management Plan**

Prior to the commencement of works, a Construction Traffic Management Plan detailing the proposed method of dealing with construction traffic and parking must be approved by Council.

Details must include, but are not limited to:

- a) Avoid direct construction access to the intersection of Taylors Lane / Moss Vale Road.
- b) Stabilised site construction access location
- c) Proposed haulage routes for delivery of materials to the site

- d) Proposed haulage routes for spoil disposal from the site
- e) Traffic control planning for each of the various phases of construction and/or vehicle movements associated with construction
- f) Parking arrangements for construction employees and contractors
- g) Proposed maintenance of the haulage routes and the name of the person responsible for such maintenance
- h) Loading / unloading areas
- i) Requirements for construction or work zones
- j) Pedestrian and cyclist safety
- k) Speed zone restrictions.

**16. Runoff and Erosion Controls**

Prior to the commencement of site works, runoff and erosion controls must be implemented and maintained during construction to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:

- a) diverting uncontaminated runoff around cleared or disturbed areas.
- b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties.
- c) preventing the tracking of sediment by vehicles onto roads.
- d) stockpiling topsoil, excavated materials, construction and landscaping supplies and debris within the lot.

**17. Dilapidation Report**

The developer must engage a competent person to prepare a dilapidation report in respect of the neighbouring premises and adjacent public infrastructure, including adjacent kerbs, gutters, footpaths (formed or unformed), driveways (formed or unformed), carriageway, reserves and the like to document evidence of any existing damage.

The dilapidation report must consider the impact of any excavation work that extends below the level of the base of the footings of any structure within 0.9 metres of the shared boundary.

Before works commence, a copy of the dilapidation report must be provided to the Certifier and Council. The dilapidation report will be the benchmark for necessary repairs to damage caused during the development works. The repairs must be completed by the developer at the developer's cost.

Not less than seven (7) days before works commence, the developer must notify the owner of any affected property of the intention to carry out approved works. The developer must also furnish the owner with details of the approved work.

**18. Works within the Road Reserve**

Prior to undertaking any works within an existing road reserve, the developer must obtain the consent of Council under *section 138 of the Roads Act, 1993*.

The following details must be submitted to Council as part of the application:

- a) Any civil works design required by this consent.
- b) Evidence of the contractor's Public Liability Insurance to an amount of \$20 million.
- c) Name and contact information of the person responsible for all relevant works.
- d) A Traffic Control Plan prepared, signed and certified by a person holding the appropriate Transport for NSW (TfNSW) accreditation.
- e) Where the Traffic Control Plan requires a reduction of the speed limit, a 'Application for Speed Zone Authorisation' must be obtained from the relevant road authority.

**19. Fauna Boxes**

Prior to the commencement of any clearing work, a total of 12 fauna nest boxes must be installed as directed by a suitably qualified ecological consultant. The nest boxes are to be appropriate size to provide suitable replacement habitat for the hollows that are to be removed. Installation of the nest boxes is to be incorporated in the Construction Environment Management Plan (CEMP). Shoalhaven City Council must inspect and certify in writing the nest boxes are in place prior to works commencing.

**20. Clearing of Hollow Bearing Trees - Supervision**

Prior to the commencement of work, a suitably qualified and licensed ecological consultant with wildlife handling experience must be engaged to guide and supervise the clearing work and protection of environmental features on the site. Evidence of engagement must be submitted to Council.

**21. Identification of Vegetation to be Retained**

Prior to the commencement of work, the developer must identify the boundary between the extent of the works and the trees and vegetation to be retained. To protect vegetation within the reserve, a temporary protective barrier or similar visible material must be installed in accordance with the survey identification and retained until all work are complete.

**PART D: PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

NIL

**PART E: PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

**22. Compliance with Conditions**

A Subdivision Works Certificate must not be issued until the Certifier has received evidence that all relevant conditions have been met.

**23. Design Standards - Subdivision Works**

Prior to the issue of a Subdivision Works Certificate, certified engineering design plans and specifications must be prepared by a professional engineer, (as defined in the National

Construction Code) or surveyor in accordance with Council's Engineering Design and Construction Specifications and approved by the Certifier. Specifications can be found on Council's website.

**24. Soil and Water Management Plans (SWMP)**

Prior to the issue of a Subdivision Works Certificate, a Soil and Water Management Plan must be prepared by a Professional Engineer, (as defined in the National Construction Code) in accordance with the Landcom Manual – Soils and Construction, Managing Urban Stormwater, Vol 1, 4th Edition March 2004 to the satisfaction of the Certifier.

All implemented measures must:

- a) ensure to not cause water pollution as defined by the [Protection of the Environment Operations Act](#) (POEO).
- b) be maintained at all times.
- c) not be decommissioned until at least 70% revegetation cover has been established and permanent water quality measures are implemented.

**25. Landscape Design Strategy**

A landscape strategy, prepared by a suitably qualified person, must be submitted to Council for approval prior to the issue of a Subdivision Works Certificate. The landscape strategy is to include as a minimum:

- a) A landscape plan as per Chapter G3, Shoalhaven Development Control Plan 2014;
- b) Entry treatment (including entry from Taylors Lane);
- c) Extensive landscaping and street tree planting that incorporates deep rooted canopy trees as per the Moss Vale Road South Species List;
- d) Provision of landmark tree planting along the tree-lined boulevard (Taylors Lane);
- e) Establishment of a street lighting and furniture palette;
- f) Inclusion of any relevant signage detailing local history, Aboriginal cultural values, environmental education themes and the like;
- g) Deep soil planting to enable a substantial tree cover to be created over time; and
- h) Removal of existing noxious and environmental weed species.

**26. Landscape Design Plan**

The required landscape plan prepared by a suitably qualified landscape professional must be submitted to Council for approval prior to the issue of a Subdivision Works Certificate. The plan must be consistent with the approved Landscape Strategy and meet the objectives and performance criteria of Chapter G3, Shoalhaven Development Control Plan 2014 and include:

- a) All existing and proposed infrastructure including underground services;
- b) Existing site conditions (contours, vegetation, drainage, etc.);
- c) Botanic and common names of plantings (and cultivar name if applicable);
- d) Type of grass seed or turf to be used;

- e) The planting of street trees provided at the rate of one (1) tree located within the public road reserve centrally to each lot;
- f) All trees are to have a minimum 75 litre pot size with a clear trunk of 1.2m. Details of the mature height and spread along with years to maturity is to be included (to determine possible restriction to sight distance at intersections and other locations as necessary);
- g) Each tree is to be protected by a braced structure comprising 4 timber posts with 75mm x 75mm minimum dimensions;
- h) Root barriers are to be placed between the trees and above or below ground civil infrastructure to a minimum depth of 1m, at least twice the pot size away from the tree and extend along the service for a minimum length of half the mature drip line; and
- i) Maintenance requirements.

The street trees must be shown on the engineering plans for approval by Council with the Subdivision Works Certificate.

**27. Design Standards – Works Within Road Reserve**

Prior to the issue of a Subdivision Works Certificate, all subdivision works proposed within road reserves must be approved by Council.

**28. Subdivision Entry and Signage**

Prior to the issue of a Subdivision Works Certificate, details of approved signs, fencing, and landscaping must be shown on the Subdivision Works Certificate plans and approved by Council or an accredited certifier.

**29. Existing Services**

Prior to the issue of a Subdivision Works Certificate, the developer must check that the proposed works are not affected by or do not affect any Council electricity, telecommunications, gas, or other service. All services existing and proposed, above or below ground are to be shown accurately on the engineering plans including longitudinal sections with clearances to proposed infrastructure clearly labelled. Any required alterations to services will be at the developer's expense.

**30. Site Filling Design Standards - Subdivision**

Prior to the issue of a Subdivision Works Certificate, certified engineering design plans and specifications must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier.

The site filling design must comply with the following:

- a) The must be regraded generally in accordance with the concept bulk earthworks plan by Maker ENG (Reference No. ISC00265-10-C020, Revision P5, dated 16/07/2021) having an absolute minimum grade of 0.5%.
- b) The filling specification must be approved by Council and require all allotment filling to be placed in accordance with AS 3798 Guidelines on earthworks for commercial and residential developments and compacted at least to the minimum relative compaction listed in the standard applicable to the type of development / subdivision.



**31. Design Standards – Traffic Committee Referral**

Prior to the issue of a Subdivision Works Certificate details of proposed traffic management and traffic control devices must be submitted to the satisfaction of Council for referral and endorsement of the Shoalhaven Traffic Committee.

*Note: This process can take six to eight weeks.*

**32. Construction Access**

Prior to the issue of a Subdivision Works Certificate, the developer must ensure access to the development site is available for all construction vehicles via the approved central roundabout at Moss Vale Road.

**33. In the event that construction of the development approved under this consent commences prior to legal and practical access being provided to the subject site, the following conditions are to be complied with:**

- a) Prior to the issue of a Subdivision Works Certificate, evidence that an easement has been registered over the area of Road 01 (up to Road 03) and Road 03, approved as part of Development Consent SF10656, to allow temporary construction access via Lot 8 DP 1256748 from Taylors Lane, *must be provided in accordance with Condition 33(b)* must be provided to the satisfaction of the Certifier.
- b) Prior to the issue of a Subdivision Works Certificate, certified engineering design plans must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The temporary construction access design must comply with the following:
  - i) Constructed to an all-weather gravel standard including associated drainage. The pavement must be a minimum 6 metres wide including 0.5m shoulders having a compacted pavement depth of 200mm minimum, subject to geotechnical testing based on the expected traffic loading.
- c) Prior to the issue of a Subdivision Works Certificate and the commencement of any clearing on Lot 8 DP 1256748, evidence that the biodiversity offset credit obligation required *by Development Consent SF10656 has been met, must be provided to Council.*

**34. Road Design Standards (Urban) – Greenfield Subdivision**

Prior to the issue of a Subdivision Works Certificate, certified road design engineering plans must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The road design must comply with the following:

- a) Council's Engineering Design Specifications sections D1 – Geometric Road Design and D2 – Flexible Pavement Design.
- b) AUSTROADS Design Requirements and Specifications.
- c) In accordance with the concept general arrangement plans by Maker ENG (Reference No. ISC00265-10-C010 (Revision P5), ISC00265-10-C011 (Revision P6) & ISC00265-10-C012 (Revision P4), Sheet No. 1-3, dated 16/07/2021) except where specified by relevant conditions of consent.
- d) Design Vehicles – 14.5m rigid bus for all temporary and permanent bus routes. All other roads to be 8.8m service vehicle.

- e) Local Area Traffic Management (LATM) devices to be provided on all roads that exceed the maximum street leg lengths outlined within Council's DCP Chapter G11. All LATM devices must be designed with consideration of the road's status as a bus route where relevant, and be in accordance with Chapter G11, Shoalhaven Development Control Plan 2014, Austroads Guidelines and/or AS1742.13.
- f) Integral kerb and gutter / layback kerb and gutter in accordance with Council's Standard Drawings.
- g) Frontages of all open space lots to be constructed with upright kerb and gutter.
- h) Subsoil drainage behind the kerb line on the high side of the road or both side if the cross fall is neutral or the road is in cut.
- i) A temporary vehicle turning area must be provided at the end of each stage. The turning area must be designed to have a 9.5m radius and a minimum pavement thickness of 200mm. The turning area is to be delineated by the use of guide posts at maximum 5m spacing with a D4-4A sight board at the end on the centreline. The northern termination of Road 01 is to be terminated by concrete barriers and D4-4A signage to prevent unauthorised access.
- j) Property boundaries at road intersections must have minimum 2m x 2m corner splays. The dimensions of splays on local access roads and other roads of a higher hierarchy must be based on the size of kerb returns needed to cater for the appropriate design vehicle.

### 35. **Right of Way Design Standards – Urban**

Prior to the issue of a Subdivision Works Certificate, certified engineering design plans must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier.

The right of way design must comply with the following:

- a) Council's Engineering Design Standard Drawings.
- b) Centrally placed and constructed using 20 MPa reinforced concrete, reinforced with SL72 mesh, on a 75mm compacted fine crushed rock base with minimum:
  - i) 3 metre width for access to 1-2 lots,
  - ii) 3.5 metres with for access to 3-4 lots, and
  - iii) 5 metres width for access to 5-6 lots.
- c) Installation of conduits for services for the full length of the driveway.
- d) Ensure stormwater runoff is not concentrated on to adjoining lots.
- e) Provision of a turning facility suitable for manoeuvring of the Australian Standard 99% design vehicle located at the furthest end of the driveway from the public road.

### 36. **Cycleway and Footpath Design Standards**

Prior to the issue of a Subdivision Works Certificate, certified engineering design plans must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The cycleway and footpath design must comply with the following:

- a) Councils Engineering Design Specifications Section D8 – Cycleway and Footpath Design.
- b) Locations shown on the concept general arrangement plans by Maker ENG (Reference No. ISC00265-10-C010 (Revision P5), ISC00265-10-C011 (Revision P6) & ISC00265-10-C012 (Revision P4), Sheet No. 1-3, dated 16/07/2021) with:

- i) A 2.0m width on the western and southern side of Road 01 and the northern side of Road 07 and 1.5m width elsewhere.
  - ii) 3% cross fall from the boundary to top of kerb.
  - iii) match existing footpath levels of adjoining footpaths and be a uniform grade or where this cannot be achieved, a longitudinal section must be designed.
  - iv) kerb ramps at intersections in accordance with Council's Engineering Design Specifications.
  - v) A safe crossing point for the shared user path on Road 07 to cross to the western side of Road 01 such as a wombat crossing or alternative as agreed by Council.
  - vi) Constructed on a 75mm compacted fine crushed rock base with minimum 100mm thick 25MPa concrete and SL72 steel reinforcement mesh.
- c) Cross section design to be provided from road centreline to the boundary at each driveway access point.

**37. Lighting Design – Street Lighting on Public Roads**

Prior to the issue of a Subdivision Works Certificate, the developer must request a Public Lighting Design Brief from Council as per the requirements of the authority (Endeavour Energy).

**38. Structural Design – Major Structures**

Prior to the issue of a Subdivision Works Certificate, a detailed structural design for the following works must be certified professional engineer, (as defined in the National Construction Code) and approved by Council.

- a) Bridges and other major drainage structures, including pre-cast concrete culverts, headwalls, wing walls and stormwater pits / structures that require steel reinforcement.

The structural design must comply with the Council's Engineering Design Specification – Chapter 3 – Structures/Bridge Design and relevant Australian Standards.

**39. Stormwater Drainage Design Standards (Urban)**

Prior to the issue of a Subdivision Works Certificate, certified engineering design plans, specifications, and DRAINS model (or approved alternative) must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The stormwater drainage design must comply with the following:

- a) Major and minor drainage systems in accordance with Council's Engineering Design Specifications - Section D5 - Stormwater Drainage Design and utilising Australian Rainfall and Runoff (ARR, 2019) Guidelines.
- b) The minor and major systems must be designed for a 20% AEP and 1% Annual Exceedance Probability (AEP) rainfall events, respectively.
- c) Generally, in accordance with concept stormwater layout plans by Maker ENG (Reference No. ISC00265-10-C110 (Revision P4), ISC00265-10-C111 (Revision P6) & ISC00265-10-C112 (Revision P4), Sheet No. 1-3, dated 16/07/2021) except where specified by relevant conditions of consent.
- d) Where a pipe drains a public road through land adjoining the road, the pipe is to be designed to cater for the 1% AEP event with an overland flow path to provide for bypass/surcharge in the event of the pipe or pit inlet being 50% blocked.

- e) Inter-allotment drainage is to be provided for all lots within the subdivision which do not achieve fall to the street.
- f) Design of stormwater drainage is to include piping, swales and easements to facilitate future development of the site.

**40. On-Site Detention – Greenfield Subdivision**

Prior to the issue of a Subdivision Works Certificate, certified engineering design plans and specifications must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approve by the Certifier.

The on-site stormwater detention (OSD) design must comply with the following:

- a) Demonstrate compliance with Chapters NB3 (including the supporting Integrated Water Cycle Management Plan) and G2, Shoalhaven Development Control Plan 2014.

**41. Stormwater Drainage Design – Trunk Drainage**

Prior to the issue of a Subdivision Works Certificate, a detailed design including certified engineering plans, specifications and DRAINS model (or an approved alternative) for any major trunk drainage must be certified by a professional engineer, (as defined in the National Construction Code) demonstrating the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications and utilising Australian Rainfall and Runoff (ARR, 2019) Guidelines and approved by Council Specifications can be found on Council's website.

**42. WSUD Measures – Water Quality, Retention and Reuse**

Prior to the issue of a Subdivision Works Certificate, a detailed design of permanent water quality, retention and reuse devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications and is to be approved by Council. Specifications can be found on Council's website.

The stormwater treatment, retention and reuse design must comply with the following:

- a) The design must comprise of rainwater tanks in accordance with BASIX requirements and an end-of-line stormwater facility that comprises a trash rack, sediment basin and constructed wetland and generally comply with concept stormwater layout plans by Maker ENG (Reference No. ISC00265-10-C110 (Revision P4), ISC00265-10-C111 (Revision P6) & ISC00265-10-C112 (Revision P4), Sheet No. 1-3, dated 16/07/2021) and the concept Water Cycle Management Strategy by Maker ENG (Reference No. ISC00265, Version 3, dated 16/07/2021).
- b) No additional stormwater infrastructure is permitted within the rural zoned land above what is shown on the approved plans. Any additional area required for stormwater infrastructure must be accommodated within the residential zoned land.
- c) Rainwater tanks in accordance with BASIX requirements.
- d) The WSUD strategy must be able to remove 80% of Total Suspended Solids (TSS), 45% of Total Nitrogen (TN) and 45% of Total Phosphorus (TP) for the total site area as demonstrated using MUSIC software. The detailed MUSIC model must be provided to Council for acceptance. These pollutant reduction targets must be met using the stormwater treatment

measures listed in a) above and not rely on any other measures including but not limited to buffer strips

- e) The WSUD strategy must have appropriate stormwater retention storage that is equal to or greater than 10mm for increases in all impervious surfaces compared to the pre-development condition.
- f) The 50% AEP pre-development peak discharge must be maintained.

#### 43. **WSUD Measures – Constructed Wetlands**

Prior to the issue of a Subdivision Works Certificate, a detailed design of constructed wetland stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications is to be approved by Council. Specifications can be found on Council's website.

The constructed wetland design must comply with the following:

- a) The constructed wetland must be located in a treatment train configuration immediately downstream of a trash rack / GPT and sediment basin that is offline from the stormwater network to allow flows exceeding an approximately 1 exceedances per year (EY) event to bypass the trash rack / GPT and sediment basin, but not the wetland.
- b) A graduated trash rack configuration is required to prevent litter overtopping the trash rack if it becomes fully blocked. The trash rack must be designed to retain litter greater than 40mm for flows up to the 4 EY event. The invert of the trash rack must be located above the permanent water level of the sediment basin.
- c) The sediment basin must be designed to capture "coarse" sediment prior to entering the constructed wetland. All stormwater outlets proposed to be treated by the device must be diverted upstream of the sediment basin.
- d) The constructed wetland must be designed in accordance with the latest version of the Melbourne Water Wetland Design Manual or a demonstrated equivalent approved by Council and be sized for the entire contributing catchment, whether part of the subdivision or not.
- e) The constructed wetland must have a maximum extended detention depth (EDD) of 500mm and a 72 hour notional detention time.
- f) All inflows (via the sediment basin) must enter the upstream end of the constructed wetland to ensure flows pass through the full length of the treatment device without any dead spots or the ability for flows to short-circuit the constructed wetland. A deeper pool is required in the location of both inflow and outflow pipes. A length to width ratio of approximately 8:1 is required.
- g) The constructed wetland must be established offline from inflows until it is fully established.
- h) Land must be retained around the stormwater system to allow Council to access stormwater infrastructure and conduct maintenance activities. A minimum 5m average width buffer around the stormwater devices (measured from the top of batter) are required for access, landscaping and safety requirements unless an alternative setback is approved by Council. All surfaces with a grade steeper than 1V:4H must be planted.
- i) Batter slopes for the sediment basin and constructed wetland that are steeper than 1V:4H, including vertical retaining walls, are not permitted unless approved by Council.
- j) A vehicle access ramp must be provided to all trash rack, sediment basin and constructed wetland treatment devices for maintenance and operation requirements, such as debris, litter and sediment removal and vegetation reinstatement. Access slopes for maintenance vehicles should not exceed 1V:12H for trucks and 1V:5H for excavators and other maintenance

vehicles. Access turnings paths must be demonstrated to comply with AS2890.2 for a medium rigid vehicle (MRV).

- k) Landscape details for the constructed wetland and surrounds are to be included on the Landscape Plan and submitted to Council for approval.
- l) Stormwater detention is to be provided above the constructed wetland footprint. The maximum permitted depth of stormwater detention above the treatment EDD is 500mm. Stormwater flows exceeding the 1 EY event entering the wetland must have adequate energy dissipation to avoid damage to the wetland and its vegetation. The DRAINS model (or approved alternative software accepted by Council) must be provided to Council for acceptance of the OSD modelling.
- m) Councils Engineering Design Specification where relevant.

#### 44. **Water Sensitive Urban Design Operation and Maintenance Manual**

Adopted WSUD Management, Operation, Maintenance and Monitoring Manual/s for the permanent water quality facilities must be submitted to Council prior to issue of the Subdivision Works Certificate. The manuals must be prepared by a suitably qualified professional in accordance with the objectives and criteria identified in the approved Integrated Water Cycle Management Plan.

#### 45. **Water Sensitive Urban Design Checklists**

Compliance checklists are to be prepared by the WSUD Designers and submitted to Council prior to issue of the relevant Subdivision Works Certificate. The checklists must incorporate all checks and certifications that are required to be carried out during the civil construction phase, asset protection phase, landscape practical completion phase and final compliance inspection prior to final handover.

#### 46. **Exclusion fencing map**

Prior to the issuing of a Subdivision Works Certificate the developer must submit a site map showing exclusion fencing such as parra-webbing or similar surrounding the drip line of all trees and adjacent areas of native vegetation to be retained including the Council reserve.

#### 47. **Retirement of Biodiversity Offset Scheme Credits**

The *NSW Biodiversity Conservation Act 2016* requires that a condition to retire credits is to be complied with before any development that would impact on biodiversity values is carried out (*BC Act* s7.13(5)). Evidence that credit obligations have been met must be provided to Council prior to the issue of a Subdivision Works Certificate. A private certifier cannot assume the role of the consent authority in confirming compliance with offset conditions. The following credits are required to be retired.

##### **Biodiversity credit obligation options**

##### **Species Credits**

Species	Number of Credits	Like for Like options	Variation options
<b>Gang-gang Cockatoo</b>	4	Any Gang-gang Cockatoo in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and

<i>Callocephalon fimbriatum</i>			Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site.
<b>Glossy-black Cockatoo</b> <i>Calyptorhynchus lathami</i>	4	Any Glossy-black Cockatoo in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site.
<b>Large-eared Pied Bat</b> <i>Chalinolobus dwyeri</i>	6	Any Large-eared Pied Bat in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site.
<b>Southern Myotis</b> <i>Myotis Macropus</i>	4	Any Southern Myotis in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site
<b>Little Eagle</b> <i>Heiraaetus morphnoides</i>	3	Any Little Eagle in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site
<b>Square-tailed Kite</b> <i>Lophoictina isura</i>	3	Any Square-tailed Kite in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site
<b>Barking Owl</b> <i>Ninox connivens</i>	4	Any Barking Owl in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site.
<b>Powerful Owl</b> <i>Ninox strenua</i>	4	Any Powerful Owl in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of the outer edge of the impacted site.
<b>Masked Owl</b> <i>Tyto novaehollandiae</i>	4	Any Masked Owl in NSW	Any vulnerable fauna in the IBRA subregions Illawarra, Jervis, Moss Vale Sydney Cataract and Northern Basalts or any IBRA subregion that is within 100km of

			the outer edge of the impacted site.
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Like for like credit obligations may be achieved through either:

- The purchase and retirement of credits

Evidence must be provided in the form of a credit retirement report issued by NSW Office of Environment and Heritage (OEH) confirming credit transactions. The credit transaction must correspond to the required like for like credits from an appropriate location.

- Payment into the Biodiversity Conservation Fund (BCF) administered by the Biodiversity Conservation Trust (BCT)

Evidence must be provided in the form of a section 6.33 Statement Confirming Payment into the Biodiversity Conservation Fund issued by the Biodiversity Conservation Trust. The payment transaction must correspond to the appropriate class and number of credits required.

Note that the use of variation rules to utilise the “Variation options” under the *Biodiversity credit obligation options*, can only be approved following demonstration of reasonable steps to locate like for like offsets. Actions that constitute ‘reasonable steps’ are outlined in the ancillary rules (<https://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf>).

#### 48. **Construction Environment Management Plan**

Prior to the issue of a Subdivision Works Certificate, a Construction Environmental Management Plan (CEMP) is to be prepared outlining all measures to protect and minimise impacts to the natural features on the property, including native vegetation, fauna and waterways, during construction. The CEMP is to include relevant measures prescribed by these consent conditions and the recommendations outlined in the Biodiversity Development Assessment Report by Lodge Environmental (Reference No. LE1315, Revision 1, dated 21/09/2021). The CEMP is to be approved by Council prior to the issue of a Subdivision Works Certificate and the start of any works, including clearing works.

#### 49. **Microbat Management Plan**

Prior to the issue of a Subdivision Works Certificate, a Microbat Management Plan is to be prepared by a suitably qualified ecologist that outlines how impacts to Threatened microbats are minimised during construction. The plan is to include protocols to protect and minimise harm to any roosting or breeding microbats located within trees to be removed. Replacement habitat is to be provided. The plan is to be approved by Council prior to the commencement of any works.

#### 50. **Vegetation Management Plan**

Prior to the issue of a Subdivision Works Certificate, a Vegetation Management Plan is to be prepared by a suitably qualified ecologist. The Vegetation Management Plan is to outline how the 50m riparian buffer of Good Dog Creek on Lot 127 is to be restored to a native vegetated corridor. The VMP is to include a schedule of works and suitable performance measures. Any revegetation works are to be completed prior to the issue of a Subdivision Certificate. The plan is to be approved by Council prior to the commencement of any works.



**51. Flooding – Subdivision Works Certificate Requirements**

Prior to the issue of a Subdivision Works Certificate, a professional engineer, (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the following items have been detailed on the construction drawings:

- a) All roads will be constructed at or above the 1% Annual Exceedance Probability (AEP) event flood level as documented on a Flood Certificate obtained from Council that is based on the latest flooding information held or site specific flood modelling.
- b) All new lots are constructed at or above the 1% AEP event flood level as documented on a Flood Certificate obtained from Council that is based on the latest flooding information held or site specific flood modelling.

**PART F: DURING WORKS**

**52. Hours for Construction**

Construction may only be carried out between 7.00am and 5.00pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday. Proposed changes to hours of construction must be approved by Council in writing.

**53. Excavation**

Excavation must be carried out in accordance with *Excavation Work: Code of Practice (ISBN 978-0-642-78544-2)* published by Safe Work Australia in October 2018.

**54. Aboriginal Objects Discovered During Excavation**

If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) All excavation or disturbance of the area must stop immediately.
- b) Additional assessment and approval pursuant to the National Parks and Wildlife Act 1974 may be required prior to works continuing the affected area(s) based on the nature of the discovery.
- c) Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required (or once any required assessment has taken place or any required approval has been given).
- d) The Heritage NSW must be advised of the discovery in accordance with section 89A of the [National Parks and Wildlife Act 1974](#).

**55. Archaeology Discovered During Excavation**

If any object having interest due to its age or association with the past is uncovered during the course of the work:

- a) All work must stop immediately in that area.
- b) Work may recommence in the affected area(s) if Heritage NSW advises that additional assessment and/or approval is not required (or once any required assessment has taken place or any required approval has been given).
- c) In accordance with the *Heritage Act 1997*, the Heritage NSW must be advised of the discovery.

**56. Contamination - Unexpected Finds**

- a) If unexpected contaminated soil and/or groundwater is encountered during any works:
  - i) all work must cease, and the situation must be promptly evaluated by an appropriately qualified environmental consultant.
  - ii) the contaminated soil and/or groundwater must be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) Guidelines.
- b) If unexpected contaminated soil or groundwater is treated and/or managed on-site; an appropriately qualified environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines prior to recommencement of works. The verification documentation must be provided to the satisfaction of the Certifier and Council prior to the recommencement of any works.
- c) If contaminated soil or groundwater is to be removed from the site, it must be transported to an appropriately licensed waste facility by an NSW EPA licensed waste contractor in accordance with relevant NSW EPA guidelines including the Waste Classification Guidelines (2014).

*Note: An appropriately qualified environmental consultant will have qualifications equivalent to CEnvP "Site Contamination" (SC) Specialist - by Certified Environmental Practitioner or 'Certified Professional Soil Scientist' (CPSS CSAM) by Soil Science Australia (SSA).*

**57. Earthworks Cut, Fill and Grading**

The maximum grading of cut or fill must be 2H:1V where there is no retaining wall or no other method of stabilising cut or fill during construction. The maximum depth of cut or fill on any portion of the allotment must be 2.0 metres except where identified within the concept bulk earthworks plan by Maker ENG (Reference No. ISC00265-10-C020, Revision P5, dated 16/07/2021).

**58. CCTV Inspection of Stormwater Pipes**

Prior to the completion of works, all stormwater pipes within road reserves and within drainage easements intended to be dedicated to Council must be inspected by CCTV and submitted to the Certifier for approval. The CCTV must be carried out in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia Version 3.1 after all earthworks and adjacent road pavement works have been completed.

Damaged pipes must either be replaced or repaired to the satisfaction of the Certifier prior to the issue of a Subdivision Certificate.

**59. Stormwater Connections in Road Reserve**

Prior to completion of works, the site supervisor must ensure that stormwater connections between the property boundary and the new kerb and gutter are inspected and approved by Council and backfilled as soon as possible. Kerb connections are only to be made using adaptors/convertors approved by Council.

*Note: A section 138 approval under the Roads Act 1993 will be required for any works within the road reserve.*

**60. Lot Filling**

Prior to completion of works, the developer must ensure that the following requirements are met in relation to lot filling:

- a) The site supervisor must ensure that all fill outside the allotment areas must be placed in accordance with Council's Engineering Construction Specification.
- b) Performed under Level 1 supervision by a professional engineer, (as defined in the National Construction Code).
- c) A Level 1 Supervision Report is to be approved by Council prior to the release of the Subdivision Certificate.
- d) Obtain a lot classification, in accordance with *AS 2870 Residential slabs and footings*, of no worse than 'H'; a lot classification must be submitted to Council prior to the release of the Subdivision Certificate.
- e) Any fill must:
  - i) have a maximum batter of 25% (1v:4h) at any location.
  - ii) not encroach onto adjoining land.
  - iii) not cause the diversion or concentration of natural overland stormwater runoff onto adjoining property.
  - iv) be protected against erosion, with measures incorporated in the erosion and sediment control plan.
  - v) include adjustment of services (manholes, inter-allotment drainage, etc.) in the scope of works.

**61. Waste Management Plan**

All waste must be contained within the site during construction and then be recycled in accordance with the approved Waste Management Plan (WMP) or removed to an authorised waste disposal facility. Waste must not be placed in any location or in any manner that would allow it to fall, descend, blow, wash, percolate or otherwise escape from the site. Compliance with the WMP must be demonstrated by the submission of tip receipts to the Certifier.

*Note: "Waste" is defined in the Dictionary to the Protection of the Environment Operations Act 1997 (POEO Act).*

**62. Maintenance of Site and Surrounds**

During works, the following maintenance requirements must be complied with:

- a) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- b) Waste materials (including excavation and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- c) Where tree or vegetation protection measures are in place, the protected area must be kept clear of materials and / or machinery.
- d) The developer must maintain the approved soil water management measures to the satisfaction of the Certifier for the life of the construction period and until runoff catchments are stabilised.
- e) During construction:

- i) all vehicles entering or leaving the site must have their loads covered, and
  - ii) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- f) At the completion of the works, the work site must be left clear of waste and debris.

**63. Imported Fill - VENM or ENM Only**

Where fill is imported to the site it must be characterised as virgin excavated natural material (VENM) or excavated natural material (ENM) as defined in Part 3 of schedule 1 of the *Protection of the Environment Operations Act 1997 (POEO Act)*

Documentation must be provided to the Certifier certifying that imported fill material is not contaminated and does not contain contaminants such as asbestos, chemicals or building waste.

**64. Felling of trees**

Trees to be cleared must be felled into the development area carefully so as not to damage trees to be retained in or beyond the development footprint.

**65. Hollow bearing tree removal protocols**

All Hollow bearing trees and trees containing nests are to be removed in accordance with the following protocols.

- a) A suitably licensed ecologist (who is vaccinated for Australian Bat Lyssavirus) is to supervise the removal of the Hollow-bearing trees and any tree containing nests to minimise the chance of harm to fauna, and to rescue or relocate any fauna displaced during the clearing process.
- b) All trees and hollows are to be checked for resident fauna prior to felling by the supervising ecologist.
- c) If nests are present, they are to be carefully relocated in nearby nest boxes or as directed by the supervising ecologist.
- d) Non-hollow bearing trees are to be removed before the removal of hollow-bearing trees. Hollow-bearing trees are to be removed at least day following all other vegetation removal to allow sheltering fauna time to leave on their own.
- e) The hollow-bearing tree must be gently nudged several times with felling equipment prior to felling to encourage safe fauna evacuation.
- f) The tree must be then be felled carefully in sections to allow the rescue of native fauna. Hollow-bearing sections must be carefully lowered to the ground so as not to injure native fauna.
- g) Once the tree has been felled the hollows are to be inspected again for fauna and relocated in an appropriate location determined by the ecologist.
- h) If any wildlife is disoriented or injured during clearing works, works must stop immediately, and the consultant ecologist is to advise and responsibly rescue and relocate the animal(s). Injured animals will need to be assessed and either taken to the nearest veterinary clinic or placed into care with South Coast Wildlife Rescue.
- i) In the event that a breeding or nesting threatened species is observed in the vegetation to be removed, works must stop immediately, and the developer and consultant ecologist must consult with Council's Environmental Assessment Officer to determine what steps are to be taken to avoid harm or disruption to the nesting Threatened species.

- j) Where possible, logs from felled trees should be distributed into areas of vegetation to be retained so that they can continue to provide habitat for fauna.

66. **Pruning or Trimming**

Pruning or trimming of any trees to be retained must be undertaken in accordance with AS 4373 *Pruning of amenity trees*.

67. **Parking and storing of building equipment and materials**

The parking of machinery and vehicles or the storing of building or landscaping materials, soil, spoil, or rubbish, within the fenced area around trees and vegetation to be retained is prohibited.

68. **Construction Environmental Management Plan**

Works must be undertaken in accordance with the approved Construction Environmental Management Plan.

69. **Timing of works**

To protect hollow-nesting fauna, the removal of hollow-bearing trees must be undertaken outside of spring and summer months.

70. **Vegetation Management Plan**

Construction works must be undertaken in accordance with the approved Vegetation Management Plan prior to the issue of a Subdivision Certificate.

**PART G: PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

NIL

**PART H: PRIOR TO THE ISSUE OF A SUBDIVISION / STRATA CERTIFICATE**

71. **Subdivision Certificate**

A Subdivision Certificate must be obtained from Council or an accredited certifier prior to lodgement of the Final Plan of Survey with NSW Land Registry Services.

72. **Schedule of Compliance**

The Subdivision Certificate must not be issued until all relevant conditions of development consent have been met or other satisfactory arrangements have been made with Council (i.e. a security). A schedule of compliance in table format must be submitted with the application for a Subdivision Certificate. The schedule must provide evidence of how all relevant conditions of development consent have been fulfilled.

### 73. Special Infrastructure Contribution

A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Illawarra Shoalhaven) Determination 2021 (as in force when this development consent takes effect).

A person may not apply for a Subdivision Certificate, Construction Certificate or Occupation Certificate (as the case may require, having regard to the Determination) in relation to development the subject of this development consent unless the person provides, with the application, written evidence from the Department of Planning, Industry and Environment that the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.

#### **More information**

A request for assessment by the Department of Planning, Industry and Environment of the amount of the contribution that is required under this condition can be made through the NSW planning portal (<https://www.planningportal.nsw.gov.au/special-infrastructure-contributions-online-service>). Please refer enquiries to [SIContributions@planning.nsw.gov.au](mailto:SIContributions@planning.nsw.gov.au).

### 74. Local Infrastructure Contributions - Subdivision

This development will generate a need for the additional services and/or facilities described in Shoalhaven Contributions Plan 2019 and itemised in the following table:

#### Stage 1:

Project	Description	Calculation	Amount
01AREC5006	Northern Shoalhaven Sports Stadium	\$706.53 * 72	\$50,870.16
01AREC5007	Nowra Swimming Pool Expansion (Scenic Drive)	\$547.93 * 72	\$39,450.96
01AREC5009	Planning Area 1 recreational facilities upgrades (various locations)	\$739.61 * 72	\$53,251.92
01CFAC0002	Community Hall North Nowra	\$145.51 * 72	\$10,476.72
01CFAC5012	Nowra Integrated Youth Services Centre (Cnr Kinghorne & Plunkett Streets)	\$30.25 * 72	\$2,178.00
01DRAI5006	Moss Vale Road South URA Drainage	\$3,289.75 * 72	\$236,862.00
01OREC6015	Moss Vale Road South URA Passive Recreation	\$10,592.85 * 72	\$762,685.20
01ROAD5154	Moss Vale Road South URA Roads	\$5,588.40 * 72	\$402,364.80
CWAREC5005	Shoalhaven Community and Recreational Precinct SCArP Cambewarra Road Bomaderry	\$1,949.31 * 72	\$140,350.32
CWCFAC5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	\$1,473.26 * 72	\$106,074.72
CWCFAC5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	\$1,292.05 * 72	\$93,027.60
CWCFAC5007	Shoalhaven Regional Gallery	\$70.93 * 72	\$5,106.96

CWFIRE2001	Citywide Fire & Emergency services	\$139.37 * 72	\$10,034.64
CWFIRE2002	Shoalhaven Fire Control Centre	\$203.89 * 72	\$14,680.08
CWMGMT3001	Contributions Management & Administration	\$579.56 * 72	\$41,728.32
			<b>\$1,969,142.40</b>

Stage 2:

Project	Description	Calculation	Amount
01AREC5006	Northern Shoalhaven Sports Stadium	\$706.53 * 52	\$36,739.56
01AREC5007	Nowra Swimming Pool Expansion (Scenic Drive)	\$547.93 * 52	\$28,492.36
01AREC5009	Planning Area 1 recreational facilities upgrades (various locations)	\$739.61 * 52	\$38,459.72
01CFAC0002	Community Hall North Nowra	\$145.51 * 52	\$7,566.52
01CFAC5012	Nowra Integrated Youth Services Centre (Cnr Kinghorne & Plunkett Streets)	\$30.25 * 52	\$1,573.00
01DRAI5006	Moss Vale Road South URA Drainage	\$3,289.75 * 52	\$171,067.00
01OREC6015	Moss Vale Road South URA Passive Recreation	\$10,592.85 * 52	\$550,828.20
01ROAD5154	Moss Vale Road South URA Roads	\$5,588.40 * 52	\$290,596.80
CWAREC5005	Shoalhaven Community and Recreational Precinct SCaRP Cambewarra Road Bomaderry	\$1,949.31 * 52	\$101,364.12
CWCFAC5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	\$1,473.26 * 52	\$76,609.52
CWCFAC5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	\$1,292.05 * 52	\$67,186.60
CWCFAC5007	Shoalhaven Regional Gallery	\$70.93 * 52	\$3,688.36
CWFIRE2001	Citywide Fire & Emergency services	\$139.37 * 52	\$7,247.24
CWFIRE2002	Shoalhaven Fire Control Centre	\$203.89 * 52	\$10,602.28
CWMGMT3001	Contributions Management & Administration	\$579.56 * 52	\$30,137.12
			<b>\$1,422,158.40</b>

The total contribution, identified in the above table or as indexed in future years, must be paid to Council prior to the issue of a Subdivision Certificate. Evidence of payment must be provided to the Certifying Authority.

Contributions Plan 2019 can be accessed on Councils website [www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au) or may be inspected on the public access computers at the libraries and the Council Administrative Offices, Bridge Road, Nowra and Deering Street, Ulladulla.

**75. Road Connection to Moss Vale Road**

Prior to the issue of a Subdivision Certificate, the developer is to provide sufficient evidence to the Certifier that the public road dedication over the adjacent lots to the subdivision within this approval have been constructed in accordance with the conditions of the consent.

**76. Intersection of Taylors Lane and Moss Vale Road**

Prior to the issue of a Subdivision Certificate, the developer/site owner must ensure the cul-de-sac to the east of Road 01 as approved as part of Development Consent SF10656 or other appropriate measures have been implemented to the satisfaction of Council to ensure vehicular traffic from the development does not use the intersection of Taylors Lane and Moss Vale Road.

*Note: The prevention of access to the east of the Road 01 connection with Taylors Lane is to be maintained until Taylors Lane has been upgraded as part of the Far North Collector Road upgrade and/or access to and from the development site to Moss Vale Road via Taylors Lane is no longer available.*

**77. Moss Vale Road Roundabout**

All access to the development site for ongoing access post lot registration must be via the central roundabout in the approved location at Moss Vale Road.

**78. Detailed Engineering Survey Plan**

Prior to the issue of a Subdivision Certificate, the developer is to submit to Council a Detailed Engineering Survey Plan for Lot 5 DP 1256748 (known as Taylors Lane, Cambewarra).

**79. Agreement for Provision of Stormwater Infrastructure**

Prior to the issue of a Subdivision Certificate, the developer is to provide sufficient evidence to the Certifier that the developer has entered into a satisfactory agreement and arrangements with Council for the provision of stormwater infrastructure as required under Chapter NB3, Shoalhaven Development Control Plan 2014 and Contribution Plan 01DRAI0006.

**80. Verification of Works**

Prior to issue of a Subdivision Certificate, the developer is to provide the following documentation to the Certifier for approval:

- a) Notification from the developer verifying that all subdivisions works have been constructed in accordance with the approved plans and construction specifications.
- b) Written evidence from a suitably qualified landscape professional that all landscape works have been completed in accordance with the approved landscape plans.
- c) Completion of Works within the Road Reserve notification letter from Council.
- d) Certification from Council or an accredited certifier to verify that all inspections required by the Certifier have been completed in accordance with the approved plans and construction specifications.



- e) A structural certificate from a professional engineer, (as defined in the National Construction Code) submitted to Council to certify that all structural elements have been constructed in accordance with the approved plans and relevant Australian Standards.
- f) Level 1 Supervision Report and Lot Classification Report.
- g) Final pavement tests to confirm material depth and compaction complies with the pavement design.

#### **81. Works as Executed Plans**

Prior to the issue of a Subdivision Certificate, Works as Executed Plans must be prepared by a registered surveyor / professional engineer, (as defined in the National Construction Code) and be submitted to council and the Certifier demonstrating compliance with the approved design plans.

The Works as Executed dimensions and levels must be shown in red on a copy of the approved Subdivision Works Certificate plans and comply with the following requirements:

- a) Council's Development Engineering Construction Specification.
- b) Show compliance with the approved design plans of all road and drainage works.
- c) Certify that all storm water pipes, and other services are wholly within an appropriate easement.
- d) Show the extent, depth and final levels of filling.
- e) Show any retaining walls including footings and agricultural drainage lines.
- f) Show the location of all underground service conduits.
- g) Include all deviations from the approved Civil Engineering Plans.

#### **82. Handover of WSUD Assets to Council**

The following conditions are required to be met for WSUD devices to be handed over to Council.

- a) The WSUD infrastructure has been designed and constructed in accordance with Council guidelines, the approved design drawings and specifications.
- b) All WSUD infrastructure has been maintained in accordance with the approved WSUD Operation and Maintenance Manual. This includes but is not limited to, the removal of all sediment and litter from trash racks / GPT devices, removal of any weeds and reinstatement of any dead or unhealthy plants.
- c) Any accumulated sediment has been removed to the as-built invert levels of sediment basins/forebays, constructed wetlands / water quality ponds and lakes.
- d) Any identified defects have been rectified to the satisfaction of Council at the developers cost.
- e) Work as executed (WAE) drawings have been provided to and accepted by Council.

#### **83. Maintenance Bond – Subdivision Works**

Prior to the issue of a Subdivision Certificate, the developer must submit a cash bond or irrevocable bank guarantee equal to 5% (or other agreed to amount) of the cost of the civil works (excluding water supply and sewerage) and landscaping works to Council to provide security and assurance that the developer will for a period of 12 months, repair any defective works or re-establish ground cover and landscaping where this has not become established.

**84. Maintenance Bond – Subdivision Signs**

Prior to the issue of a Subdivision Certificate, the developer must submit a cash bond or irrevocable bank guarantee to Council to cover the cost of removal of any approved estate signs installed by the developer. The bond amount must also include restoration of the area to Council's satisfaction.

**85. Property Addressing**

Road naming and property addressing, whether for a public or private road within an urban, rural or community subdivision, must comply with the NSW Address Policy and NSW Addressing User Manual administered by the NSW Geographical Names Board and Council's Road Naming Policy and/or Property Addressing Policy.

An Application for Road Naming and/or an Application for Property Addressing must be submitted to Council and approved prior to submission of a Subdivision Certificate Application. For further information see Council's website or contact Council's GIS Group on (02) 4429 3479.

**86. Utility Services**

Prior to the issue of a Subdivision Certificate, utility services must be provided in accordance with the following:

- a) The provision of electricity to service allotments and street lighting in the subdivision must be in accordance with the requirements of Endeavour Energy who are to confirm in writing that conditions of supply have been met.
- b) The submission of a Telecommunications Infrastructure Provisioning Confirmation from an approved telecommunications carrier to the Certifier or Council (as applicable) confirming that satisfactory arrangements have been made for the provision of telecommunication services to all individual lots.
- c) A Certificate of Compliance under Section 307 of Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000* must be obtained to verify that all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water. A Certificate of Compliance must be obtained from Shoalhaven Water after satisfactory compliance with all conditions as listed on the Notice of Requirements and prior to the issue of a Subdivision Certificate, as the case may be.
- d) If development is to be completed in approved stages or application is subsequently made for staging of the development, separate Compliance Certificates must be obtained for each stage of the development.

*Note: Relevant details, including monetary contributions (where applicable) under the Water Management Act 2000, are given on the attached Notice issued by Shoalhaven Water. For further information and clarification regarding the above please contact Shoalhaven Water's Development Unit on (02) 4429 3547.*

**87. Restrictions – Easements and Restrictions on Use of Land**

An Instrument must be prepared under section 88B of the Conveyancing Act 1919 which will provide for the following Restrictions on the land when the subdivision is registered:

- a) where there is a shared access or common driveway, reciprocal rights of carriageway must be provided inclusive of any maintenance responsibilities and financial apportionments, where necessary.

- b) where there is shared infrastructure, landscaping, structures, and the like, arrangements must be made for access and maintenance.
- c) all corner lots which have access to Road 01 and a minor road to have access prohibited to Road 01.
- d) The planting of plant species listed in the *South East Regional Strategic Weed Management Plan 2017 – 2022* is prohibited for the life of the development.
- e) The nest/microbat roost boxes must be maintained for the life of the development including repair and replacement where required, as instructed by a suitably qualified ecological consultant.

The Instrument must contain a provision that it cannot be varied, modified or released without the consent of the relevant parties as appropriate and without the consent of the Shoalhaven City Council.

The Instrument must not contain any restriction that prohibits development on the site allowed under the relevant environmental planning instruments.

A draft 88B Instrument must be submitted to the Certifier for approval before a Subdivision Certificate is issued.

#### **88. Maintenance Period of WSUD Devices**

The developer is responsible for all maintenance of the stormwater infrastructure; including trash racks, GPT devices, sediment basins / forebays, constructed wetlands, bioretention basins, water quality ponds, infiltration basins, swales etc for a period of 3 years up until Council's acceptance that the WSUD devices and associated stormwater assets are of a satisfactory condition at the end of the 3-year maintenance period.

Approaching hand over at the conclusion of the 3-year maintenance period, a site meeting with Council must be arranged by the developer. The objective of the meeting will be to identify any outstanding actions that require rectification by the developer before asset hand over. Annual reports documenting implementation measures and containing all monitoring results are to be submitted to Council during this phase.

#### **89. Landscaping**

The approved landscaping works including street trees are to be installed prior to the issue of the Subdivision Certificate and must be maintained until the end of the maintenance period and the trees are established. Any tree not established upon expiry of the subdivision maintenance period is to be replaced and maintained until established. A bond must be provided for the maintenance of any replaced or non-established trees, to be held until the trees are established, or for a period of six (6) months.

#### **90. Site Access**

In the event that construction of the development approved under this consent commences prior to legal and practical access being provided to the subject site, the following condition is to be complied with:

- a) Prior to the issue of a Subdivision Certificate, Road 01 (up to Road 03) and Road 03, approved as part of Development Consent SF10656 must be constructed and dedicated as public road.

## PART I: ONGOING USE OF THE DEVELOPMENT

### 91. Landscaping

The planting of plant species listed in the *South East Regional Strategic Weed Management Plan 2017 – 2022* is prohibited for the life of the development.

### 92. Nest Boxes

The nest/microbat roost boxes must be maintained for the life of the development including repair and replacement where required, as instructed by a suitably qualified ecological consultant.

## PART J: OTHER COUNCIL APPROVALS AND CONSENTS

NIL

## PART K: REASONS FOR CONDITIONS

The application has been assessed as required by section 4.15 of the *Environmental Planning and Assessment Act 1979* and has been determined by the granting of conditional development consent.

### Statutory requirements

The development proposal, subject to the recommended conditions, is consistent with:

- a) the objects of the Environmental Planning and Assessment Act, 1979.
- b) the aims, objectives and provisions of the applicable environmental planning instruments,
- c) the aims, objectives and provisions of Shoalhaven Development Control Plan 2014 (SDCP 2014).
- d) the aims, objectives and provisions of relevant Council policies.

### Public notification

The application was publicly notified in accordance with the *Environmental Planning and Assessment Regulation 2000* and Council's Community Consultation Policy for Development Applications (Including Subdivision) and the Formulation of Development Guidelines and Policies (POL 16/230).

### Submissions

Any submissions received during the public notification period are available on [DA Tracking](#)

### Community views

Issues and concerns raised by the community in submissions have been considered in the assessment of the application and, where appropriate, conditions have been included in the determination to mitigate any impacts.

### Suitability of the Site

The application has been approved because the development proposal is considered to be suitable for the site.

The relevant public authorities and the water supply authority have been consulted and their requirements met, or arrangements made for the provision of services to the satisfaction of those authorities.

The increased demand for public amenities and services attributable to the development has been addressed by the requirement to pay contributions in accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Contribution Plan 2019. Contributions under Section 307 of the Water Management Act 2000 have been applied as required.

### **Impacts of the Development**

The application was considered to be suitable for approval. Conditions have been imposed to ensure that:

- a) the development will not result in unacceptable adverse impacts on the natural and built environments.
- b) the amenity and character of land adjoining and in the locality of the development is protected.
- c) any potential adverse environmental, social or economic impacts of the development are minimised.
- d) all traffic, car parking and access arrangements for the development will be satisfactory.
- e) the development does not conflict with the public interest.

## **PART L: RIGHTS OF REVIEW AND APPEAL**

### **Determination under Environmental Planning and Assessment Act, 1979**

Division 8.2 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination a right to request the council to review its determination. The request and determination of the review must be undertaken within the prescribed period.

Division 8.3 of the EP&A Act, 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court which can be exercised within the prescribed period.

An appeal under Division 8.3 of the EP&A Act, 1979 by an objector may be made only within the prescribed period.

## **PART M: GENERAL ADVICE**

In this consent the term developer means any person or corporation who carries out the development pursuant to that consent.

### **Disability Discrimination Act 1992**

This application has been assessed in accordance with the *Environmental Planning & Assessment Act, 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*.

The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.

The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references *AS1428.1 - Design for Access and Mobility*.

**Disclaimer –Conveyancing Act 1919 – Division 4 – Restrictions on the Use of Land**

The applicant should note that there could be covenants in favour of persons other than Council restricting what may be built or done upon the subject land. The applicant is advised to check the position before commencing any work.

Under Clause 1.9A of *Shoalhaven Local Environmental Plan 2014* agreements, covenants or instruments that restrict the carrying out of the proposed development do not apply to the extent necessary to enable the carrying out of that development, other than where the interests of a public authority is involved.

**DBYD Enquiry - ‘Dial Before You Dig’**

In order to avoid risk to life and property it is advisable that an enquiry be made with “Dial Before You Dig” on 1100 or [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) prior to any excavation works taking place to ascertain the location of underground services. You must also contact your Local Authority for locations of Water and Sewer Mains.

**SIGNED** on behalf of Shoalhaven City Council:

**THIS NOTICE ONLY APPLIES WHERE AN OPERATIONAL  
DEVELOPMENT CONSENT HAS BEEN GRANTED**

**SHOALHAVEN WATER**

(A Group of Shoalhaven City Council)

**WATER DEVELOPMENT NOTICE**

(This Notice is issued under Section 306 of the Water Management Act 2000)

Applicant's Name	MakerEng Pty Limited	
Applicant's Address	Level 4, 25 Atchison Street, WOLLONGONG NSW 2500	
Development Type	131 Lot Residential Subdivision	
Stage	1 & 2	
House No.	169	
LOT No. and DP	102	
Section	1201921	
Parish		
Street	Hockeys Lane	
Location/Town	Cambewarra	
File No.	SF10633	Revised Plans
Date Completed	21/4/2018	19/05/2021

- The notes, conditions/requirements (including fees/charges) listed on subsequent page/s are based on the Development Application referral or written application for a Certificate of Compliance or written application for amendment to an approved development, submitted to Shoalhaven Water on: **2/2/2018 and 10/03/2021**

***Please note:- Contributions/fees/charges payable will be those applicable at the time of payment and in accordance with Council's then current Management Plan (List of Council's Fees of Charges and Rentals).***

- Any alterations whatsoever to the development will require review of the conditions/requirements listed and may require subsequent amendment.
- If staging of the development is to occur application for amended conditions/requirements will be required in writing to Shoalhaven Water.
- Where conditions stated on this NOTICE under "PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE" are required to be complied with no construction works are to commence without written consent from Shoalhaven Water.
- The applicant must certify the completion of all the following conditions/requirements prior to the granting of a Certificate of Compliance under Section 307 of the Water Management Act 2000.

- **Documentation/receipts/etc supporting each claim against the conditions/requirements listed in this Notice are to be submitted with this Notice to enable determination by the Water Supply Authority prior to the granting of a Certificate of Compliance.**

All development inquiries in relation to the provided development application notice to be directed through the appropriate council email [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

- **For further information please contact Shoalhaven Water.**

## **How the Water Development Notice Works**

The Notice is made up of different parts and will need to be submitted as the development progresses, generally the parts are:

- Prior to demolition,
- Prior to issue of Construction Certificate,
- Prior to commencement of construction works,
- During construction of works,
- Prior to “issue of Occupation Certificate” or “release of Subdivision Certificate” or “issue of licence to operate”.

As you complete each condition you initial and date the ‘Applicant Certification’ column for each part. You must keep all relevant documentation together with the Notice. This may include:

- Receipts of payments (eg, Section 64 Charges, contribution to meter fees, pressure sewer unit fees, building over sewer checking fee, etc),
- Documents and infrastructure plans approved by Shoalhaven Water (eg, Pressure Sewer Site Plan, Water and/or Sewer Main Plans, etc),
- Documents (eg, water meter sizing calculations, sewer sizing calculations, etc).

**The relevant information must accompany the Notice when submitted for sign off by Shoalhaven Water.**

You must submit the Notice to Shoalhaven Water when:

- You require a Construction Certificate or a Subdivision Works Certificate,
- Specified by the Notice to do so,
- You require an Occupation Certificate, Subdivision Certificate or a licence to operate the development (eg, caravan park).

Shoalhaven Water shall process those conditions under the heading “PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE” or ‘PRIOR TO ISSUE OF SUBDIVISION WORKS CERTIFICATE’ for the granting of a Construction Certificate or Subdivision Works Certificate and notify the authority issuing the Construction Certificate or Subdivision Works Certificate.

Under Section 307 of the Water Management Act 2000, Shoalhaven Water must grant Certificate of Compliance once it is satisfied that all requirements as listed on the Water Development Notice have been complied with. Where the development is staged then a separate Certificate of Compliance shall be issued for each stage.

Should there be any further information or clarification required please contact Shoalhaven Water as follow:

**Phone:**       **02 4429 3547**

**Email:**       **swdevelopment@shoalhaven.gov.au**



No	Conditions/Requirements	(Please Initial & Date)	
		Applicant's Certification	S/Water's Confirmation
Conditions/requirements of this notice are based on the construction of the development in 2 stages: Stage 1 – 75 residential lots and 1 residue lot, Stage 2 – 55 residential lots, Any modification to this staging will require review by Shoalhaven Water.			

## STAGE 1 – 75 Residential Lots + Residue Lot

PRIOR TO ISSUE OF SUBDIVISION WORKS CERTIFICATE			
Water Supply			
1.1	<p>Water reticulation shall be made available to each lot. All plans and specifications for proposed water supply works are to be submitted to and approved by Shoalhaven Water. Works are to be designed in accordance with:</p> <ul style="list-style-type: none"> <li>- Water Services Association of Australia – Water Code of Australia – WSA 03-2011 Version 3.1 and</li> <li>- Shoalhaven Water's Supplement to the code.</li> </ul> <p>The supplement document is available via Shoalhaven Water's web site under Publications &amp; Forms.</p> <p><i>You can lodge your design plan with Shoalhaven Water via the following email address:</i></p> <p><a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		
Sewerage Services			
1.2	<p>Sewerage is to be made available to each proposed lot. For gravity designs all plans and specifications for proposed sewerage works are to be submitted to and approved by Shoalhaven Water. Works are to be designed in accordance with:</p> <ul style="list-style-type: none"> <li>- Water Services Association of Australia - Sewerage Code of Australia – WSA 02-2002 Version 2.3 and</li> <li>- Supplement to the Water Services Association of Australia - Sewerage Code of Australia (WSA 02-2002 Version 2.3) Version 2.</li> </ul> <p><i>You can lodge your designs with Shoalhaven Water via the following email address:</i></p> <p><a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		

**PRIOR TO RELEASE OF PLAN OF SURVEY/SUBDIVISION**

Water Supply				
1.3	Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of <b>\$499,928.00 (2020/21)</b> is payable for this application and is based on <b>76 ETs</b> . However, Council resolved on 3-9-2013 to allow concession to the calculated loading for all types of developments (MIN13.864). <b>Therefore, a concessional Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$246,675.00 (2020/21) is payable for this application.</b> <i>The applicant is advised that after the 30 June 2021 the Council resolution (MIN13.864) may <b>NOT</b> apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i>  <i>Applicant/developer shall email Shoalhaven Water requesting an invoice be prepared and issued for payment of Section 64 Charges (when payment is to be made) via: <a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></i>  <i>The applicant is advised that a further reduction (by way of REFUND) for the Section 64 Contribution that have been paid may be applicable subject to compliance with Council's <i>Water and Sewerage Headworks Charges (Section 64 Contributions) – Assistance for Developments</i> policy POL20/22.</i>			
	Amount	Date	Receipt No.	
1.4	The applicant/developer shall pay the base fee for a 20mm metered service to each unmetered lot. The base fee per 20 mm service is \$732.00 (2020/21). All meters shall be located within the lot to be serviced as approved by Shoalhaven Water. <i>NOTE: The connection fee for a 20mm metered service is \$125.00 (2020/21) and is paid by the person making application for installation of the metered service.</i>			
1.5	<b>The applicant/developer will be required to extend and connect to the watermain(s) constructed by Shoalhaven Water for the Moss Vale Road South URA as advised by Shoalhaven Water. This may require negotiations with adjoining and nearby landowners for access/construction/land acquisition/etc to connect to Shoalhaven Water's water supply infrastructure.</b>			

1.6	<p>Water reticulation shall be made available to each lot. Water reticulation works are to be constructed in accordance with:</p> <ul style="list-style-type: none"> <li>- Water Services Association of Australia – Water Code of Australia – WSA 03-2011 Version 3.1, and</li> <li>- Shoalhaven Water's Supplement to the code, and</li> <li>- Shoalhaven Water Approval document.</li> </ul> <p>The supplement document is available via Shoalhaven Water's web site under Publications &amp; Forms.</p> <p><i>You can lodge your request for an inspection with Shoalhaven Water via the following email address:</i></p> <p><a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		
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Sewerage Services				
1.7	Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of <b>\$633,764.00 (2020/21)</b> is payable for this application and is based on <b>76 ETs</b> . However, Council resolved on 3-9-2013 to allow concession to the payable amount for all types of developments (MIN13.864). <b>Therefore, a concessional Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$312,712.50 (2020/21) is payable for this application.</b> <i>The applicant is advised that after the 30 June 2021 the Council resolution (MIN13.864) may <b>NOT</b> apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i>  <b>Applicant/developer shall email Shoalhaven Water requesting an invoice be prepared and issued for payment of Section 64 Charges (when payment is to be made) via:</b>  <a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a>  <b>The applicant is advised that a further reduction (by way of REFUND) for the Section 64 Contribution that have been paid may be applicable subject to compliance with Council’s <i>Water and Sewerage Headworks Charges (Section 64 Contributions) – Assistance for Developments</i> policy POL20/22.</b>			
	Amount	Date	Receipt No.	
1.8	The applicant/developer will be required to extend and connect to the sewer main(s) constructed by Shoalhaven Water for the Moss Vale Road South URA as advised by Shoalhaven Water. This may require			

	<b>negotiations with adjoining and nearby landowners for access/construction/land acquisition/etc to connect to Shoalhaven Water's sewerage infrastructure.</b>		
1.9	<p>Sewerage is to be made available to each proposed lot. For gravity sewerage works construction shall be in accordance with:</p> <ul style="list-style-type: none"> <li>- Water Services Association of Australia - Sewerage Code of Australia – WSA 02-2002 Version 2.3 and</li> <li>- Supplement to the Water Services Association of Australia - Sewerage Code of Australia (WSA 02-2002 Version 2.3) Version 2, and</li> <li>- Shoalhaven Water Design Approval document.</li> </ul> <p><i>You can lodge your request for inspections with Shoalhaven Water via the following email address:</i>  <a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		
1.10	<p>An 'Easement for Drainage of Sewage' shall be created over all lots which have Council's sewer running through them. The easement shall:</p> <ul style="list-style-type: none"> <li>- be located centrally over the sewer pipes (unless approved otherwise by Shoalhaven Water in writing),</li> <li>- be in favour of Shoalhaven City Council,</li> <li>- have the minimum easement widths as follows: <ul style="list-style-type: none"> <li>• Sewer depth to invert is less than 2.50m - easement 2.40m wide</li> <li>• Sewer depth to invert is greater than 2.50m - easement 4.00m wide</li> </ul> </li> </ul>		

<b>GENERAL</b>			
1.11	Water and sewerage infrastructure shall be constructed, including land matters and easements throughout the subdivision/development to ensure that the orderly development of the adjoining lands can be undertaken as development of the area progress.		
1.12	Written approval shall be obtained from all landowners who are impacted/affected by proposed water supply and/or sewerage infrastructure and/or landowners who are impacted/affected by alterations to existing water supply and/or sewerage infrastructure.		
1.13	Prior to granting of release of plan of survey/subdivision, satisfy all conditions, complete this Notice and submit <b>(including lodgement of all documentation/receipts etc)</b> to Shoalhaven Water.		

## ADVICE TO APPLICANT

- **Note:- GST is not applicable to Developer Contributions.**
- All non-strata and non-residential properties (**incl. dual occupancies**) will be levied water and wastewater availability charges (where applicable) based on the size of the water meter service connection/s. For further information regarding water and wastewater availability charges please contact Shoalhaven Water on 4429 3547.
- The connection fee for a single 20mm metered service is paid by the person making application for connection. Amount applicable is subject to time of payment (refer to Council's Fees and Charges). **Note:- GST is not applicable to the provision of meters water services.**
- Suitable provision is to be made in the Strata Plan/Management Plan (for the proposed subdivision) allowing for free access by each owner, or their agents, into each or all of the allotments for the purpose of carrying out future maintenance/repair to the internal water and sewerage systems. A copy of the Management Plan is to be submitted to Shoalhaven Water to verify that this has occurred.
- Where direct payment into Council's banking account has been made by the applicant, appropriate details must be provided (eg. DA No., stage, what type of payment, etc) in order for the payment to be processed. **A hard copy of the receipt (payment details) MUST be provided by the applicant to Shoalhaven Water where a Construction Certificate and/or Certificate of Compliance is requested.**
- Properties are categorised and charges levied for water and sewerage services based on a number of factors including the nature and use of premises to which the services are provided. A change of category may cause different water/sewerage/trade waste charges to be levied as a consequence of this approved development. Applicants are advised to contact Shoalhaven Water for further details of the ongoing fees and charges.
- **Shoalhaven Water undertakes the installation, modification and maintenance of all metered or unmetered services which are connected directly to the mains within the Shoalhaven Local Government area. Unless approved in writing by Shoalhaven Water it is an offence under the Local Government Act to tamper with any metered service or fittings owned and operated by Shoalhaven Water.**
- **All works are to be at the developer's expense.**

This completed Notice is hereby submitted for the granting of a Certificate of Compliance under Section 307 of the Water Management Act 2000. **All documentation/receipts/etc supporting my claim against the above requirements is attached.**

Applicant's  
Name  
(Please Print)

Applicant's  
Signature

Date

/ /

Shoalhaven Water acknowledges all conditions/requirements as set out in this Notice have been satisfied.

Council Officer

Date

/ /

## STAGE 2 – 55 Residential Lots

PRIOR TO ISSUE OF SUBDIVISION WORKS CERTIFICATE			
No	Conditions/Requirements	(Please Initial & Date)	
		Applicant's Certification	S/Water's Confirmation
Water Supply			
2.1	<p>Water reticulation shall be made available to each lot. All plans and specifications for proposed water supply works are to be submitted to and approved by Shoalhaven Water. Works are to be designed in accordance with:</p> <ul style="list-style-type: none"><li>- Water Services Association of Australia – Water Code of Australia – WSA 03-2011 Version 3.1 and</li><li>- Shoalhaven Water's Supplement to the code.</li></ul> <p>The supplement document is available via Shoalhaven Water's web site under Publications &amp; Forms.</p> <p><i>You can lodge your design plan with Shoalhaven Water via the following email address:</i></p> <p><a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		

<b>Sewerage Services</b>			
2.2	<p>Sewerage is to be made available to each proposed lot. For gravity designs all plans and specifications for proposed sewerage works are to be submitted to and approved by Shoalhaven Water. Works are to be designed in accordance with:</p> <ul style="list-style-type: none"> <li>- Water Services Association of Australia - Sewerage Code of Australia – WSA 02-2002 Version 2.3 and</li> <li>- Supplement to the Water Services Association of Australia - Sewerage Code of Australia (WSA 02-2002 Version 2.3) Version 2.</li> </ul> <p><i>You can lodge your designs with Shoalhaven Water via the following email address:</i></p> <p><a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		

**PRIOR TO RELEASE OF PLAN OF SURVEY/SUBDIVISION**

Water Supply				
2.3	<p>Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of <b>\$355,212.00 (2020/21)</b> is payable for this application and is based on <b>54 ETs</b>.</p> <p>However, Council resolved on 3-9-2013 to allow concession to the calculated loading for all types of developments (MIN13.864).</p> <p><b>Therefore, a concessional Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0003) of \$174,317.00 (2020/21) is payable for this application.</b></p> <p><i>The applicant is advised that after the 30 June 2021 the Council resolution (MIN13.864) may <b>NOT</b> apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p> <p>Applicant/developer shall email Shoalhaven Water requesting an invoice be prepared and issued for payment of Section 64 Charges (when payment is to be made) via: <a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p> <p>The applicant is advised that a further reduction (by way of REFUND) for the Section 64 Contribution that have been paid may be applicable subject to compliance with Council's <i>Water and Sewerage Headworks Charges (Section 64 Contributions) – Assistance for Developments</i> policy POL20/22.</p>			
	Amount	Date	Receipt No.	
2.4	<p>The applicant/developer shall pay the base fee for a 20mm metered service to each unmetered lot. The base fee per 20 mm service is \$732.00 (2020/21). All meters shall be located within the lot to be serviced as approved by Shoalhaven Water.</p> <p><i>NOTE: The connection fee for a 20mm metered service is \$125.00 (2020/21) and is paid by the person making application for installation of the metered service.</i></p>			
2.5	<p><b>The applicant/developer will be required to extend and connect to the watermain(s) constructed by Shoalhaven Water for the Moss Vale Road South URA as advised by Shoalhaven Water. This may require negotiations with adjoining and nearby landowners for access/construction/land acquisition/etc to connect to Shoalhaven Water's water supply infrastructure.</b></p>			



2.6	<p>Water reticulation shall be made available to each lot. Water reticulation works are to be constructed in accordance with:</p> <ul style="list-style-type: none"> <li>- Water Services Association of Australia – Water Code of Australia – WSA 03-2011 Version 3.1, and</li> <li>- Shoalhaven Water's Supplement to the code, and</li> <li>- Shoalhaven Water Approval document.</li> </ul> <p>The supplement document is available via Shoalhaven Water's web site under Publications &amp; Forms.</p> <p><i>You can lodge your request for an inspection with Shoalhaven Water via the following email address:</i></p> <p><a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		
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Sewerage Services				
2.7	Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of <b>\$450,306.00 (2020/21)</b> is payable for this application and is based on <b>54 ETs</b> . However, Council resolved on 3-9-2013 to allow concession to the payable amount for all types of developments (MIN13.864). <b>Therefore, a concessional Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$220,983.50 (2020/21) is payable for this application.</b> <i>The applicant is advised that after the 30 June 2021 the Council resolution (MIN13.864) may <b>NOT</b> apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i>  <b>Applicant/developer shall email Shoalhaven Water requesting an invoice be prepared and issued for payment of Section 64 Charges (when payment is to be made) via:</b>  <a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a>  <b>The applicant is advised that a further reduction (by way of REFUND) for the Section 64 Contribution that have been paid may be applicable subject to compliance with Council’s <i>Water and Sewerage Headworks Charges (Section 64 Contributions) – Assistance for Developments</i> policy POL20/22.</b>			
	Amount	Date	Receipt No.	
2.8	The applicant/developer will be required to extend and connect to the sewer main(s) constructed by Shoalhaven Water for the Moss Vale Road South URA as advised by Shoalhaven Water. This may require			



	<b>negotiations with adjoining and nearby landowners for access/construction/land acquisition/etc to connect to Shoalhaven Water's sewerage infrastructure.</b>		
2.9	<p>Sewerage is to be made available to each proposed lot. For gravity sewerage works construction shall be in accordance with:</p> <ul style="list-style-type: none"> <li>- Water Services Association of Australia - Sewerage Code of Australia – WSA 02-2002 Version 2.3 and</li> <li>- Supplement to the Water Services Association of Australia - Sewerage Code of Australia (WSA 02-2002 Version 2.3) Version 2, and</li> <li>- Shoalhaven Water Design Approval document.</li> </ul> <p><i>You can lodge your request for inspections with Shoalhaven Water via the following email address:</i>  <a href="mailto:swdevelopment@shoalhaven.nsw.gov.au">swdevelopment@shoalhaven.nsw.gov.au</a></p>		
2.10	<p>An 'Easement for Drainage of Sewage' shall be created over all lots which have Council's sewer running through them. The easement shall:</p> <ul style="list-style-type: none"> <li>- be located centrally over the sewer pipes (unless approved otherwise by Shoalhaven Water in writing),</li> <li>- be in favour of Shoalhaven City Council,</li> <li>- have the minimum easement widths as follows: <ul style="list-style-type: none"> <li>• Sewer depth to invert is less than 2.50m - easement 2.40m wide</li> <li>• Sewer depth to invert is greater than 2.50m - easement 4.00m wide</li> </ul> </li> </ul>		

<b>GENERAL</b>			
2.11	Water and sewerage infrastructure shall be constructed, including land matters and easements throughout the subdivision/development to ensure that the orderly development of the adjoining lands can be undertaken as development of the area progress.		
2.12	Written approval shall be obtained from all landowners who are impacted/affected by proposed water supply and/or sewerage infrastructure and/or landowners who are impacted/affected by alterations to existing water supply and/or sewerage infrastructure.		
2.13	Prior to granting of release of plan of survey/subdivision, satisfy all conditions, complete this Notice and submit <b>(including lodgement of all documentation/receipts etc)</b> to Shoalhaven Water.		

## ADVICE TO APPLICANT

- **Note:- GST is not applicable to Developer Contributions.**
- All non-strata and non-residential properties (**incl. dual occupancies**) will be levied water and wastewater availability charges (where applicable) based on the size of the water meter service connection/s. For further information regarding water and wastewater availability charges please contact Shoalhaven Water on 4429 3547.
- The connection fee for a single 20mm metered service is paid by the person making application for connection. Amount applicable is subject to time of payment (refer to Council's Fees and Charges). **Note:- GST is not applicable to the provision of meters water services.**
- Suitable provision is to be made in the Strata Plan/Management Plan (for the proposed subdivision) allowing for free access by each owner, or their agents, into each or all of the allotments for the purpose of carrying out future maintenance/repair to the internal water and sewerage systems. A copy of the Management Plan is to be submitted to Shoalhaven Water to verify that this has occurred.
- Where direct payment into Council's banking account has been made by the applicant, appropriate details must be provided (eg. DA No., stage, what type of payment, etc) in order for the payment to be processed. **A hard copy of the receipt (payment details) MUST be provided by the applicant to Shoalhaven Water where a Construction Certificate and/or Certificate of Compliance is requested.**
- Properties are categorised and charges levied for water and sewerage services based on a number of factors including the nature and use of premises to which the services are provided. A change of category may cause different water/sewerage/trade waste charges to be levied as a consequence of this approved development. Applicants are advised to contact Shoalhaven Water for further details of the ongoing fees and charges.
- **Shoalhaven Water undertakes the installation, modification and maintenance of all metered or unmetered services which are connected directly to the mains within the Shoalhaven Local Government area. Unless approved in writing by Shoalhaven Water it is an offence under the Local Government Act to tamper with any metered service or fittings owned and operated by Shoalhaven Water.**
- **All works are to be at the developer's expense.**

This completed Notice is hereby submitted for the granting of a Certificate of Compliance under Section 307 of the Water Management Act 2000. **All documentation/receipts/etc supporting my claim against the above requirements is attached.**

Applicant's  
Name  
(Please Print)

Applicant's  
Signature

Date

/ /

Shoalhaven Water acknowledges all conditions/requirements as set out in this Notice have been satisfied.

Council Officer

Date

/ /



**Natural Resources  
Access Regulator**

Contact: LUKE BARRON  
Phone: 0242249725  
Email: luke.barron@dpi.nsw.gov.au

General Manager  
Shoalhaven City Council  
C/- The Director, Shoalhaven Water  
PO Box 42  
NOWRA NSW 2541

Our ref: IDAS1104864  
Our file: V18/534#41  
Your ref: SF10633

Attention: Nicholas Cavallo

04 October 2018

Dear Sir/Madam

**Re: Integrated Development Referral – General Terms of Approval**  
**Dev Ref: SF10633**  
**Description: Staged residential subdivision to create 142 Torrens title allotments**  
**Location: 169 Hockeys Lane CAMBEWARRA**

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.47 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR requests these GTA be included (in their entirety) in Council's development consent. Please also note NRAR requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s96 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

**The attached GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*.** The development consent holder must apply to NRAR for a Controlled Activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR website at:

[www.industry.nsw.gov.au](http://www.industry.nsw.gov.au) > [Water](#) > [Licensing & Trade](#) > [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 91A (6) of the EPA Act.

Yours Sincerely



**Irene Zinger**  
**Manager Regional Water Regulation (East)**  
**Water Regulatory Operations**  
**Natural Resources Access Regulator**

## General Terms of Approval

for proposed development requiring approval  
under s89, 90 or 91 of the Water Management Act 2000

**Reference Number:** IDAS1104864  
**Issue date of GTA:** 04 October 2018  
**Type of Approval:** Controlled Activity  
**Description:** Staged residential subdivision to create 142 Torrens title allotments  
**Location of work/activity:** 169 Hockeys Lane CAMBEWARRA  
**DA Number:** SF10633  
**LGA:** Shoalhaven City Council  
**Water Sharing Plan Area:** Greater Metropolitan Region Unregulated River Water Sources

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
<b>Design of works and structures</b>	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
GT0019-00003	Any proposed excavation on waterfront land must be undertaken in accordance with a plan submitted as part of a controlled activity approval, to be approved by Natural Resources Access Regulator.
<b>Erosion and sediment controls</b>	
GT0014-00007	A. The consent holder must ensure that any proposed materials or cleared vegetation, which may: i. obstruct water flow, or ii. wash into the water body, or iii. cause damage to river banks, are not stored on waterfront land, unless in accordance with a plan held by Natural Resources Access Regulator as part of a controlled activity approval. B. When the carrying out of the controlled activity has been completed, surplus materials must be removed from waterfront land.
GT0021-00004	The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
<b>Plans, standards and guidelines</b>	
GT0002-00555	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application 10633 provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0005-00195	A. The application for a controlled activity approval must include the following plan(s): - 1. Final construction plans; 2. Final Stormwater Drainage Plan including outlet design; 3. Sediment and Erosion Control Plan; 4. Detailed Landscape Plan that maintains and enhances the riparian buffer. B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website



## General Terms of Approval

for proposed development requiring approval  
under s89, 90 or 91 of the Water Management Act 2000

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**Reference Number:** IDAS1104864  
**Issue date of GTA:** 04 October 2018  
**Type of Approval:** Controlled Activity  
**Description:** Staged residential subdivision to create 142 Torrens title allotments  
**Location of work/activity:** 169 Hockeys Lane CAMBEWARRA  
**DA Number:** SF10633  
**LGA:** Shoalhaven City Council  
**Water Sharing Plan Area:** Greater Metropolitan Region Unregulated River Water Sources

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<https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>.

- GT0010-00006 All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person.
- GT0012-00004 Any proposed controlled activity must be carried out in accordance with plans submitted as part of a controlled activity approval application, and approved by Natural Resources Access Regulator.
- GT0030-00006 The application for a controlled activity approval must include plans prepared in accordance with Natural Resources Access Regulator's guidelines located on the website <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>.
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### Rehabilitation and maintenance

- GT0023-00001 Vegetation clearance associated with the proposed controlled activity must be limited to where the controlled activity is to be carried out, as shown on the approved plan(s).
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### Reporting requirements

- GT0016-00003 The consent holder must inform Natural Resources Access Regulator in writing when any proposed controlled activity carried out under a controlled activity approval has been completed.

## **SCHEDULE 1**

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with SF10633 as provided by Council:

- Statement of Environmental Effects
- Subdivision Plan
- Site Plan
- Engineering Plan





**Office of  
Environment  
& Heritage**

Date: 10 September 2018  
Your reference: SF10633  
Our reference: DOC18/659834  
Contact: Calvin Houlison  
4224 4179

Nicholas Cavallo  
Senior Development Planner  
Shoalhaven City Council  
P.O Box 42  
Nowra NSW 2541  
Email: [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

Dear Mr Cavallo

**RE: Subdivision Application – SF 10633  
Lot 102, DP 1201921 - 169 Hockeys Lane Cambewarra  
General Terms of Approval**

Thank you for providing additional information to support the request for General Terms of Approval (GTAs) pursuant to Section 91A of the *Environmental Planning and Assessment Act 1979* in relation to the above development.

The additional information provided to us includes:

- An Aboriginal cultural heritage assessment report (ACHAR) prepared by Biosis and dated 12 April 2018.
- An Archaeological technical report (ATR) as an appendix to the ACHAR, prepared by Biosis and also dated 12 April 2018.

These reports document the results of archaeological test excavation and Aboriginal community consultation. One Aboriginal object was recovered during the test excavations within the proposed development area. The Aboriginal community has been consulted about the proposed impacts to this site in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010).

In light of the above, OEH provides the following General Terms of Approval (GTAs):

- As Aboriginal objects will be harmed as a result of this development, an Aboriginal Heritage Impact Permit (AHIP) must be sought and granted for these objects prior to the commencement of works.
- The AHIP application must be accompanied by appropriate documentation and mapping as outlined in *Applying for an Aboriginal Heritage Impact Permit, Guide for Applicants* (OEH 2011) and with reference to the requirements of the *Guide to Investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH 2011).
- Consultation with the Aboriginal community undertaken as part of an AHIP application must be in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*. Evidence of the consultation process must be submitted with the AHIP application.

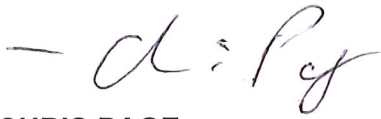


- The application must consider the management and appropriate mitigation measures for all Aboriginal objects within the application area, including long term management and protection of any objects that will be either directly or indirectly impacted by the proposed development.
- If the proposed long-term management is for reburial then the reburial location must be provided with the application along with evidence of land owner's support.

The AHIP application must comply with the relevant OEH guidelines, which are available on our website: <http://www.environment.nsw.gov.au/resources/cultureheritage/20110280AHIPguideforapplicants.pdf>

Please contact Calvin Houlison, Senior Conservation Planning Officer, on 4224 4179 or via e-mail [calvin.houlison@environment.nsw.gov.au](mailto:calvin.houlison@environment.nsw.gov.au) should you have any further queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Page', written in a cursive style.

**CHRIS PAGE**  
**Senior Team Leader, Planning (Illawarra)**  
**South East Branch**  
**Conservation and Regional Delivery Division**