

COUNCIL ASSESSMENT REPORT

WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSWES-110 – DA0412/2021
PROPOSAL	Manufactured Home Estate comprising of 206 dwellings, communal facilities (community centre, lawn bowling green, swimming pool and tennis court) and associated works
ADDRESS	LOT B DP162225, LOT 3 DP1130059 LOT 4 DP1164833 38 SPRING FLAT ROAD SPRING FLAT 2850 LOT 1 DP1159038 108 LIONS DRIVE SPRING FLAT 2850
APPLICANT	Warwick Stimson Stimson Urban and Regional Planning
OWNER	Lincoln Place MHE Pty Ltd ATF LP Mudgee Sub Trust Mid-Western Regional Council
DA LODGEMENT DATE	18/06/2021
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Council interest
CIV	\$12,783,545.45 (excluding GST)
CLAUSE 4.6 REQUESTS	Not applicable.
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Resources and Energy) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Mid-Western Regional Local Environmental Plan 2012 • Mid-Western Regional Development Control Plan 2013

TOTAL & SUBMISSIONS ISSUES SUBMISSIONS	UNIQUE KEY IN	Two (2) submissions of objection raising the following key issues: <ul style="list-style-type: none"> - Stormwater impacts on adjoining land - Existing right of carriageway through adjoining land impacting future development
DOCUMENTS SUBMITTED FOR CONSIDERATION	FOR	Statement of Environmental Effects Cost Estimate Report Traffic Report Architectural Plans Landscaping Plans Civil Engineering Plans Stormwater Management Plan
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (\$7.24)		Not applicable.
RECOMMENDATION		Deferred Commencement
DRAFT CONDITIONS TO APPLICANT		YES
SCHEDULED MEETING DATE		15 June 2022
PLAN VERSION		Various – refer to draft conditions of consent.
PREPARED BY		Kayla Robson
DATE OF REPORT		25 May 2022

EXECUTIVE SUMMARY

The development application (DA0412/2021) seeks consent for a Manufactured Home Estate comprising of 206 dwellings, communal facilities including a community centre, lawn bowling green, swimming pool, gym and tennis court along with a resident workshop and BBQ area. Associated works will include new roads, new services, stormwater detention basins, landscaping and new fencing (both internal and boundary fencing) is also proposed.

The subject site is known as 38 Spring Flat Road (legally identified as Lot B DP162225, Lot 3 DP1130059 Lot 4 DP1164833) and 108 Lions Drive, Spring Flat (Lot 1 DP1159038) ('the site'). The site comprises of generally flat and vacant land located on the fringe of the urban and industrial areas of Mudgee, abutting land zoned R1 General Residential and RU4 Primary Production Small Lots.

The site is bound by Sawpit Gully to the western boundary, single dwellings on large rural lots to the north, north-east and southern boundaries, and St Matthews Catholic School recently constructed towards the south western boundary. The site has existing access via Spring Flat Road at the eastern boundary and has a total land area of 23.03 hectares.

The application was lodged on 24 June 2021 with a further information letter issued by Council on the 29 June 2021. Amended plans and documents were provided on 16/8/2021, 9/9/2021 and 13/9/2021 prior to commencing public exhibition of the application and referral to the Western Regional Planning Panel on the 7 October 2021.

Further plan amendments were provided to Council on 13/12/2021, 20/12/2021, 7/4/2022 and 29/4/2022 however, the changes did not significantly alter the overall development footprint, rather related to technical design issues for water and sewer, removal of impacts to the riparian zone and the secondary access proposed.

The Development Application has been assessed against the *Environmental Planning and Assessment Act 1979* ('EP&A Act'), *Environmental Planning and Assessment Regulations 2021*, relevant Environmental Planning Instruments and Council policies. The outcome of this assessment is detailed further in this report.

The site is located in the RU4 – Primary Production Small Lots Zone pursuant to Clause 2.2 of the *Mid Western Regional Local Environmental Plan 2012* ('LEP 2012'). Pursuant to the provisions of Section 122 of the Housing SEPP, *Development for the purposes of a manufactured home estate may be carried out pursuant to this Part on any land on which development for the purposes of a caravan park may be carried out*. A 'Caravan Park' is permitted with consent in the RU4 zone.

The principle planning controls relevant to the proposal include *State Environmental Planning Policy Housing 2021* ('Housing SEPP'), the *Mid-Western Regional Local Environmental Plan 2012* ('MWRLEP') and the *Mid-Western Regional Development Control Plan 2013* ('DCP'). The proposal is considered to be consistent with various provisions of the planning controls including:

- Compliance is achieved with the Part 8 of the Housing SEPP 2021;
- The proposed development complies with the MWRLEP 2012;
- The proposed development complies with the DCP 2013;
- The proposal is considered to be consistent with the various objects of the EP&A Act (orderly and economic development of land);
- The proposal is consistent with the public interest and provides diverse housing

- opportunities for the Region; and
- The proposal is not considered to result in any significant adverse impacts identified under Section 4.15(1) of the EP&A Act.

Whilst the application lodged initially triggered integrated development pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'), which required General Terms of Approval from the Natural Resources Access Regulator, the application was subsequently amended in December 2021 to remove all works from within 40 metres of waterfront land that burdens the site.

The applicant also sought concurrence under Section 82(3) of the Local Government Act 1993 from the Department of Planning and Environment relating to partial construction of dwellings onsite. Concurrence was granted by the Department on the 8 April 2022.

A referral to Essential Energy pursuant to *State Environmental Planning Policy (Transport and Infrastructure) 2021* ('Transport and Infrastructure SEPP') raised no objection and conditions were provided.

Jurisdictional prerequisites to the grant of consent imposed by the following controls have been satisfied including:

- Section 4.6 of the Transport and Infrastructure SEPP for consideration of whether the land is contaminated;
- Section 2.48(2) of the Transport and Infrastructure SEPP in relation to electricity power lines; and
- Section 4.9 of the Biodiversity and Conservation SEPP in relation to koalas and koala habitat.

The application was placed on public exhibition from 15 September 2021 to 1 October 2021, with two (2) submissions being received. These submissions raised issues relating to stormwater impacts and a right of carriageway that exists on neighbouring land that benefits the subject site. These issues are considered further in this report.

The application is referred to the Western Regional Planning Panel ('the Panel') as the development is '*regionally significant development*', pursuant to Section 2.19(1) and Clause (3)(b) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposal is development with a CIV over \$5 million and one (1) parcel of land affected by the development is owned by Council.

A briefing was held with the Panel on 19 October 2021 and 26 April 2022 where key issues were discussed, including SEPP 36 Manufactured Home Estate provisions, characterisation of the development, access, flooding and emergency evacuation, stormwater batters and interface, design and accessibility, certification requirements for buildings, fencing, developer contributions, staging, Section 82 objection relating to partial construction of dwellings onsite, site context, landscaping within setback areas and detailed servicing arrangements. A panel site inspection was conducted in December 2021.

The key issues associated with the proposal which have been addressed via amended plans and conditions of consent include:

1. Stormwater management and flooding impacts – addressed via updated plans and conditions of consent.
2. Landscaping – addressed via updated plans and conditions of consent.
3. Impacts to Riparian Land – updated plans provided.

4. Servicing of the site with adequate sewer and water - addressed via updated plans and conditions of consent.
5. Section 82 objection to the Local Government Act – Concurrence from DPE provided.

Following consideration of the matters for consideration under Section 4.15(1) of the EP&A Act, the provisions of the relevant State environmental planning policies, in particular SEPP Housing 2021, the proposal is able to be supported.

Following a detailed assessment of the proposal, pursuant to Section 4.16(1)(b) of the *EP&A Act*, DA0412/2021 is recommended for approval subject to the conditions of consent contained at **Attachment A** of this report.

1. THE SITE AND LOCALITY

1.1 The Site

The subject site is known as 38 Spring Flat Road (legally identified as Lot B DP162225, Lot 3 DP1130059 Lot 4 DP1164833) and 108 Lions Drive, Spring Flat (Lot 1 DP1159038) ('the site').

The site has a frontage of approximately 240 metres to Spring Flat Road at the eastern boundary where an existing access point is located, and has a total land area of 23.03 hectares. The site comprises of generally flat, vacant land with limited mature vegetation. Two (2) existing small farm dams are located within the development footprint.

The site is bound by Sawpit Gully to the western boundary, single dwellings on large rural lots to the north, north-east and southern boundaries, and St Matthews Catholic School has recently been constructed towards the south western boundary of the site.

The site is located on the immediate fringe of the urban area of Mudgee, adjoining land zoned R1 General Residential to the west and RU4 Primary Production Small Lots to the north and south. An aerial photo of the site is provided in Figure 1 below.

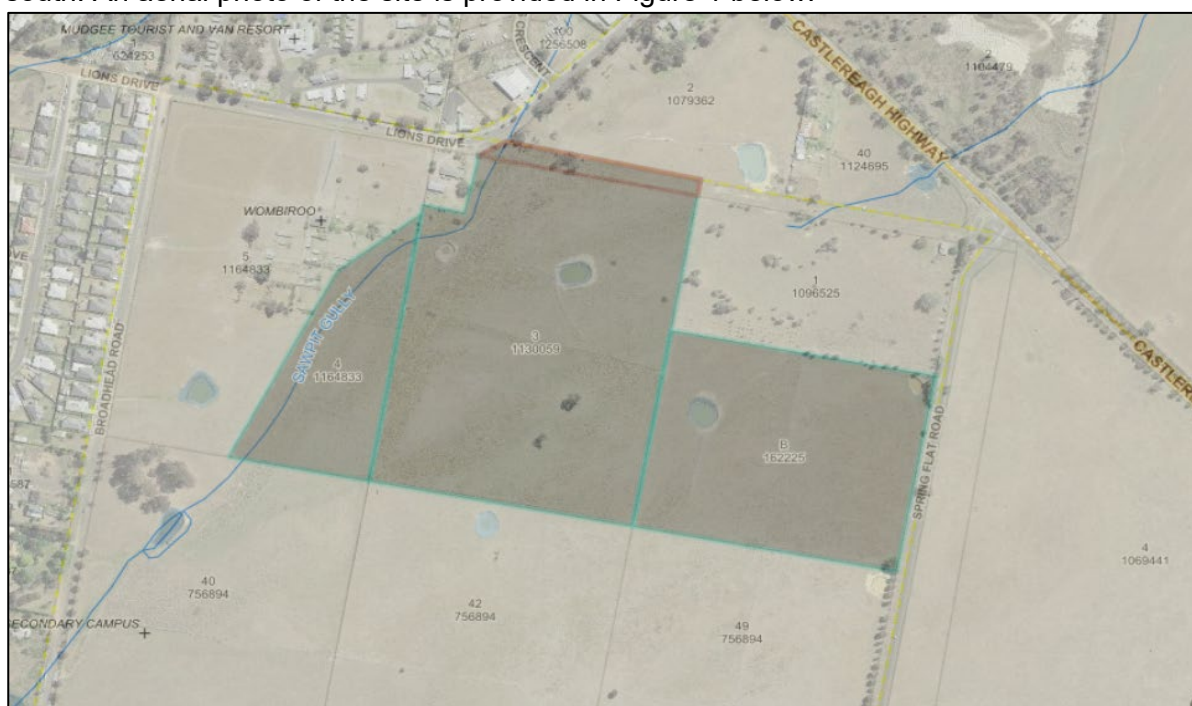


Figure 1 – Aerial Photo of Site

1.2 The Locality

The immediate locality of Spring Flat is rural and rural residential in nature. The areas to the north and west of the site however, comprises predominantly of residential, commercial and industrial land uses.

A recently constructed school campus has been established to the south west of the site which confirms that there is a variance of land uses within the immediate locality.

Limited mature native vegetation exists in the area, with the surrounding land also containing very flat topography. A locality plan is provided in Figure 2 below.

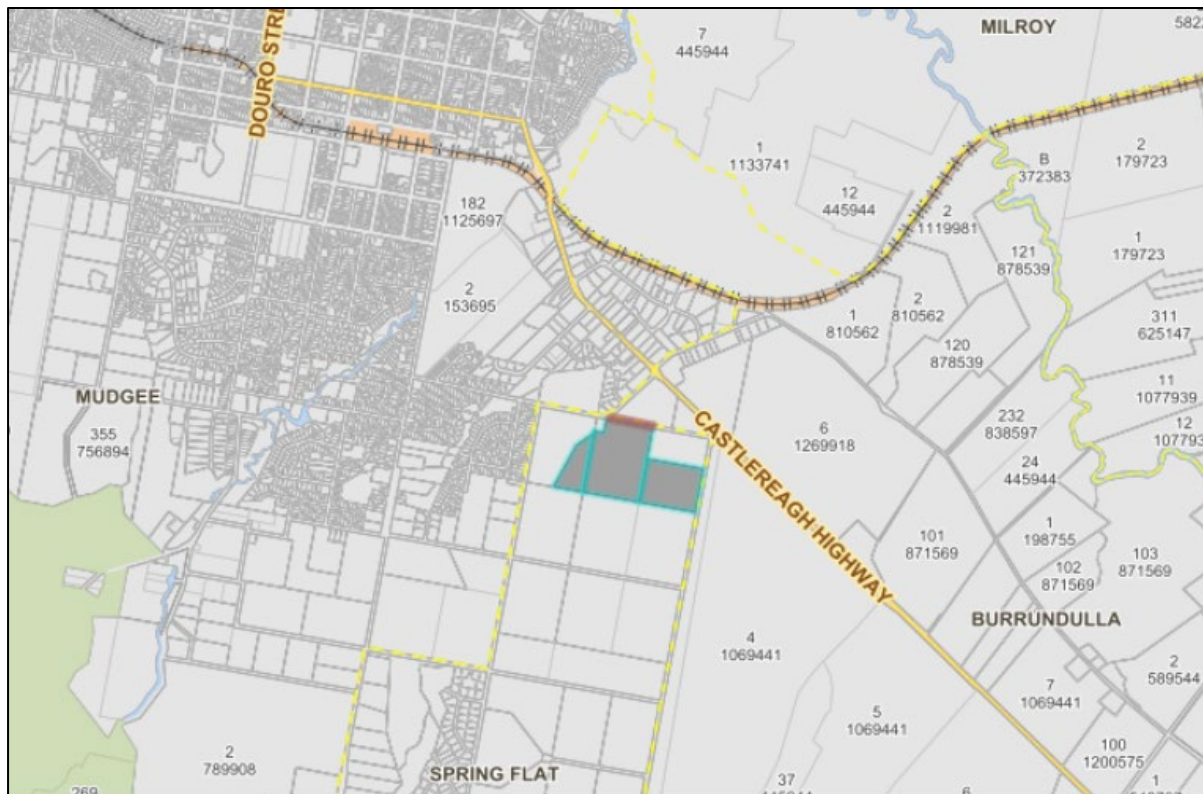


Figure 2 – Locality Plan

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The development application (DA0412/2021) seeks consent for a Manufactured Home Estate comprising of 206 dwellings and communal facilities to be developed over 16 stages including:

- a community centre with bar / kitchen, games, craft and theatre areas,
- lawn bowling green,
- swimming pool,
- gym,
- tennis court,
- internal walking tracks throughout the site,
- a resident workshop, community garden and BBQ area.

The primary access road and community centre is proposed within stage 1.

Associated works will include new internal roads via an upgraded access point from Spring Flat Road, new services, stormwater detention basins, landscaping and new fencing (both internal and boundary fencing).

Tree removal is limited to 2-3 paddock trees with filling / compaction of existing dams within the development footprint also required.

A total of 84 visitor parking spaces are proposed, with 2 spaces per dwelling also made available.

2.2 Background

The development application was lodged on 24 June 2021. A chronology of the development application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc.) with the application:

Table 1: Chronology of the DA

Date	Event
24 June 2021	DA lodged
29 June 2021	Further information requested by Council regarding the following key issues: <ol style="list-style-type: none"> 1. Confirmation of land included in the application to determine referral to WRPP; 2. Signage sought by the application; 3. Confirmation of correct characterisation and land use proposed including application of Seniors Housing requirements under the SEPP (application initially stated a "land lease community for over 55's/seniors"); 4. Plans of proposed servicing arrangements for the site required by clause 6.9 of the LEP 2012; 5. CPTED details for the development; 6. BDAR report for works within the riparian zone / Biodiversity Values Mapped area; 7. Clarification of works in the riparian area and triggers under Section 4.46 for integrated development under the Water Management Act 2000; 8. Updated site plan/s clearly showing setbacks of the dwelling sites to Spring Flat Road and all boundaries.
16 August 2021	Some further information provided in response to Council's letter and accepted under Clause 55 of the <i>Environmental Planning and Assessment Regulation 2000</i> ('EP&A Regulation').
9 and 13 September 2021	Further amended documents submitted including civil design and landscaping. Application amended to include Integrated Development to NRAR under the Water Management Act 2000. Accepted under Clause 55 of the <i>Environmental Planning and Assessment Regulation 2000</i> ('EP&A Regulation').
13 September 2021	DA referred to external agencies.

15 September 2021	Exhibition of the application until 1 October 2021 – 2 submissions received.
29 September 2021	External Agency response received from Essential Energy – no objections.
7 October 2021	Application referred to Western Regional Planning Panel.
19 October 2021	Panel briefing.
30 November 2021	NRAR request additional information.
7 December 2021	Applicants Section 82 Objection lodged for DPE Concurrence.
13 December 2021	Some amended documents in response to NRAR request for information received.
20 December 2021	Final suite of amended documents in response to NRAR request for information received including amended civil and landscaping plans. This resolved the impacts to the Riparian Zone by removing all works proposed within 40 metres of the watercourse.
21 December 2021	Final response from NRAR received, no CAA required noting that if plans are further amended to encroach on waterfront land, a controlled activity approval would be required.
9 February 2022	Further amendments to civil design due to sewer servicing issues identified. Accepted under Clause 55 of the <i>Environmental Planning and Assessment Regulation 2000</i> ('EP&A Regulation').
16 February 2022	Final internal referral response from Development Engineering Department with recommended conditions of consent.
30 March 2022	Amended site layout to remove secondary access onto Lions Drive. Accepted under Clause 55 of the <i>Environmental Planning and Assessment Regulation 2000</i> ('EP&A Regulation').
7 April 2022	Updated Landscape plans provided. Accepted under Clause 55 of the <i>Environmental Planning and Assessment Regulation 2000</i> ('EP&A Regulation').
8 April 2022	Concurrence from DPE under Section 82(3) granted.
26 April 2022	Second Panel briefing.
29 April 2022	Updated sewer servicing plan provided as a result of direct discussions with Water and Sewer Department.
5 May 2022	Final internal referral response received from Water and Sewer Department with recommended conditions of consent.
16 May 2022	Final internal referral response received from Health and Building with recommended conditions of consent.

2.3 Site History

The subject site has previous approvals for the following:

- DA24/84 - dwelling approved on the 17 August 1984. No Building Application on record.
- DA370/2009 - Units for aged persons / people with disabilities approved Development deferred commencement consent issued the 21 April 2010 - the deferred commencement conditions related to easements and detailed works for drainage.
- MA0009/2010 – Housing complex for aged persons / people with disabilities approved 21 July 2010 – amendment to deferred commencement consent.
- MA0034/2012 – Housing complex for aged persons / people with disabilities approved 17 July 2012 – further amendment to consent.
- Site Compatibility Certificate issued under SEPP (Housing for Seniors or People with a Disability) by the Department of Planning and Environment dated 29/11/2016 with the following requirements – *that servicing, stormwater and salinity management are to be considered by Council when assessing any future development application for an aged care facility on the subject site.*
- MA0001/2018 – amendment to consent for seniors housing (conditions 78-80 relating to stormwater drainage requirements).

3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),**that apply to the land to which the development application relates,*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

These matters are further considered below.

3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

The relevant environmental planning instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below.

(a) Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Resources and Energy) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Mid-Western Regional Local Environmental Plan 2012*

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 2** and considered in more detail below.

Table 2: Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	Chapter 3: Koala Habitat Protection 2020 Chapter 4: Koala Habitat Protection 2021 The development site is greater than 1 hectare and Mid-Western Regional Council is listed within Schedule 2 of the SEPP. The subject land is not potential or core koala habitat and no plan of management exists for the area.	Y
State Environmental Planning Policy (Housing) 2021	Chapter 3: Diverse Housing Part 8 - Manufactured home estates	Y
State Environmental Planning Policy (Planning Systems) 2021	Chapter 2: State and Regional Development Section 2.19(1) declares the proposal regionally significant development pursuant to section 2.19 and Schedule 6(3)(b) as it comprises development over \$5 Million and involves Council land.	Y
State Environmental Planning Policy (Resilience & Hazards)	Chapter 4: Remediation of Land Section 4.6 - Contamination and remediation has been considered in the assessment of the application and the proposal is satisfactory subject to conditions.	Y
State Environmental Planning Policy	Chapter 2: Infrastructure Section 2.48(2) - (Determination of development applications—other development) – electricity	Y

(Transport and Infrastructure) 2021	transmission - the proposal is satisfactory subject to conditions. <i>Note: the development does not trigger the requirements of Section 2.121(4) - Traffic-generating development as the site is not located within 90m of a Classified Road and the development is not a new premise of the relevant size or capacity (300 or more dwellings or 200 or more lots with a new public road) as required under Schedule 3.</i>	
MWRLEP	<ul style="list-style-type: none"> • Clause 2.3 – Permissibility and zone objectives • Clause 5.21 - Flood Planning • Clause 6.3 – Earthworks • Clause 6.4 - Groundwater vulnerability • Clause 6.8 - Airspace operations • Clause 6.9 - Essential Services 	Y

Consideration of the relevant SEPPs is outlined below

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 and Chapter 4: Koala Habitat Protection

The development site is greater than 1 hectare and Mid-Western Regional Council is listed within Schedule 2 of the SEPP. The subject land is not identified as potential or core koala habitat and no plan of management exists for the area.

The proposed development will not require removal of any significant vegetation or koala habitat under this Policy. Therefore, no further consideration of this SEPP is considered necessary.

State Environmental Planning Policy (Housing) 2021

Chapter 3: Part 8: Manufactured Home Estate

The proposal is characterised as a manufactured home estate and therefore the provisions of Part 8 of the Housing SEPP apply (noting the provisions remain consistent with the former SEPP No. 36 Manufactured Home Estate requirements).

The proposal complies with all requirements of Part 8 and Council considers the matters under Section 125 of the SEPP to be satisfied accordingly. To demonstrate compliance is achieved, a compliance table is provided in **Attachment B**.

State Environmental Planning Policy (Planning Systems) 2021 ('Planning Systems SEPP')

Chapter 2: State and Regional Development

The proposal is *regionally significant development* pursuant to Section 2.19(1) as it satisfies the criteria in Clause 3(b) of Schedule 6 of the Planning Systems SEPP as the proposal is development for Council related development over \$5 Million. Accordingly, the Western Regional Planning Panel is the consent authority for the application. The proposal is consistent with this Policy.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

The provisions of Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* ('the Resilience and Hazards SEPP') have been considered in the assessment of the development application. Section 4.6 of Resilience and Hazards SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The subject site has been retained as vacant rural grazing land for a significant period of time. No stock holding yards or sheep dips are located or have been found within the property and previous approvals have been granted for a seniors development over the site.

On the basis of all available Council records, aerial imagery and previous approvals over the land, the subject site is not considered to be contaminated land and is therefore suitable for the proposed development.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2: Infrastructure

The provisions of Chapter 2, Section 2.48(2) - (Determination of development applications—other development) relates to works adjacent to electricity transmission lines. The proposed development was referred to Essential Energy with comments and conditions provided. The proposal is satisfactory subject to those conditions.

Note: the development does not trigger the requirements of Section 2.121(4) - Traffic-generating development as the site is not located within 90m of a Classified Road and the development is not a new premise of the relevant size or capacity (300 or more dwellings or 200 or more lots with a new public road) as required under Schedule 3.

Mid Western Regional Local Environmental Plan 2012

The relevant local environmental plan applying to the site is the *Mid Western Regional Local Environmental Plan 2012* ('the MWRLEP'). The aims of the LEP include to promote growth and provide for a range of living opportunities throughout the Mid-Western Region and to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure. The proposal is consistent with these aims as the proposal seeks to provide diverse residential housing opportunities for the locality in close proximity to the urban area of Mudgee.

Zoning and Permissibility (Part 2)

The site is located within the RU4 Primary Production Small Lots Zone pursuant to Clause 2.2 of the LEP. A copy of the zoning map is provided in Figure 3 below:

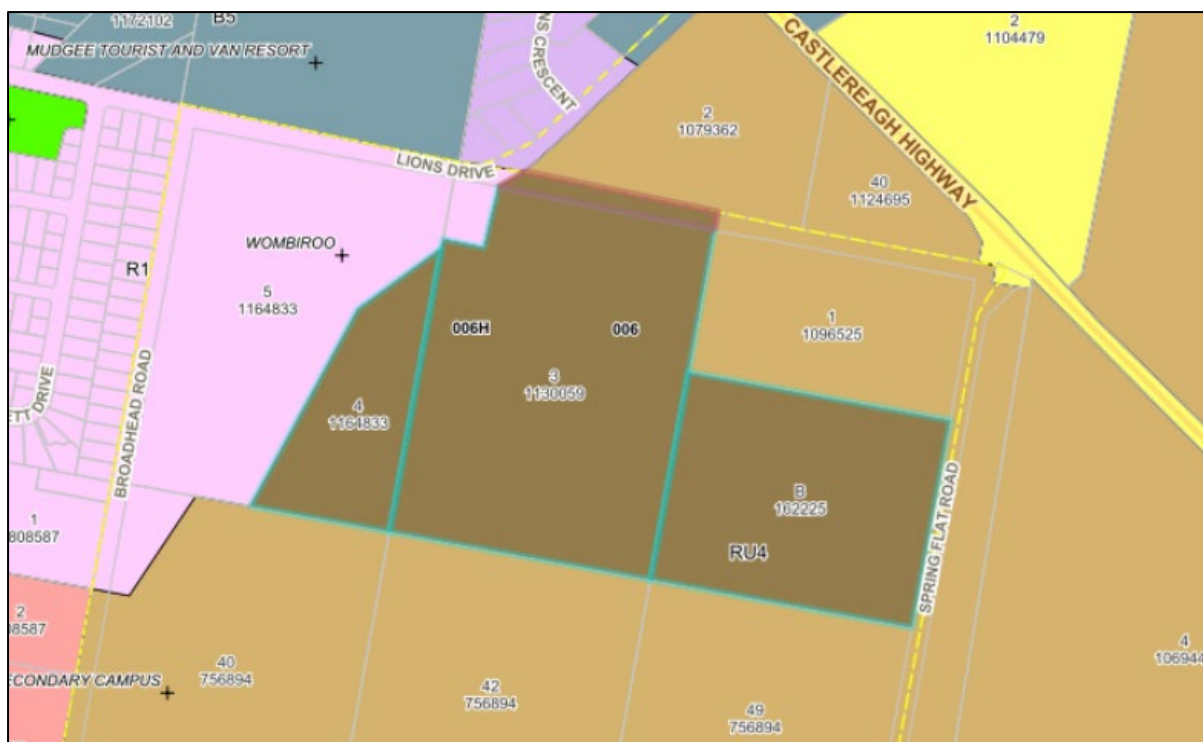


Figure 3: Zoning Map – MWRLEP 2012

In accordance with the provisions of Section 122 of the Housing SEPP, *Development for the purposes of a manufactured home estate may be carried out pursuant to this Part on any land on which development for the purposes of a caravan park may be carried out.* A 'Caravan Park' is permitted with consent in the RU4 zone, accordingly, a manufactured homes estate is also permitted with consent in the RU4 zone.

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that land is available for intensive plant agriculture.*
- *To encourage diversity and promote employment opportunities related to primary industry enterprises, particularly those that require smaller holdings or are more intensive in nature.*

The proposal is considered to be consistent with these zone objectives for the following reasons:

- The proposed development is a compatible land use which requires a large portion of land to accommodate all required dwelling sites and community facilities as required under the SEPP and Regulations for Manufactured Home Estates.
- Appropriate buffers with landscaping and setbacks are made available to adjoining RU4 Zoned land to the south and east which mitigates potential land use conflicts.

General Controls and Development Standards (Part 2, 4, 5 and 6)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 3** below.

Table 3: Consideration of the LEP Controls

Control	Requirement	Proposal	Comply
Heritage (CI 5.10)	To conserve the environmental heritage, heritage significance, archeologically sites and objects.	No impacts to any known heritage items or the conservation area identified by the proposal. An unexpected finds protocol is required to be implemented during construction works.	Y
Flood planning (CI 5.21)	Minimise the risk to life and property, allow development that is compatible with the flood function and behaviour including climate change, avoid adverse cumulative impacts on flood behaviour and enable the safe occupation of people in the event of a flood.	The subject land is identified to be affected in the Probable Maximum Flood event and is impacted by overland flows under the Mudgee Flood Study 2021. The site is identified to be inundated by 100mm to 300mm of sheet flow. The proposal seeks to divert this water via the use of bunds and onsite detention systems to the existing drainage easement / watercourse and to Spring Flat Road (to the west and east of the site). The depths and velocity of water in this location is not identified to have significant impact to life or property and with implementation of proposed stormwater works, flood impacts in the PMF event are significantly reduced on the subject site and also to surrounding properties. Evacuation via Spring Flat Road is also possible due to the low level depths experience in this location.	Y
Salinity (CI 6.1)	Appropriately manage land subject to salinity and mitigate adverse impacts.	The development site is affected by salinity however, this is limited to the area of the Riparian Zone. As the applicant has amended the development to remove all works in the Riparian Zone, mitigation measures are only required to be considered in the future buildings on the site. As the proposal involves concrete slabs, a condition of consent has been included requiring the slab to be designed appropriately to minimise the impacts of salts in the ground on the building.	Y

Earthworks (CI 6.2)	Earthworks will not have a detrimental impact on environmental functions, processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	<p>The proposal involves significant earthworks to accommodate the proposal, including new storm water management works, roads and supporting services.</p> <p>The development is not considered to adversely impact on adjoining lands and will capture runoff in a controlled manner, diverting this through existing drainage easements and new piped works to improve the existing uncontrolled sheet flow arrangement. Appropriate conditions have been included to ensure impacts are minimised in the detailed design and during construction.</p>	Y
Groundwater Vulnerability (CI 6.4)	Maintain and protect vulnerable groundwater resources as a result of development.	No significant depths of excavation is needed to facilitate the proposal and no significant impacts upon those matters contained within clause 6.4(3) is expected as a result of the proposed development. It is considered that the development would not cause groundwater contamination, adversely affect any groundwater dependent ecosystems, will not cumulatively impact potable water supply, and therefore no special measures, or conditions of consent would be considered necessary.	Y
Airspace operations (CI 6.8)	Provide and protect the ongoing operation of the Mudgee Airport.	The proposal will not penetrate the relevant height limits for safe operation of the Mudgee Airport.	Y
Essential Services (CI 6.9)	Development consent must not be granted unless adequate arrangements have been made for water supply, electricity, sewer, stormwater drainage and suitable road access.	<p>All essential services that are relevant to the proposal are available or will be available as a result of the proposed development.</p> <p>Based on the final plans submitted, water, sewer and electricity will need extension works / upgrades to facilitate connection to the site. Drainage and road access is available and will also require suitable upgrades to accommodate the proposal.</p>	Y

The proposal is considered to be generally consistent with the LEP.

(b) Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been the subject of public consultation under the EP&A Act that are relevant to the proposal.

(c) Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

Mid-Western Regional Development Control Plan 2012 ('the DCP')

The DCP does not contain development standards for a Manufactured Homes Estate, however, the proposed development remains compliant with the relevant chapters of the DCP, with the following points noted:

- Part 5.1 - The parking arrangements for the subject site exceed the minimum requirements of the DCP and include 2 spaces per dwelling and 84 visitor parking spaces.
- Part 5.2 - Flooding by the PMF event is identified as 'low risk' in accordance with the DCP and as such only building floor levels and building components (impacted by the 1 in 100 year event) are required to be considered in the low risk flood precinct. As the proposed development seeks to 'divert' sheet runoff via the existing drainage easement and towards Spring Flat Road into appropriate detention basins, impacts of flooding over the site are appropriately mitigated. Measures will however be required to be implemented to ensure water is not 'diverted' onto adjoining land and post development rates are less than or equal to pre development rates.
- Part 5.3 – Stormwater management measures are proposed to be implemented onsite which are consistent with the DCP requirements. Conditions are imposed accordingly.
- Part 5.4 – Environmental Controls have been adequately considered in the assessment and conditions, where required, have been included.

Mid Western Regional Contribution Plans

The following contributions plans are relevant pursuant to Section 7.18 of the EP&A Act and Section 64 of the Local Government Act, and have been considered in the recommended conditions.

- *Mid Western Regional Development Contributions Plan 2019*
- *Mid Western Sewer Developer Servicing Plan 2008*
- *Mid Western Water Developer Servicing Plan 2008*

The dwellings have been calculated at the appropriate rate for the 'Mudgee' catchment area under Section 7.11 of the EP&A Act at the rate of \$8,683 per dwelling.

The dwellings also attract both sewer and water headworks charges pursuant to Section 64 of the Local Government Act which has been calculated by our Water and Sewer Department at \$5,840.25 (0.667ET) per dwelling >85m² for water and \$3,997 (1ET) per dwelling >85m² for sewer. The community centre and associated facilities also attracts head works charges which is based on the number of WC's proposed.

The Contributions Plans have been considered and included in the recommended consent conditions.

(d) Section 4.15(1)(a)(iia) – Planning agreements under Section 7.4 of the EP&A Act

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

(e) Section 4.15(1)(a)(iv) - Provisions of Regulations

Environmental Planning and Assessment Regulations 2021

The following relevant matters contained in the EP&A Regulation must be taken into consideration by a consent authority in determining a development application:

These provisions of the EP&A Regulation 2021 have been considered and are addressed in the recommended draft conditions (where necessary). ‘

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021

An assessment of the requirements of the 2021 Regulations for Manufactures Home Estates is provided within **Attachment B**. The development achieves compliance with the requirements of the Regulations.

3.2 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below.

The consideration of impacts on the natural and built environments includes the following:

- Context and setting – The proposal is considered to be generally consistent with the context of the site and the setting of the locality including the urban area of Mudgee to the west. The proposed development is appropriate as a result of previous similar approvals over the site, local context, character and amenity of the area with potential impacts on adjoining properties mitigated with appropriate design, setbacks and landscaping proposed.
- Access and traffic – The proposed development was supported by a traffic assessment which confirms the site and local road network can accommodate the proposed development. The onsite parking proposed also exceeds the minimum requirements for the development and with use of a 12 seater community bus as outlined in the Statement of Environmental Effects, transport options for local residents is also accommodated.
- Public Domain –The proposal will not have a negative impact on the public domain. New pedestrian paths will also be required along Spring Flat Road to cater for the development.
- Utilities – Subject to further detailed design, the development will be able to connect to all required utilities to support the proposal. The most significant upgrades will be for water and sewer supply to the subject land and the proposal has been modified on a

number of occasions to address this issue to the satisfaction of the Water and Sewer Supply Authority (Council).

- Heritage – No impacts on heritage items or conservation areas are identified.
- Other land resources – The subject site is currently rural land formerly used for agricultural purpose. The site has previously been subject to an approval for Seniors Housing which has also been commenced. This development is considered to be of a similar scale and form to the previous development approval and will continue to allow for diversification in housing supply for the region in close proximity to an established residential area of Mudgee. As a result, no adverse impacts are identified on other land resources.
- Water/air/soils impacts – The proposed development is not considered to have an adverse impact on water, air or soils with appropriate conditions to mitigate such impacts recommended.
- Flora and fauna impacts – The subject site has limited mature vegetation and has previously been used for grazing. Three (3) trees are located within the development footprint that will require removal at the relevant stage. Vegetation removal will also be required based on the current alignment of the sewer proposed off-site and to be located within easements. The development footprint, along with offsite upgrades to infrastructure is not proposed within any areas of sensitive or high biodiversity value. Additionally, the cumulative removal of vegetation (both onsite and offsite) will be less than the biodiversity offset threshold requirements prescribed under the Biodiversity Conservation Regulations. As a result, no significant adverse impacts are identified.
- Natural environment –The subject site contains a natural watercourse to the western boundary identified as Sawpit Gully. The development application has been modified during the assessment process to remove all development impacts to the Riparian Zone. Further, the development has been designed to ensure that a large proportion of the site is maintained as open space areas. There are no significant adverse impacts on the natural environment generated by the development.
- Noise and vibration – Construction and operational impacts have been considered with impact mitigation measures proposed by way of conditions of consent.
- Natural hazards – the subject site is identified as ‘flood liable land’ in the Probable Maximum Flood Event and from overland flows from the surrounding large rural catchment which commences at the Avisford Nature Reserve to the south. As a result, up to 300mm of water has been determined to cover the site in the 1%AEP event. A drainage report and stormwater concept plan has been prepared to support the development which included TRUFLOW modelling. The design submitted includes bunding on the southern and northern portions of the site within the setbacks of boundaries to divert overland runoff from within the development footprint and into both the existing drainage easement located to the western side of the site and also to the eastern side, towards Spring Flat Road. Oversized detention basins at key locations within the development footprint are also proposed to control dispersion. With the incorporation of suitably sized detention basins and mitigation measures to ensure post development flows do not exceed pre-development flows, there are no significant impacts as a result of the development identified on the site or to surrounding land. Flood evacuation via Spring Flat Road is also available in the PMF event given the low velocities and depths experienced in this location. A covenant is also recommended

to be imposed as a condition of consent to ensure all detention basins and associated infrastructure are maintained by the landowner for the life of the development.

- Safety, security and crime prevention – The development has incorporated suitable crime prevention measures including boundary fencing and security gates, lighting of footpaths and passive surveillance to communal areas. No significant impacts are identified by the development.
- Social impact – The proposal is considered to generate positive social impacts and provides diversification in housing type and form for the region and positive opportunities for the community.
- Economic impact – The proposal is considered to generate positive economic impacts including employment generation, new business opportunities for the supply of goods or services to support the development and an affordable housing opportunity for the community.
- Site design and internal design – The design of the proposal is conducive to a positive neighbourhood precinct (maintaining compliance with the Regulations) with good surveillance, whilst maintaining privacy for future residents. Each dwelling site is proposed to be fenced at the internal boundaries to maintain privacy and security with large areas of open space and walking tracks proposed to occupy a large portion of the site. Landscaping of boundaries and throughout the site provides appropriate screening and shade however, additional landscaping of key areas are recommended. This includes to the northern side of the community centre and the adjoining Lot 1 boundary, to the north of the proposed boat and caravan parking area and along the high side of the proposed stormwater bund on the northern and southern boundaries. Conditions have been recommended accordingly.
- Construction – The application proposes a Section 82 objection to the Local Government Act requirement to allow for construction of part of the future dwellings to occur onsite. Typically, under the Local Government Act, a Section 68 activity approval is required prior to placement of a 'moveable dwelling' on land which is prefabricated or constructed offsite. Concurrence from the Department of Planning was sought early, with concurrence granted on the 8 April 2022. The National Construction Code will be applicable to all construction onsite and a number of conditions have been recommended to ensure compliance with the Local Government Regulations.
- Cumulative impacts – The proposed development is consistent with all relevant planning controls and the site is considered suitable for the proposal. Therefore, the development will not result in any adverse cumulative impacts.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.3 Section 4.15(1)(c) - Suitability of the site

(a) Does the proposal fit in the locality?

The proposal is considered to be appropriate for the locality. The subject site adjoins residential land to the west and there are no hazardous land uses or activities nearby that would impact the operations of development in the future. Further, there are no significant constraints posed by adjacent developments that would impact the development proceeding

and utilities are available in the area to support the development, subject to appropriate upgrades at the cost of the developer.

(b) Are the Site Attributes conducive to Development?

The site attributes are not considered to adversely affect the development proceeding. The site is not subjected to any significant natural hazards that cannot be managed appropriately through design methods, and the project will not impact any critical habitat, threatened species, populations, ecological communities or endangered habitats on the site.

3.4 Section 4.15(1)(d) - Public Submissions

These submissions are considered in Section 4 of this report.

3.5 Section 4.15(1)(e) - Public interest

The proposed development is considered to be within the public interest as a result of the significant economic and social benefits of the proposal, with minimal environmental impacts that can be appropriately mitigated.

On balance, there are no significant issues in the interests of the public expected as a result of the proposed development that could otherwise be managed via conditions of consent.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in **Table 4**.

There are no outstanding issues arising from these concurrence and referral requirements subject to the imposition of the recommended conditions of consent being imposed.

Table 4: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Concurrence Requirements (s4.13 of EP&A Act)			
Water NSW	Section 8.9(1) of the Biodiversity and Conservation SEPP (Chapter 8 – Sydney Drinking Water Catchment)	Not applicable.	N/A
Environment Agency Head (Environment, Energy & Science Group within DPIE)	S7.12(2) - <i>Biodiversity Conservation Act 2016</i>	Not applicable. The development also does not exceed the Biodiversity Offsets Scheme Thresholds.	N/A
Rail authority for the rail corridor	Section 2.98(3) - <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	Not applicable.	N/A

Referral/Consultation Agencies			
RFS	S4.14 – EP&A Act Development on bushfire prone land	Not applicable.	N/A
Electricity supply authority	Section 2.48 – <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> Development near electrical infrastructure	Comments and conditions provided from Essential Energy.	Y
Transport for NSW	Section 2.121 – <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> Development that is deemed to be traffic generating development in Schedule 3.	Not applicable. The development is not considered traffic generating development in accordance with Schedule 3 of the SEPP.	N/A
Integrated Development (S 4.46 of the EP&A Act)			
RFS	S100B - <i>Rural Fires Act 1997</i> bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	Not applicable.	N/A
Natural Resources Access Regulator	S89-91 – <i>Water Management Act 2000</i> water use approval, water management work approval or activity approval under Part 3 of Chapter 3	Following a further information request from NRAR, the application was amended to remove the integrated development requirement during the assessment process.	Y

4.2 Council Officer Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 5**.

Table 5: Consideration of Council Referrals

Officer	Comments	Resolved
Engineering	Council's Engineering Officer reviewed the final plans and documentation submitted and considered that there were no objections subject to conditions.	Y
Health and Building	Council's Health and Building Officer reviewed the final plans and documentation submitted and considered that there were no objections subject to conditions.	Y
Water and Sewer	Following numerous meetings and amended plans, Council's Water and Sewer Department has reviewed the final plans and documentation, and considered that there are no objections subject to conditions.	Y

4.3 Community Consultation

The proposal was notified in accordance with Council's Community Participation Plan from 15 September 2021 to 1 October 2021. The notification included the following:

- Advertisement in the Mudgee Guardian;
- Notification on Council's website; and
- Eight (8) notification letters sent to adjoining and adjacent properties.

Council received a total of two (2) unique submissions, comprising of objections with comments to the proposal. The issues raised in these submissions are considered in **Table 6** below.

Table 6: Community Submissions

Issue	No of submissions	Council Comments
Stormwater impacts to adjoining property (cumulative water impacts from proposed new Bunnings)	1	<p>The application proposes appropriate stormwater management controls via multiple onsite detention systems and bunds which will capture and control discharge of stormwater to the existing watercourse / drainage easement in the western portion of the site and to Spring Flat Road, in a controlled manner.</p> <p>A concept stormwater plan has been provided with supporting calculations that confirms the development will not result in negative impacts on downstream properties in peak storm events. A further construction level design and report will be required and must be approved however, prior to civil work commencing onsite to ensure that all construction level details maintain the requirement to not impact adjoining land or cause the unlawful discharge onto adjoining land without consent.</p> <p>Council's Development Engineer has also reviewed the proposal and raises no objections to the proposed stormwater management arrangements, subject to conditions.</p> <p>Outcome: This issue has been satisfactorily addressed subject to the imposition of relevant recommended conditions of consent.</p>
Right of Carriageway (ROW) over adjoining land	1	<p>The content of this submission was provided to the applicant for comment. The applicant has since arranged for extinguishment of the ROW which benefits the site and burdens the adjoining land owner.</p> <p>Outcome: This issue has been satisfactorily addressed outside of the development application process. A copy has also been provided to Council to confirm extinguishment.</p>

5. KEY ISSUES

The following key issues are relevant to the assessment of this application having considered the relevant planning controls and the proposal in detail:

Stormwater / Flooding impacts

A drainage report was submitted with the development application along with a concept stormwater management plan. The application proposes appropriate stormwater management controls via multiple onsite detention systems and bunds which will capture and control discharge of stormwater to the existing watercourse / drainage easement in the western portion of the site and towards Spring Flat Road, in a controlled manner.

A concept stormwater plan has been provided with supporting calculations that confirms the development will not result in negative impacts on downstream properties in peak storm events. A further construction level design and report will be required and must be approved however, prior to civil work commencing onsite to ensure that all construction level details maintain the requirement to not impact adjoining land or cause the unlawful discharge onto adjoining land without consent.

Council's Development Engineer has also reviewed the proposal and raises no objections to the proposed stormwater management arrangements, subject to conditions.

Resolution: The issue has been resolved through recommended conditions of consent including civil design plans and updated drainage report to verify design details in accordance with the conditions imposed.

Water and Sewer Servicing

A conceptual servicing plan was submitted with the application and referred to Council's Water and Sewer Department. Whilst the concept plan was amended multiple times, Council's Water and Sewer Department held concerns regarding the ability to service the total development site with gravity sewer based on the alignment selected to the east as a result of avoidance to the riparian zone to the west.

Whilst the final alignment proposed to the east requires an easement to be established on private property (including consent from landowners), it was confirmed that there are at least 3 potential options for sewer connections available. This includes the following:

1. Current alignment proposed along Spring Flat Road to the Highway and via new easements to Burrundulla Road (requires owners consent and easements to be established);
2. New connection via the St Matthews Catholic School to the south of the site (requires owners consent and easements to be established);
3. Establishment of a connection to a new sewer pump station as part of Council's future Strategic Plan for the immediate area (location of this pump station has not been confirmed).

Based on the final documentation submitted, Council's Water and Sewer Department have reviewed the design and raises no objection to the proposed servicing plan, subject to conditions.

Resolution: The issue has been resolved through final acceptable design solutions and recommended conditions of consent, including the need for owners consent.

6. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported, subject to conditions.

It is considered that the key issues as outlined in Section 5 have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at **Attachment A**.

7. RECOMMENDATION

That the Development Application DA No 0412/2021 for a Manufactured Home Estate comprising of 206 dwellings, communal facilities (community centre, lawn bowling green, swimming pool and tennis court) and associated works at 38 Spring Flat Road and 108 Lions Drive Spring Flat be APPROVED pursuant to Section 4.16 (3) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Tables of Compliance (Housing SEPP and LG Regulations)
- Attachment C: Architectural Plans
- Attachment D: Civil Plans

Attachment A: Draft Conditions of consent

Draft Conditions

DEFERRED COMMENCEMENT

1. This is a deferred commencement condition in accordance with Section 4.16(3) of the *Environmental Planning and Assessment Act 1979* and this consent shall not operate until the following matters have been completed, to the satisfaction of Council.
 - The applicant must provide evidence of written consent from all necessary land owner/s for the creation of an easement for sewerage to support the development.

Evidence that will sufficiently enable Council to be satisfied as to the compliance of the above matter/s must be submitted to Council within 12 months of the date of determination.

If sufficient evidence of the satisfaction of the above matters is received by Council within the above-nominated time frame, Council will notify the applicant/developer in writing of the date the development consent has become operative. The consent will become operative subject to the following conditions of consent.

If sufficient evidence of the satisfaction of the above matters is not received by Council within this time-frame, the consent **will lapse** pursuant to Section 4.53(6) of the *Environmental Planning and Assessment Act 1979*.

Note – The development consent will lapse 5 years after it becomes operative, in accordance with Section 4.53 of the Environmental Planning and Assessment Act 1979.

APPROVED PLANS

2. The development is to be carried out generally in accordance with the following stamped plans except where amended as required by the following conditions. Approved documentation may include any Planning or Engineering reports submitted with and in support of the Application as detailed below.

Title / Name:	Drawing No. / Document Ref. / Sheet No.:	Revision:	Date:	Prepared by:
Master Plan	A00002	G	09.12.2021	Russell Prescott Architects
Staging Plan	A00003	G	09.12.2021	Russell Prescott Architects
Refuse Plan	A00004	G	09.12.2021	Russell Prescott Architects
Dimension Master Plan	A00005	G	09.12.2021	Russell Prescott Architects
Dimension Master Plan	A00006	G	09.12.2021	Russell Prescott Architects

Dimension Master Plan	A00007	G	09.12.2021	Russell Prescott Architects
Dimension Master Plan	A00008	G	09.12.2021	Russell Prescott Architects
Dimension Master Plan	A00009	G	09.12.2021	Russell Prescott Architects
Dimension Master Plan	A0010	G	09.12.2021	Russell Prescott Architects
Entry Gates Details 1	A4000	G	09.12.2021	Russell Prescott Architects
Entry Gates Details 2	A4001	G	09.12.2021	Russell Prescott Architects
Typical Road Sections	A4002	G	09.12.2021	Russell Prescott Architects
Master Plan Community Centre	A1100	E	24.08.2021	Russell Prescott Architects
Community Centre Ground Floor Plan	A1101	E	24.08.2021	Russell Prescott Architects
Community Centre Roof Plan	A1102	E	24.08.2021	Russell Prescott Architects
Community Centre Elevations	A1103	E	24.08.2021	Russell Prescott Architects
Pool Floor Plan & Elevations	A1104	F	24.08.2021	Russell Prescott Architects
BBQ – Floor Plans & Elevations	A1105	F	24.08.2021	Russell Prescott Architects
Existing Site Plan	C2.00	D	09.12.2021	Triaxial Consulting
Site Civil Works Plan	C3.00	G	09.12.21	Triaxial Consulting
Site Stormwater Management Plan	C4.00	F	06.04.22	Triaxial Consulting
Flood Mitigation Measures	C4.01	E	29.03.22	Triaxial Consulting

Civil Details	C4.02	D	09.12.21	Triaxial Consulting
Site Servicing Plan	C5.00	K	27.04.22	Triaxial Consulting
Flood Evacuation Plan	C5.01	B	29.03.22	Triaxial Consulting
Concept Landscape Plan	L/01	B	05.04.2022	A Total Concept Landscape Architects
Concept Entrance Plan	L/02	-	14.04.2021	A Total Concept Landscape Architects
Typical Vegetation Buffer Screen Detail	L/03	-	14.04.2021	A Total Concept Landscape Architects
Concept Plant Palette	L/04	-	14.04.2021	A Total Concept Landscape Architects
Concept Plant Palette	L/05	-	14.04.2021	A Total Concept Landscape Architects

Any minor modification to the approved plans other than as required by following conditions will require the lodgement and consideration by Council of amended plans and lodgement of a Modification Application.

3. For clarity, this development consent provides approval for a Manufactured Home Estate comprising of 206 dwellings, private community facilities and associated works. This consent does not authorise vehicle access onto Lions Drive or any civil works within 40 metres of the riparian area. Works within 40 metres of the watercourse will require a Controlled Activity Approval to be obtained under the *Water Management Act 2000* prior to commencing any such works.
4. Development consent is granted for the development to be undertaken in stages in accordance with the Approved Plans.
5. This development consent does not include approval for any signage for the approved development other than entrance signage to the site. A separate Development Consent or Complying Development Certificate may be required for any additional signage, if the signage is not exempt development.
6. This consent does not permit commencement of any site works. Works are not to commence until such time as a Subdivision Works Certificate or Construction Certificate has been obtained and the appointment of a Principal Certifier.

GENERAL

The following conditions are to be complied with and implemented for all relevant stages of the development.

7. There shall be no clearing of native vegetation other than to the extent nominated within the application without the prior consent of Council.
8. The entirety of the external boundary of the site is to be fenced with an open style fence (school fencing or post and rail) of a height to prevent scaling except where agreement on alternative fencing (materials and height) has been reached with adjoining private landowners. Use of unpainted galvanized iron / reflective materials is not permitted.

Erection of the fencing is to be in accordance with the provisions of the *Dividing Fences Act 1991*.
9. The proposed development (for each stage) shall be designed, constructed maintained and operated in accordance with the requirements of Division 3 of the *Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.
10. All manufactured homes proposed to be located within the manufactured home estate must comply with the provisions of Division 4 of the *Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.
11. The holder of the approval to operate the manufactured home estate must ensure that copies of the following documents must be readily available for inspection (without cost) by an occupant of the manufactured home estate:
 - a) the approval for the manufactured home estate,
 - b) the current community map,
 - c) *the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.
12. This consent permits the subdivision of land for lease purposes in accordance with the provisions of section 124 of State *Environmental Planning Policy (Housing) 2021*.
13. The approved swimming pool/ spa must comply with the *Swimming Pools Act 1992* and relevant standards. Pool filters, pumps and related plant must only operate in accordance with the *Protection of the Environment Operations Act 1997*.
14. The use and activities within or associated with the operation of the community building and recreational facilities must not unreasonably interfere with the amenity of the neighbourhood by reason of emission of noise and shall not give rise to an 'offensive noise' as defined under the provisions of the *Protection of the Environment Operations Act 1997*. Noisy activities audible at any adjacent residential premises must not occur between the hours 10.00pm to 7.00am.
15. Metal roof/wall cladding shall be provided in a non-reflective/non-glary colour scheme such as "Colorbond" steel sheeting.
16. All finished floor levels of the site buildings are to be 500mm above the 1 in 100 year flood level.

17. Lighting is to be designed to not impact on adjoining development and to be in accordance with the Australian and New Zealand Lighting Standards, this includes Australian and New Zealand Lighting Standard 1158.1 – Pedestrian.
18. The buildings (excluding manufactured homes) are to be provided with access and facilities for people with disabilities in accordance with the provisions of the Disability (Access to Premises-Buildings) Standard 2010.
19. Commercial waste storage areas are to be constructed to the following:
 - Floors must be graded and drained to a sewer with an approved drainage fitting.
 - The floors and walls must be finished to a smooth and impervious surface that enables easy cleaning.
 - A supply of hot and cold water mixed through a centralised mixing valve must be provided to each bin storage area
 - Must be constructed in a manner to prevent the entry of vermin.
 - Be provided with adequate light and ventilation.
20. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment, Energy and Science (OESS) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the (OESS).
21. All earthworks, filling, building, driveways or other works, are to be designed and constructed to ensure that at no time any ponding of stormwater occurs on the subject site or adjoining land as a result of this development. Design must also ensure that no diversion of runoff onto other adjacent properties occurs.
22. The only waste derived fill material that may be received at the development site must be:
 - a) Virgin excavated natural material, within the meaning of the *Protection of the Environment Operations Act 1997*; and
 - b) Any other waste-derived material the subject of a resource recovery exemption under cl.91 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material.
23. Costs associated with all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.
24. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.
25. Where required, all private sanitary drainage and water supply works which require Council's permit and private stormwater drainage works must be carried out in strict accordance with AS/NZS 3500, Plumbing and Drainage Act 2002 and Plumbing and Drainage Regulations to the complete satisfaction of the Plumbing and Drainage Inspector.
26. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the Protection of the Environment Operations Act 1997.

27. The Applicants shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Registry Services and Council.
28. To reduce the likelihood of air emissions, dust and noise impacts, the Applicant shall ensure that all the plant and equipment used at the site is:
 - a) maintained in a proper and efficient condition; and,
 - b) operated in a proper and efficient manner.
29. The Applicant must minimise the dust generated by the development at all times.
30. The Applicant must:
 - a) store and handle all dangerous or hazardous materials on site in accordance with AS1940-2004: The storage and handling of flammable and combustible liquids, or its latest version;
 - b) ensure the materials or goods stored are suitably banded; and
 - c) minimise any spills of hazardous materials or hydrocarbons, and clean up any spills as soon as possible after they occur.
31. Stormwater runoff from pavement areas must be managed within the site and dispersed to landscaped areas.
32. All earthworks must ensure that the site is graded so as to be free draining.
33. Access driveways and pavements must be maintained to the satisfaction of Council at all times.
34. Onsite car parking shall be provided for a minimum of 54 visitor spaces and 2 spaces per dwelling site, and such being set out generally in accordance with Council's Development Control Plan and the relevant Australian Standards.
35. An Approval to Operate the Manufactured Home Estate is to be obtained prior to the installation of any manufactured homes.

Essential Energy Requirements

36. Essential Energy's records indicate that existing overhead powerline/s located in the adjoining Lot 1 DP1159038 (shown as "unmade road" on the plan) are impacted by the proposed development:
 - Any proposed improvement or activity must maintain a minimum clearance of 7.5 metres (horizontal) to the conductor/s (powerline/s).
 - Any proposed planting of trees must comply with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
37. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
38. Satisfactory arrangements must be made with Essential Energy for the provision of power with respect to the proposed development. It is the Applicant's responsibility to make the

appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees, contributions and if required, new designated electrical infrastructure, such as a padmount substation. If it is deemed that designated electrical infrastructure is required, then all fees for such infrastructure (which may be substantial) will be borne by the Applicant. Refer Essential Energy's Contestable Works Team for requirements via email contestableworks@essentialenergy.com.au.

39. Essential Energy's records indicate there is electricity infrastructure located within close proximity of the properties. Any activities within this location must be undertaken in accordance with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the properties encroach on the electricity infrastructure.
40. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
41. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

PRIOR TO ISSUE OF A SUBDIVISION WORKS CERTIFICATE (CIVIL WORKS)

The following conditions are to be satisfied, prior to the issue of a Subdivision Works Certificate for all Civil Construction Works required by the development.

42. Consent from Council must be obtained for all works within the road reserve pursuant to Section 138 of the *Roads Act 1993*, prior to the issue of a Subdivision Works Certificate.

All access is to be designed and constructed in accordance with Council's Access to Properties Policy.

43. Prior to issue of the Subdivision Works Certificate, detailed engineering designed plans supported by calculations and an "AutoCAD compatible" Plan, material samples, test reports and specifications is to be prepared in accordance with AUS-SPEC (as modified by Mid-Western Regional Council) and the conditions of this development consent and submitted to and approved by Council or an *Accredited Certifier* prior to the issue of a *Subdivision Works Certificate*. A *Subdivision Works Certificate* is required for, but not limited to the following Civil Works:

- Water and Sewer Extensions;
- Stormwater Drainage Works including Detention Basins, swales and internal drainage;
- Road and footpath works including access design off Spring Flat Road;
- Earthworks;
- Landscaping of road verges and Public Reserves

NOTE: No work is permitted to commence prior to the issue of the Subdivision Works Certificate.

44. Where an easement is proposed/ required over adjoining private land for the purposes of servicing the development, evidence that the easement has been created shall be submitted to Council, prior to release of the Subdivision Works Certificate.

45. The developer is to upgrade Spring Flat Road for the full frontage of the proposed development through to the Castlereagh Highway, such that it has the following characteristics and full design details provided and approved by Council with the application for a Subdivision Works Certificate:

Item	Requirement
Full Road Pavement Width	Existing pavement has to be saw cut and widened to make it 8m for full abuttal to property
Concrete Footpaths	4m wide concrete paths, with cross fall of 2.5% and kerb ramps where necessary in accordance with AS 1428 and DDA requirements
Seal	Two-coat flush seal – 14/7 mm (Double/ Double) as required
Subsoil Drainage	Stormwater is to be piped from detention basin/s down to existing culverts on the Castlereagh Highway. Table drain is to be turfed.
Unmade Road	If regrading is required than this road is to be re-turfed and stabilised.
Access Design	Design and construction to ensure that the structure built will be able to pass the water safely for up to the 1 in 100 year ARI without affecting adjoining/upstream and downstream properties.

46. Road pavements is to be designed by a suitable qualified engineer in accordance with AUSTROADS procedures. Materials and testing requirements shall comply with those set out in AUSPEC Construction Specification with sample locations selected as RMS Specification Q4.
47. An application for Subdivision Works Certificate shall be accompanied by detailed water and sewer design which shall include, but not be limited to:
- pipe size(s) and grades of sewers throughout the relevant portion of the proposed trunk /branch /reticulation system to meet concept plan requirements; (the plans do include pipe size and grade);
 - water design drawings showing, as appropriate, location of pipelines, valves, hydrants, pipe materials, size, pressure class, jointing methods and corrosion protection measures;
 - appropriate products including reference to relevant product specifications and specific project requirements such as material type(s), stiffness class(es), jointing system etc., in accordance with concept plan; (material type is provided, additional detail needs to be provided on the plan. Council requires that sewer is uPVC SN8 RRJ 3m Lengths);
 - sewer layouts and alignments including:
 - i. route selection (which has been provided, noting that Council's requirement is for sewer gravity mains to be located within private property appropriately protected by easements);
 - ii. long sections;
 - iii. topographical and environmental;
 - iv. easements;
 - v. foundation and geotechnical aspects;
 - vi. types and locations of maintenance structures;
 - vii. location of all relevant obstructions;
 - viii. property service connection locations (which are provided with sufficient detail); and

- ix. special construction requirements, e.g. trenchless.
 - site investigation, excavation/trench details and other technical matters;
 - documentation of all design assumptions, constraints and issues relevant to the design and not otherwise noted in the concept plan or Design Drawings or Specification.
48. The Applicant must provide to Council detailed design and documentation demonstrating that the proposed sewer achieves minimum grade requirements and has no detrimental effect on flow rates and the ongoing operation of Council's existing infrastructure.
49. A construction management plan shall be submitted with the application for the *Subdivision Works Certificate*. The management plan shall include:
- a) Details of sedimentation and erosion control.
 - b) Details of haulage routes shall be provide to Council for approval.
 - c) Details of dust mitigation and access roads.
 - d) Location and phone number of the site office.

Note: All trucks and machinery must be free from all foreign material where such material is likely to cause pollution. An area must be set aside for the cleaning of concrete agitator trucks.

50. All finished surface levels and contours to Australian Height Datum (AHD) shall be shown on the plans submitted for the *Subdivision Works Certificate*. Where it is proposed to import fill, the material shall be free of hazardous materials and contamination and be classified as VENM or ENM under the guidelines of the NSW Environmental Protection Authority by a qualified Geotechnical Engineer. Fill placed in residential or commercial lots shall be compacted in accordance with AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments.
51. Underground electricity, street lighting and telecommunications are to be supplied to the development in accordance with the relevant authorities standards determined by the Streets Opening Conference Guideline 2018. The lot is to be provided with a service point / connection to an underground electricity supply. Prior to the issue of the Subdivision Works Certificate, Council is to be provided with the certified copies of the Electrical and Telecommunications distribution network design for the development.
52. Structures are to be located at least 1500mm away from the centreline of the sewer pipe, such that the structures do not encroach in to an easement. The footing for the wall must be of sufficient depth to extend below the Zone of Influence to ensure no additional loading is placed on the existing sewer pipe.
53. In accordance with Council's Development Control Plan, Council does not permit the following types of development over an existing sewer main or easement for sewer/stormwater drainage;
- Erection of permanent structures,
 - Cut or fill of land,
 - The planting of trees, or
 - Concrete structures

Footing design must ensure that footing extended below the zone of influence to ensure that no load is placed on existing infrastructure.

54. Topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping. Details shall be submitted to and approved by Council prior to release of the *Subdivision Works Certificate*.
55. Sediment and erosion control plan is to be approved prior to the issue of a *Subdivision Works Certificate*. Erosion control measures are to be implemented prior to the commencement of any earthworks and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas.
56. Inter-allotment drainage is to be provided to remove stormwater from any lots that cannot discharge to the street in accordance with AusSpec #1.
57. The applicant is to submit a Drainage Report prepared in accordance with the Institution of Engineers publication Australian Rainfall and Run-off to Council for approval prior to the release of the *Subdivision Works Certificate*. The report must demonstrate that stormwater runoff from the site is not increased beyond the existing undeveloped state up to and including a 100-year ARI.

All storm water temporary bunds/berms/channels and detention details including analysis shall be included with the drainage report.

The drainage bund/channel is to be designed such that all flows up to and including a 1:100 year rainfall event can be contained and discharged in a controlled manner to Spring Flat Road and Unmade Road.

The detailed plans, specifications and copies of the calculations, including existing and proposed surface levels, sub-catchments and conduit sizing appropriate for the development prepared by suitably qualified and experienced person in the field of hydrology and hydraulics including water quality modelling (MUSIC) results are to be provided prior to the release of a *Subdivision Works Certificate*.

58. Adequate arrangements are to be made for the disposal of stormwater. Stormwater run-off shall not be permitted to flow over the property boundaries unless legally created easements are in place in accordance with the section 88B of the Conveyancing Act.
59. The developer is to extend and meet the full cost of water and sewer reticulation infrastructure to service the development plus the cost of connecting to existing services. All water and sewerage supply work is required to be carried out in accordance with the requirements of Mid-Western Regional Council and in accordance with the National Specification – Water Supply Code of Australia WSA 03-2011 and Gravity Sewer Code of Australia WSA02-2014, AS/NZS3500 and any other applicable standards. Details shall be submitted to and approved by Council prior to release of the *Subdivision Works Certificate*.

Note: Council does not permit other bodies to insert new connections into 'live' mains.

Note: Council's requirement is to locate sewer gravity mains within private property, requiring the developer to establish easements over the infrastructure.

Note: This may also require an increase to the size of the water main/s in Lions Drive from the intersection of Broadhead Road (or an alternative arrangement approved by Council) to ensure security of supply.

60. Three metre wide easements, including associated Section 88B instruments, are to be created in favour of Council over any existing or newly constructed water, sewerage or stormwater reticulation components located within the subject property, or extended through adjoining private properties.
61. All service connections should cross the road perpendicular to the road centreline.

PRIOR TO COMMENCEMENT OF WORKS (CIVIL)

62. A Subdivision Works Certificate is to be obtained prior to the commencement of civil construction works.
63. The following is to be provided, prior to the commencement of any works and is to be maintained in an effective and operational condition for the duration of the work:
- Mid-Western Regional Council is to be given at least two days' notice of the intention to commence works.
 - A site supervisor is to be nominated by the applicant.
 - A Traffic Guidance Scheme (TGS) completed by a "Certified Person" for implementation during the works is to be submitted to Mid-Western Regional Council prior to the commencement of works.
 - Erosion and Sediment Controls for the Development are to be implemented in accordance with Landcom Guidelines and requirements as outlined in the latest edition of "Soils and Construction- Managing Urban Stormwater
 - Appropriate dust control measures;
 - Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;
 - Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.
 - Civil construction Certificate approval must be obtained from council for works like but not limited to road, kerb, gutter, drainage works, water and sewer works
64. Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to Council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.
65. Prior to the commencement of any works a copy of the Contractor's public liability insurance cover for a minimum of \$20,000,000 (Twenty million dollars) is to be provided to Mid Western Regional Council. Mid-Western Regional Council is to be indemnified against any works carried out by the Contractor.
66. No construction must take place until and unless appropriate erosion control, dust control and silt collection measures are in place to the satisfaction of Council and to relevant engineering standards. Such erosion control, dust control and silt collection measures must remain onsite and maintained to the satisfaction of Council for the duration of the construction period.
67. Any soil / water retention structures are to be constructed prior to the bulk stripping of topsoil to ensure sediment from the whole site is captured.
68. The control of erosion and the prevention of silt discharge into drainage systems and waterways will be necessary in accordance with Council's Development Engineering Specifications and Landcom's 'Soil and Construction – Managing Urban Stormwater current edition.

69. All traffic control including setup and removal of traffic control devices and/or regulation of traffic is to be carried out by suitably qualified persons. The developer/contractor must produce upon request evidence that all staff involved in the above have such accreditation.

DURING WORKS (CIVIL)

70. Upgrade of Spring Flat Road for the full frontage of the proposed development through to the Castlereagh Highway is to be undertaken generally in accordance with the approved Drawings, Austroads Guide to Road Design and AUS-SPEC. Internal roads are to be in accordance with *Local Government Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings Regulation*.
71. It is the designer's responsibility to ensure that the proposed water connection is sufficient to meet the peak demand and fire servicing requirements of the proposed development.
72. A water meter the same size as the water service shall be provided at the boundary of the property of a type approved by Council. The meter will be used for the purposes of billing and will provide the point of disconnection from Council's network.
Note: it is advised that individual meters are provided to each unit. These meters will not utilised by the Council for the purpose of billing but can be used for the equitable distribution of the water account.
73. Connection to Council's sewerage system is to be via a maintenance hole/chamber and extended to a point within the proposed development.
74. The registered proprietor of the land shall place engineered fill on the site as required. The fill shall be placed in accordance with Council's Development Engineering Specifications and Australian Standard AS 3798 'Guidelines on Earthworks for Commercial and Residential Developments'.
75. No trees on the road or parks reserves shall be removed during construction works including the erection of hoardings and fences without Council's approval. Care must be taken to ensure that no trees are damaged either above or below ground level.
76. The finished surface of all nature strips and verges must be graded to fall toward drainage lines and formed with a minimum 100 mm thick layer of clean topsoil free of stones and other impurities. Nature strips and verges are to be seeded or hydro-mulched with an approved grass prior to the issue of a Certificate of Practical Completion.
77. All required earthworks for roads associated with the development must have compaction testing in compliance with RMS Q4 and AUS-SPEC.
78. All electrical, telecommunication, sewer and water service crossings are to be perpendicular to the road centreline and performed prior to the addition of base course and installation of kerb and gutter.
79. The unmade road which has been nominated to legally discharge water from Basin 2 is to be shaped/graded/bunded and turfed to ensure that the water is discharged to Spring Flat Road and does not adversely impact any adjoining lots in accordance with the approved Construction Plans. A Section 138 application is required to be approved prior to works commencing.
80. Temporary turning heads are to be provided within each stage to ensure waste collection vehicles can manoeuvre throughout the development as the internal road network is provided.

AT THE COMPLETION OF WORKS (CIVIL)

81. Following the completion of construction works, one set of Works As Executed Drawings in PDF format, AutoCAD compatible files in DWG format, MapInfo files (MGA GDA94 Zone 55/56) and completed Asset Data Template spreadsheets in MS Excel format, are to be submitted to Council. All Works as Executed plans shall bear the consulting engineer's or consulting surveyor's certification stating that all information shown in the plans are accurate.
82. Following completion of all engineering works, a bond of 5% of the value of such works (not carried out by Council) or a minimum of \$2,000, whichever is the greater, shall be lodged with Council. The bond may be provided by way of a monetary deposit with the Council.
83. The 24-month maintenance bond period to commence as of the date of the final inspection. The developer is to ensure all work is completed prior to arranging final inspection with council. Before the 24-month maintenance inspection is arranged, the developer is to ensure all work is to a satisfactory standard.
84. The amount at which uncompleted works is to be held as bond, is to be confirmed with Council at a rate of 135% of the total cost of uncompleted works.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE (BUILDINGS)

The following conditions are to be satisfied, prior to the issue of a Construction Certificate.

85. The caravan and boat storage area located on the north boundary is to be setback a minimum of 20m from the northern boundary. A minimum 2m wide, 20m long landscape strip is then to be established between the property boundary and the carpark area, planted with a suitable native hedge that will grow to at least 2m and obscure direct views to Lions Drive and adjoining private lands. Details are to be provided in an amended Landscape Plan to be submitted and approved by Council prior to the issue of the Construction Certificate.
86. Additional native landscaping, a minimum of 2m wide, is to be provided on the high side of the storm water swale / bund and to the northern side of the community facilities / tennis court to provide greater screening. Details are to be provided in an amended Landscape Plan to be submitted and approved by Council prior to the issue of the Construction Certificate.
87. Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Mid-Western Regional Council.
88. A schedule of existing and proposed fire safety measures is to be submitted to the Principal Certifying Authority with the application for the Construction Certificate.
89. Prior to the issue of a Construction Certificate, the developer shall pay a long service levy at the prescribed rate to either the Long Service Levy Corporation or Council, for any work costing \$25,000 or more.

Note - The amount payable is currently based on 0.35% of the cost of work. This is a State Government Levy and is subject to change.

Note – Council can only accept payment of the Long Service Levy as part of the fees for a Construction Certificate application lodged with Council. If the Construction Certificate is to be issued by a Private Certifier, the long service levy must be paid directly to the Long Service Levy Corporation or paid to the Private Certifier.

90. The developer shall obtain a Certificate of Compliance under the *Water Management Act 2000* prior to issue of a Construction Certificate for the Community Centre as part of Stage 1. This will require:

a) Payment of a contribution for water and sewerage headworks at the following rate:

Water Headworks	
Community Centre – 0.63 / WC	\$22,065.12
Sewerage Headworks	
Community Centre – 0.4 / WC	\$6,395.20
Total Payable	\$28,460.32

b) The adjustment of existing services or installation of new services and metres, as required, in compliance with *Australian Standard 3500: National Plumbing and Drainage Code*. All costs associated with this work shall be borne by the developer.

Note: Section 64 Developer Contributions are subject to Consumer Price Index increase at 1 July each year. Please contact Council's Planning and Development Department regarding any adjustments.

91. Prior to the issue of a Construction Certificate, evidence that the lots making up the subject site have been consolidated into a single allotment and registered with NSW Land Registry Services is to be submitted to Council and the Certifier (if applicable). The lots to be consolidated into a single parcel include:

- a) Lot B DP162225
- b) Lot 3 DP1130059
- c) Lot 4 DP1164833

92. The design of the vehicular access and off street parking facilities must comply with *AS2890.1:2004 Parking Facilities – Off-Street Car Parking* and the following requirements:
- Each parking space is to have minimum dimensions as per AS2890.1 off street parking.
 - Each disabled car parking space is to be in accordance with the provisions of AS2890.6: 2009.
 - Line marking, wheel stop and signage has to be installed as per the relevant Australian Standard.
 - All car parking spaces are to be line marked, sealed and must be maintained in a satisfactory condition at all time.

Details demonstrating compliance with this Standard are to be included on the plans submitted in association with a Construction Certificate application. A design certificate satisfying these requirements is to be issued by a suitably qualified professional engineer and submitted to the Certifier prior to the issue of a Construction Certificate.

93. A separate off-street loading/unloading facility with capacity to accommodate the largest delivery vehicle likely to deliver goods to and from the premises shall be provided for all loading and unloading of vehicles wholly within the property. Such facility shall be constructed clear of the car parking area and driveways.

The plans submitted in association with the Construction Certificate application are to demonstrate compliance with this requirement. The plans are to be approved by the Certifier as satisfying this requirement prior to the issue of a Construction Certificate.

94. The construction and operation of any food premises is to comply with all applicable legislation, regulation and standards including:

- a) *Food Act 2003*
- b) *Food Regulation 2015*
- c) *Food Standards Australia and New Zealand – Food Standards Code 2003*
- d) *AS 4674-2004 for Design, Construction and Fit out of Food Premises*
- e) *AS 1668.2-2002 – The use of ventilation and air conditioning in buildings*
- f) *BCA.*

Details submitted in association with the Construction Certificate application are to demonstrate compliance with this requirement, and shall include the following:

- a) a separate floor and sectional plan detailing:
 - i) the kitchen/cafe area floor, wall, and ceiling surface finishes
 - ii) location of the required handwash basin/s, dishwashers and cleaning sinks/s
 - iii) location of dry and cold storage areas,
 - iv) fit-out details for the kitchen and servery, including proposed refrigeration and cooking equipment
 - v) designated cupboard or locker for the storage of staff clothing and personal belongings
 - vi) location of any bar area.

The details are to be approved by the Certifier as satisfying this requirement prior to the issue of a Construction Certificate.

95. Details of any proposed mechanical exhaust systems, detailing compliance with the relevant requirements of Clause F4.12 of the *BCA* and *AS 1668 Parts 1 and 2* (including exhaust air quantities and discharge location points) are to be provided to the Certifier prior to the issue of a Construction Certificate.

PRIOR TO COMMENCEMENT OF WORKS (BUILDINGS)

96. No work shall commence until a Construction Certificate has been issued and the Applicant has notified Council of:

- a) the appointment of a Principal Certifying Authority and
- b) the date on which work will commence.

Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.

97. The site shall be provided with a waste enclosure (minimum 1800mm X 1800mm X 1200mm) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site. Council encourages the separation and recycling of suitable materials.

NOTE: ALL WASTE GENERATED FROM THE CONSTRUCTION PROCESS IS TO BE CONTAINED ON-SITE.

98. A sign must be erected in a prominent position on any work site on which involved in the erection or demolition of a building is carried out;

- a) stating that unauthorised entry to the work site is prohibited, and

- b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- c) the name, address and telephone number of the principal certifying authority for the work,
- d) The sign shall be removed when the erection or demolition of the building has been completed.

99. The development site is to be managed for the entirety of work in the following manner:

- a) Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
- b) Appropriate dust control measures;
- c) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;
- d) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

100. If the work involved in the erection/demolition of the building;

- a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- b) building involves the enclosure of a public place

A hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

DURING CONSTRUCTION

- 101. All works are to be constructed at the full cost of the developer, in a manner consistent with relevant parts of Aus-Spec #1 specifications and Council's standard drawings.
- 102. All building work must be carried out in accordance with the provisions of the National Construction Code, the Environmental Planning & Assessment Act 1979 and Regulations and all relevant Australian Standards.
- 103. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the requirements of the Plumbing & Drainage Act 2011 and the Plumbing Code of Australia.
- 104. Construction work noise that is audible at other premises is to be restricted to the following times:

- Monday to Saturday - 7.00am to 5.00pm

No construction work noise is permitted on Sundays or Public Holidays.

- 105. All mandatory inspections required by the Environmental Planning and Assessment Act 1979 and any other inspections deemed necessary by the Principal Certifier being carried out during the relevant stage of construction.
- 106. Structural members subject to attack by subterranean termites shall be protected by one of

the methods outlined in AS 3660.1 and a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating:

- a) the method of protection; and
- b) the date of installation of the system; and
- c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- d) the need to maintain and inspect the system on a regular basis.

- 107. The strength of the concrete used for the reinforced concrete floor slab must be a minimum 25Mpa.
- 108. All stormwater is to discharge to the street gutter with the use of non-flexible kerb adaptors. Alternatively, stormwater is to be connected to the approved inter-allotment drainage system.
- 109. This approval does not provide any indemnity to the owner or applicant under the Disability Discrimination Act 1992 with respect to the provision of access and facilities for people with disabilities.
- 110. Building envelopes are not to extend greater than 90m from the nearest hydrant.
- 111. The list of measures contained in the schedule attached to the Construction Certificate are required to be installed in the building or on the land to ensure the safety of persons in the event of fire in accordance with Clause 168 of the Environmental Planning and Assessment Regulation 2000.
- 112. The manufactured homes are to be installed in accordance with the specifications set out in the engineer's certificate.
- 113. A compliance plate is to be attached to each accessible part of the manufactured homes.
- 114. A notice of the completion of each manufactured home is to be provided to Council after the installation of each manufactured home.
- 115. Vehicles must be clean and free of debris prior to leaving the site during construction. Deposited material may be ordered to be removed at the Applicant/operator's expense.
- 116. During construction the proponent must undertake measures to minimise dust and noise and ensure that the impact on neighbouring properties is minimised.
- 117. All trucks and mobile plant operating within the premises must be fitted (where there is a requirement for such devices to be fitted under the Work Health and Safety legislation) with broad-spectrum reversing alarms, subject to such alarms not causing an acoustic or amenity impact on adjoining or adjacent residents.
- 118. Any fill material that is imported to the site must be analysed and classified by an appropriately qualified and experienced environmental consultant in accordance with the relevant NSW EPA Guidelines, including the *Waste Classification Guidelines* (2014). To ensure that fill material is suitable for the proposed use, only material classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) is permitted to be imported onsite.
- 119. If unexpected soil contaminants are discovered during works which has the potential to alter previous conclusions regarding site contamination; work must cease and Council or NSW Environmental Protection Authority must be notified immediately. The contaminants located are to be evaluated by a supervising environmental consultant

and an appropriate response determined in consultation with the developer, which is agreed to by Council.

Note – Council may also request that a NSW Environmental Protection Authority accredited site auditor is involved to assist with the assessment of the contaminated land situation and review and new contamination information. The developer must also adhere to any additional conditions which may be imposed by the accredited site auditor.

120. The Applicant must:

- a) minimise the waste generated by the development;
- b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
- c) store and handle all waste on site in accordance with its classification;
- d) not receive or dispose of any waste on site;
- e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal, capable of receiving such waste.

PRIOR TO ISSUE OF AN ACTIVITY APPROVAL UNDER SECTION 68 OF THE LOCAL GOVERNMENT ACT 1993

The following conditions are to be satisfied, prior to the issue of a Section 68 Activity Approval under the Local Government Act.

121. All civil works are to be completed prior to issue of any Section 68 Activity Approval relevant to each stage.

122. The developer shall obtain a Certificate of Compliance under the *Water Management Act 2000* prior to issue of a Section 68 Activity Approval. This will require:

- a) Payment of a contribution for water and sewerage headworks at the following rate:

Water Headworks	Per dwelling	206 dwellings
206 Units >85m ² – 0.667 ET	\$5,840.25	\$1,203,091.91
Sewerage Headworks		
206 Units >85m ² – 1.0ET	\$3,997.00	\$823,382.00
Total Payable		\$2,026,473.91

- b) The adjustment of existing services or installation of new services and metres, as required, in compliance with *Australian Standard 3500: National Plumbing and Drainage Code*. All costs associated with this work shall be borne by the developer.

Note: Section 64 Developer Contributions are subject to Consumer Price Index increase at 1 July each year. Please contact Council's Planning and Development Department regarding any adjustments.

123. In accordance with the provisions of Section 7.11 of the *Environmental Planning and Assessment Act 1979* and *Mid-Western Regional Contributions Plan 2019*, a contribution shall be paid to Council in accordance with this condition as detailed in the table below. The contribution shall be paid to Council prior to the issue of a Section 68 Approval and are subject to increase in accordance the consumer price index and are payable at the rate applicable at the time of payment.

Section 7.11 Contributions		
206 dwellings		
<i>Mudgee Catchment</i>	<i>Per 2 or more bed dwelling/ separate house</i>	<i>206 Dwellings</i>
<i>Public Amenity or Service</i>		
Transport facilities	\$ 4,379.00	\$ 902,074.00
Recreation and Open Space	\$ 2,199.00	\$ 452,994.00
Community Facilities	\$ 640.00	\$ 131,840.00
Stormwater Management	\$ 462.00	\$ 95,172.00
Plan Administration	\$ 1,003.00	\$ 206,618.00
Total	\$8,683.00	\$1,788,698.00

Note – Council’s Mid-Western Regional Contributions Plan 2019 is available for perusal at Council’s Administration Centre at 86 Market Street, Mudgee or on Council’s website www.midwestern.nsw.gov.au under Council Documents/Strategies and Plans.

Note - If the Construction Certificate is not issued, for any reason whatsoever, within twelve (12) months of the date of determination, then the charges and contributions contained in this consent, will be increased to the current rate at the time of payment.

124. Prior to the issue of a Section 68 Approval to install a Manufactured Home, architectural and Engineer Plans are to be submitted for each dwelling site, confirming compliance with Division 4, Part 2 of the NSW Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation, excluding those sections identified by virtue of the Department of Planning and Environment concurrence dated 8 April 2022.
125. Onsite car parking shall be provided for each manufactured home site and such being set out generally in accordance with Council's Development Control Plan. The car parking spaces are to be provided at no less than two (2) vehicle spaces for each manufactured home.
126. No part of a dwelling site or a community building within the manufactured home estate shall be situated more than 90 metres from a fire hydrant. Details are to be provided to Council prior to issue of a Section 68 Activity Approval.
127. The manufactured home site numbers must be prominently displayed at the front of manufactured home sites to comply with the Local Government Act or must be painted on the street kerb outside the manufactured home site to assist emergency services and visitors to locate the manufactured home site. The number is to be a minimum height of 120mm above ground if signposted and be visible at night.

128. Design guidelines are to be developed for prospective manufactured home site purchasers which offer a visual mix of varied manufactured home designs in order to avoid repetition in adjoining manufactured homes in the estate. These guidelines will address at a minimum:
- street elevations;
 - variety in materials and external colour scheme without jeopardy to the requirements of the Local Government Regulation;
 - no highly reflective or zincalume roofing; and
 - landscaping plan.

A copy of the Design Guidelines are to be provided to Council prior to the issue of the Activity Approval.

PRIOR TO ISSUE OF NOTICE OF COMPLETION / OCCUPATION CERTIFICATE

The following conditions are to be satisfied, prior to issue of a Notice of Completion or an Occupation Certificate, as relevant.

129. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the erection of the building.
130. Prior to issue of a Notice of Completion and occupancy of the first dwelling, an approval to operate a manufactured home estate must be obtained under Chapter 7, Part 1, Section 68 of the Local Government Act 1993.
131. Prior to occupation and use of any manufactured home, the holder of an approval to operate a manufactured home estate must provide Council with written "Notice of Completion". Council will then consider the issue of a Certificate of Completion as detailed in Clause 68 and 69 of *Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.
132. A final inspection of all plumbing and drainage work is to be arranged and is to be conducted by Council. A notice of Completion form is to be submitted to Council by a licensed plumber.
133. Prior to issue of an Occupation Certificate, all civil works in relation to parking, road, drainage including detention basins, footpath, electricity, telecommunication, water and sewer works must be completed to the satisfaction of Council and relevant authorities.
134. Prior to issue of an Occupation Certificate, the entrance/exit point to the development site are to be fitted with electronic gates to control access to the site by vehicles and pedestrians. The design and management of the entrance/exit gates are to allow entrance for any emergency vehicles at all times.
135. All landscape works, including the removal of all noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of Development Consent, prior to use of the development and/or issue of an Occupation Certificate.
136. Prior to use of the development and/or issue of an Occupation Certificate, all retaining walls and associated drainage shall be installed and completed.
137. The following security measures are to be installed and evidence of installation provided to the Certifier, prior to the issue of an Occupation Certificate:

- Lighting driveways, parking areas, communal services and mailboxes. Lighting is to be triggered by sensors.
 - Lighting of paths and communal car parking areas to meet relevant Australian Standards.
138. Prior to occupation or the issue of the Occupation Certificate, the owner of the community building/s must cause the Principal Certifying Authority to be given a fire safety certificate (or interim fire safety certificate in the case of a building or part of a building occupied before completion) in accordance with Clause 153 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. The certificate must only be in the form specified by Clause 174 of the Regulation. A copy of the certificate is to be given to the Commissioner of the New South Wales Fire Brigade and a copy is to be prominently displayed in the building.
139. Prior to the issue of a Notice of Completion /Occupation Certificate, a positive covenant must be created under Section 88E of the *Conveyancing Act 1919*, burdening the owner(s) with the requirement to maintain the onsite detention and onsite retention/re-use facilities on the property.

The terms of the 88E instrument with positive covenant shall include, but not be limited to, the following:

- The proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the onsite stormwater detention facilities ("OSD").
- The proprietor shall have the OSD inspected annually by a competent person.
- The Council shall have the right to enter upon the land referred to above, at all reasonable times, to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures which comprise the OSD, or which convey stormwater from the said land, and recover the costs of any such works from the proprietor.
- The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD, or failure to clean, maintain and repair the OSD.

The proprietor, or successor, must bear all costs associated with the preparation of the subject 88E instrument. Proof of registration with the NSW Department of Lands must be submitted to, and approved by, the Principal Certifying Authority prior to the issue of an Occupation Certificate.

ONGOING / DURING OPERATION

The following conditions are to be complied with for the life of the development.

140. For every 12 month period after the issue of the Final Fire Safety Certificate the owner/agent of the building must provide the Council and the Commissioner of NSW Fire Brigades with a copy of an Annual Fire Safety Statement Certifying that each specified fire safety measure is capable of performing to its specification.
141. Where any essential services are installed in the building a copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and Council. A further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

142. The approved community and recreation facilities are to be used by residents of the manufactured home estate and their guests only.
143. The development must have an on-site live-in manager who will be at the property outside of business hours and available 24 hours.
144. A community bus must be available to residents of the manufactured home estate and provide scheduled daily shopping runs and for other purposes as reasonably needed.
145. The dwellings within the estate are not permitted to be used for the purposes of Short Term Rental Accommodation at any time.
146. The site must be monitored and maintained to a satisfactory condition by maintenance staff, for the management of grass and weed growth including maintenance of ground cover, and any indications of erosion. Particular attention must be given to site management during the annual Bushfire Danger Period.
147. The applicant is advised that Council will not accept responsibility for the road access. In this respect, the care, control and maintenance thereof, is the sole responsibility of the user/s, in perpetuity.
148. Any lighting used on the site in connection with the development is to comply with AS 4282 – *Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes.
149. If any of the vegetation comprising the approved landscaping dies or is removed, it must be replaced with vegetation of the same species and the same maturity, as the vegetation that died or was removed.
150. All vehicles are required to enter and leave the site in a forward direction at all times. Signage to this effect is to be appropriately located within the site.
151. The loading and unloading of all vehicles and equipment must be done entirely within the property.
152. No materials are permitted to be disposed of or stored on roads or waterways at any time.
153. The development is to be maintained in a clean and tidy manner, at all times.
154. Garbage areas are to be adequately screened from public view with an opaque fence and/or adequate landscaping. All waste must be secured in enclosed containers.
155. All waste and recycling storage is to be wholly located within the dedicated bin storage areas.
156. The bin collection points are to be level, free of obstructions and with sufficient height clearance to enable safe collection and serving of garbage bins.
157. Waste collection must be carried out at sufficient intervals to ensure that the facility is kept in a safe and healthy condition.
158. Waste service collection must be provided by a commercial waste service contractor.

159. Problem and bulky waste is to be managed by the proprietor.
160. All waste generated by the development is to be disposed of to a Council approved waste facility. All fees and charges for disposal are to be borne by the developer.
161. A complaints register is to be kept in the event that complaints are received from the general public on the estate. Full details of the complaint are to be recorded including date, name, address, nature of the complaint and the outcome of the complaint. The register is to be made available on request by NSW Police or Council officers.
162. Measures, such as raised kerb edges, bollards and/or fencing, are to be installed and maintained around all approved landscape areas in order to prevent vehicles driving over them.
163. Any individual air conditioning unit and heat pump for hot water storage units on the site must be installed and operated at all times so as not to cause "Offensive Noise" as defined by the *Protection of the Environment Operations Act 1997*.
164. There being no interference with the amenity of the neighbourhood by reason of the emission of any "offensive noise", vibration, smell, fumes, smoke, vapour, steam, soot, ash or dust, or otherwise as a result of the proposed development.
165. Prior to opening, the operator of the food business is to provide Notification to Council of the commencement of a food business.
166. The hours of operation for the development are limited to the following:

Community Centre:

- 8.00am to 8.00pm, Monday to Saturday; and
- 9.00am to 5.00pm, Sunday and Public Holidays; and
- The swimming pool and gymnasium may operate from 7.00am to 6.00pm Monday to Sunday.

Resident Workshop:

- 9.00am to 5.00pm Monday to Sunday

Tennis Court and Bowling Greens:

- 8.00am to 6.00pm Monday to Sunday

167. These conditions are provided to ensure compliance with the provisions of the Swimming Pool Act and maintain safety around swimming pools:
- The swimming pool shall not be used for commercial or professional purposes without separate approval from Council.
 - The swimming pool is to be fenced in accordance with the Swimming Pool Act 1992
 - All waste or backwash water is to be discharged to the sewer system in an approved manner.
 - The pH value of the water is to be maintained between 7.2 and 7.6 and the residual chlorine value is to be not less than 0.1 p.p.m.
 - A hydrostatic valve shall be provided in the pool base.
 - Filtration and chlorination equipment shall be maintained in good condition at all times and operated in accordance with the manufacturer's instructions.

168. Fencing shall be provided for the dwellings in accordance with the following requirements:

- a) A 1.8 metre high screen fence is to be provided to all side and rear boundaries, behind the front building line.
- b) A 1.8 metre high screen fence is to be provided between the private open space areas of the units.
- c) All required fencing shall be provided prior to occupation of the dwelling unit.
- d) All fencing shall be provided at the full cost of the developer.
- e) All required fencing shall be maintained at all times.
- f) Fencing provided along property boundaries must not disrupt overland flow of stormwater.
- g) For corner allotments – no fences, structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 6 metres x 6 metres from the intersection of the two road boundary lines.
- h) No Colorbond is to be used in fencing located forward of the building line.

169. Landscaping shall be provided to the development in accordance with the following requirements:

- All open spaces on the site are to be landscaped.
- Landscaping enhances the development for acoustic and visual privacy, as well as shade.
- Landscaping blends the development into the established streetscape and neighbourhood.
- Landscaping is water efficient.
- Landscaping minimises over-shadowing within the development and neighbouring properties.
- Landscaping utilises, where practicable, endemic species which are appropriate for the site.
- Landscaping allows for continued casual surveillance of the internal driveway, car parking areas and street, where practicable, from within the living areas of the units.
- Landscaping softens the visual impacts of any visitor parking space located at the front of the development.
- Landscaping shall not provide opportunities for concealment of people.
- Landscaping is to be provided to the development prior to the occupation of the unit/s.
- Landscaping shall be maintained at all times. Should any planting die or be removed for any reason, it shall be replaced by a like replacement planting.

OTHER APPROVALS

N/A

ADVISORY NOTES

1. The removal of trees within any road reserve requires the separate approval of Council in accordance with the policy "Tree Removal and Pruning - Public Places".
2. The erection of dividing fences under this consent does not affect the provisions of the *Dividing Fences Act 1991*. Under this Act, all relevant parties must be in agreement prior to the erection of any approved dividing fence/s under this consent. Council has no regulatory authority in this area and does not adjudicate civil disputes relating to the provision of, or payment for, the erection of dividing fences. If there is a neighbour dispute about the boundary fence and you are seeking mediation, you may contact the Community Justice Centre, or if legal advice or action is required, you may contact the

Chamber Magistrate.

3. The applicant shall apply to Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits, and/or any other approvals under *Section 68 (Approvals)* of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.
4. The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.
5. Underground assets may exist in the area that is subject to the application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary.
6. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWorkNSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Underground Assets.
7. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
8. The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.
9. Division 8.2 of the Environmental Planning and Assessment Act (EP&A Act) gives you the ability to seek a review of the determination. This request is made to Council and must be made within 12 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee; please contact Council's Development Department for more information or advice.
10. If you are dissatisfied with this decision section 8. 7 of the EP&A Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
11. To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the EP&AAct.

Attachment B: Tables of Compliance (Housing SEPP and LG Regulations)

COMPLIANCE TABLE: HOUSING SEPP 2021 (CHAPTER 3 - PART 8)

DEVELOPMENT CONTROL REQUIREMENT	COMPLIANCE	COMMENT
118 Aims and strategies		
(1) The aims of this Part are—	Y	The proposed development is appropriately designed and site whilst minimising impacts to surrounding lands.
(a) to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and		
(b) to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and		The development will provide a diverse form of housing type for the Region under a lease arrangement with future residents.
(c) to encourage the provision of affordable housing in well designed estates, and		
(d) to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and		
(e) to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and		
(f) to protect the environment surrounding manufactured home estates, and		
(g) to provide measures which will facilitate security of tenure for residents of manufactured home estates.		
(2) The strategies by which those aims are to be achieved are—		
(a) by allowing, with development consent, manufactured home estates on certain land on which caravan parks are permitted if the land meets the suitable locational criteria stipulated in this Part (which it would not do if, for example, it contains important resources, is subject to natural or man-made risks or has sensitive environmental or ecological features), and		
(b) by applying this Part to areas where there is likely to be a demand and suitable opportunities for the development of manufactured home estates, and		
(c) by allowing manufactured home estates to be subdivided with development consent either by way of leases for terms of up to 20 years or under the <i>Community Land Development Act 1989</i> , and		
(d) by enabling the Minister for Planning to exclude from this Part any land that is subject to a local environmental plan prepared in accordance with		

Attachment B: Tables of Compliance (Housing SEPP and LG Regulations)

COMPLIANCE TABLE: HOUSING SEPP 2021 (CHAPTER 3 - PART 8)

DEVELOPMENT CONTROL REQUIREMENT	COMPLIANCE	COMMENT
the principles of a direction issued in conjunction with this Part under section 117 of the Act.		
122 Where development for the purposes of a manufactured home estate may be carried out		
Development for the purposes of a manufactured home estate may be carried out pursuant to this Policy on any land on which development for the purposes of a caravan park may be carried out, except—	Y	Caravan parks are permitted with consent in the RU4 zone.
(a) land within one or more of the categories described in Schedule 2, or		
(b) land dedicated or reserved under the National Parks and Wildlife Act 1974, or		
(c) land within a Crown reserve.		
123 Development consent required for manufactured home estates		
(2) A council must not consent to any such development unless it imposes, as a condition of the consent, a requirement that an approval to operate a manufactured home estate on the land on which the development is to be carried out must be obtained under Part 1 of Chapter 7 of the Local Government Act 1993.	Y	Condition imposed.
124 Subdivision of manufactured home estates		
(1) Land on which development for the purposes of a manufactured home estate may be lawfully carried out (whether or not because of a development consent granted pursuant to this Part) may be subdivided—	Y	Subdivision for lease purposes is proposed in the future. Which will be required to comply with the Residential (Land Lease) Communities Act and associated Regulations.
(a) under section 289K of the <i>Local Government Act 1919</i> for lease purposes, or		
(b) under the <i>Community Land Development Act 1989</i> ,		
only with the development consent of the council.		
(2) A council must not grant a development consent for such a subdivision if any of the lots intended to be created by the proposed subdivision would contravene a requirement of the <i>Local Government (Manufactured Home Estates) Transitional Regulation 1993</i> .		
(3) Any prohibition or restriction on the subdivision of land imposed by any other environmental planning		

Attachment B: Tables of Compliance (Housing SEPP and LG Regulations)

COMPLIANCE TABLE: HOUSING SEPP 2021 (CHAPTER 3 - PART 8)

DEVELOPMENT CONTROL REQUIREMENT	COMPLIANCE	COMMENT
instrument (whether made before or after this Part) does not apply to such a subdivision.		
(4) This Part does not allow the subdivision of land within a Crown reserve.		
125 Matters to be considered by Council		
<p>(1) A council may grant a development consent pursuant to this Policy allowing development for the purposes of a manufactured home estate only if it is satisfied—</p> <p>(a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and</p> <p>(b) that the manufactured home estate is or will be provided with adequate transport services, and</p> <p>(c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and</p> <p>(d) that the development will not have an adverse effect on any—</p> <ul style="list-style-type: none"> • conservation area • heritage item • waterway or land having special landscape, scenic or ecological qualities, <p>which is identified in an environmental planning instrument applicable to the land concerned.</p>	Y	<p>Based on an assessment by Council's Water and Sewer Department, subject to necessary upgrades and augmentation, appropriate water and sewer connections are available.</p> <p>Electricity can also be extended to accommodate the site.</p> <p>The proposed development will include a 12 seat community bus to provide local transport options for residents.</p> <p>The development also seeks to provide a range of community facilities within the site for future residents.</p> <p>The development will not have an adverse impact on heritage items, a conservation area, waterways or special landscape, scenic or ecological qualities as prescribed under the MWRLEP.</p>
(2) A council may grant a development consent pursuant to this Policy allowing development for the purposes of a manufactured home estate only after it has considered the following—	Y	<p>There are no other manufactured homes estates in the locality.</p> <p>A caravan park is</p>

Attachment B: Tables of Compliance (Housing SEPP and LG Regulations)

COMPLIANCE TABLE: HOUSING SEPP 2021 (CHAPTER 3 - PART 8)

DEVELOPMENT CONTROL REQUIREMENT	COMPLIANCE	COMMENT
<p>(a) the cumulative impact of the proposed development and other manufactured home estates in the locality,</p> <p>(b) any relevant guidelines issued by the Director,</p> <p>(c) the provisions of the Local Government (Manufactured Home Estates) Transitional Regulation 1993</p>		<p>located within Lions Drive and provides camping and long or short term accommodation options.</p> <p>A review of the MHE requirements was undertaken in 2015, however no new guidelines have been published since this review by DPE.</p> <p>The proposed development will have no impacts on the provisions of the LG Transitional Regulation.</p>
Categories of Excluded Land (Schedule 6)		
<p>2 Land which the council, after taking into account the principles set out in the Floodplain Development Manual published by the New South Wales Government in December 1986, considers is unsuitable for residential development because of flooding.</p>	N/A	<p>The site is identified as 'flood liable land' as it is located within the PMF event and overland sheet flows of up to 300mm are currently experienced through the site.</p> <p>In considering the Flood Plan Development Manual and subject to greater detailed design to manage the water appropriately both onsite and towards existing drainage channels, the site is considered <u>suitable</u> for the development.</p>
<p>3 Land which is within a water catchment area identified by a water supply authority.</p>	N/A	N/A

Attachment B: Tables of Compliance (Housing SEPP and LG Regulations)

COMPLIANCE TABLE: HOUSING SEPP 2021 (CHAPTER 3 - PART 8)

DEVELOPMENT CONTROL REQUIREMENT	COMPLIANCE	COMMENT
4 Land which, in the opinion of the council, is affected to an unacceptable level by an offensive or hazardous industry or any form of pollution.	N/A	N/A
5 Land which is identified in an environmental planning instrument, or in any planning strategy of the Department or the council approved for the time being by the Director, by words which are cognate with or a description consistent with any one or more of the following— <ul style="list-style-type: none"> • extractive resources, • services corridors, • airport/industry buffer area, • habitat corridor, • containing significant remnant vegetation, • littoral rainforest, • water catchment, • wetlands. 	N/A	N/A
6 Land which under any environmental planning instrument is within an area or zone identified in that instrument by the description— <ul style="list-style-type: none"> • open space, other than open space (private recreation) • environmental protection • scenic protection • rural (where the land is not adjacent to or adjoining land zoned for urban use). 	N/A	The site is zoned rural, however, the site is adjoining an urban zone (R1 General Residential Zone) to the west.

COMPLIANCE TABLE: LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVABLE DWELLINGS) REGULATION 2021

REQUIREMENT	COMPLIANCE	COMMENT
PART 2 MANUFACTURED HOME ESTATES AND MANUFACTURED HOMES		
DIVISION 1 APPLICATION OF PART		
<p><i>Section 5</i></p> <p><i>This Part applies to the operation of manufactured home estates, and to the installation of manufactured homes in manufactured home estates, but does not apply to the installation of manufactured homes elsewhere than in manufactured home estates.</i></p> <p>Note— <i>The installation of manufactured homes elsewhere than in manufactured home estates is governed by Part 3. That Part deals with relocatable homes, which includes a manufactured home.</i></p>	Yes	Application is seeking consent for a Manufactured Homes Estate (MHE).
DIVISION 2 APPROVALS AND EXEMPTIONS		
Subdivision 1 – Operation of manufactured home estates		
<p><i>6 Factors for consideration before approval is granted</i></p> <p><i>(1) The council must not grant an approval to operate a manufactured home estate unless it is satisfied that the manufactured home estate will be designed, constructed, maintained and operated in accordance with the relevant requirements of Division 3.</i></p> <p><i>(2) In deciding whether or not the approval for the manufactured home estate should allow the installation of a manufactured home on flood liable land, the council must have regard to the principles contained in the Floodplain Development Manual.</i></p> <p><i>7 Matters to be specified in approval</i></p> <p><i>In addition to any other matters it must contain, an approval to operate a manufactured home estate must specify, by reference to a plan, the number, size and location of the dwelling sites allowed by the approval.</i></p> <p><i>8 Conditions of approval</i></p> <p><i>An approval to operate a manufactured home estate is subject to the condition that the manufactured home estate is designed, constructed, maintained and operated in accordance with the requirements of Division 3.</i></p> <p>Note— <i>The council may also impose conditions on the grant of an approval under section 94 of the Act.</i></p>	Yes	<p>The development submitted has demonstrated that it is capable of achieving compliance with Division 3 of this Regulation.</p> <p>The assessment has considered the principals of the Flood Plain Development Manual as noted within this report.</p> <p>The recommended conditions of consent has included the approved plans and specified the maximum number of dwelling sites.</p> <p>A condition has also been imposed to ensure that <i>the manufactured home estate is designed, constructed, maintained and operated in accordance with the requirements of Division 3.</i></p>

Subdivision 2 – Installation of manufactured homes and associated structures in manufactured home estates

<p>9 Conditional exemption</p> <p>(1) <i>The prior approval of the council is not required for—</i></p> <p>(a) <i>the installation of a manufactured home on land within a manufactured home estate, so long as—</i></p> <p>(i) <i>it is designed, constructed and installed in accordance with the relevant requirements of Division 4, and</i></p> <p>(ii) <i>it is not occupied by any person until a certificate of completion has been issued for it, or</i></p> <p>(b) <i>the installation of an associated structure on land within a manufactured home estate, so long as it is designed, constructed and installed in accordance with the relevant requirements of Division 4.</i></p> <p>(2) <i>An exemption provided for by this clause applies in respect of the installation of a manufactured home only if such installation is carried out by or with the consent of the holder of the approval to operate the manufactured home estate concerned.</i></p> <p>(3) <i>An exemption provided for by this clause does not apply to the installation of a manufactured home on flood liable land if the council has notified in writing the holder of the approval to operate the manufactured home estate concerned, before that installation, that the land is flood liable land.</i></p> <p>(4) <i>An exemption provided for by this clause does not apply to the installation of manufactured homes, or associated structures, of more than one storey in height.</i></p> <p>Note—By virtue of clause 2, clause 9(4) commences on 1 March 2006.</p> <p>10 Installation on flood-liable land</p> <p>(1) <i>In deciding whether to approve the installation of a manufactured home or associated structure in a manufactured home estate on flood liable land, the council must have regard to the principles contained in the Floodplain Development Manual.</i></p> <p>(2) <i>It is a condition of an approval to install a manufactured home or an associated structure on flood liable land that the manufactured home is designed, constructed and installed in a manufactured home estate in accordance with Division 4.</i></p> <p>11 Installation of manufactured home or associated structure of more than one storey</p>	<p>Yes</p>	<p>Conditional exemptions have been considered in the assessment with conditions imposed, where required.</p> <p>Noting that the subject site is identified as 'flood liable land' which is defined as: <i>land that is susceptible to flooding by the probable maximum flood event, identified in accordance with the principles set out in the manual entitled Floodplain Development Manual: the management of flood liable land published by the New South Wales Government and as in force from time to time</i> and the exemption under section 9(3) does not apply and therefore the prior approval of Council (via a section 68 Approval for those relevant sections to be constructed offsite) will be required prior to installation.</p> <p>The proposed MHE does not propose a manufactured home or structure of more than one storey</p>
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In deciding whether to approve the installation in a manufactured home estate of a manufactured home or associated structure having more than one storey, the council must have regard to the likely impact on the amenity of any occupiers of any adjoining manufactured home and the amenity of any occupiers of land adjoining that manufactured home estate.

DIVISION 3 MANUFACTURED HOME ESTATES

Subdivision 1 – Land and Dwelling site requirements

12 <i>Minimum size of estate</i>	Yes	The subject site is greater than 1ha in size.
<i>A manufactured home estate must not have an area of less than one hectare or, if a lesser area is permitted by a relevant environmental planning instrument, that lesser area.</i>		The proposal includes a number of community amenities which exceeds 10% of the total land area of the MHE.
13 <i>Community amenities</i>		
(1) <i>Of the total land area of a manufactured home estate—</i>		All dwelling sites within the MHE have an area of no less than 130 square metres.
(a) <i>at least 10 per cent, or</i>		
(b) <i>such lesser proportion (but not less than 6 per cent) as the approval for the manufactured home estate may allow,</i>		The proposed plans identify the dwelling sites and boundaries are clearly defined.
<i>must be reserved for recreation or other communal activities.</i>		
(2) <i>In deciding whether to allow a lesser proportion, the council must have regard to the type and range of amenities to be provided and to such other matters as it considers relevant.</i>		A condition is imposed to ensure all sites are identified and numbered clearly.
14 <i>Size of dwelling sites</i>		
<i>A dwelling site must have an area of at least 130 square metres.</i>		
15 <i>Site identification</i>		
(1) <i>A dwelling site must be numbered or identified and its site boundaries clearly delineated.</i>		
(2) <i>The site identification must be conspicuous.</i>		

Subdivision 2 - Setbacks

16 <i>Dwelling sites to have road frontage</i>	Yes	All dwelling sites have a road frontage / access to a road.
<i>A dwelling site must have vehicular access to an access road.</i>		
17 <i>Setbacks of community buildings</i>		
(1) <i>A community building must not be located closer than 10 metres to the boundary of a manufactured home estate, or to the boundary of a dwelling site, unless the approval for the manufactured home estate so allows.</i>		The community buildings proposed by the application are not located closer than 10m to a dwelling site boundary however, additional landscaping and fencing internal of the sites are also proposed to allow appropriate buffers.
(2) <i>The approval for a manufactured home estate must not allow a lesser distance than 10 metres unless the council is satisfied that the community</i>		

building has been or will be properly screened, fenced, enclosed or otherwise treated.

(3) A community building must not in any case be located closer than 2 metres to the boundary of a manufactured home estate or to the boundary of a dwelling site.

18 Setbacks of dwelling sites from road frontages

(1) A dwelling site must not be located closer than 10 metres to a public road or 3 metres to any other boundary of the manufactured home estate unless the approval for the manufactured home estate so allows.

(2) The approval for a manufactured home estate must not allow a lesser distance than 10 metres unless the council is satisfied that the dwelling site has been or will be properly screened, fenced, enclosed or otherwise treated.

19 Use of buffer zones

Nothing in this Part prevents land within a buffer zone arising from the setbacks required by this Subdivision from being used—

(a) for community amenities, access roads, car parking spaces, footpaths or landscaping, or

(b) for any similar purpose allowed by the approval for the manufactured home estate.

Subdivision 3 - Roads

20 Entrance and exit roads

(1) A road that forms an entrance to or exit from a manufactured home estate must be at least 8 metres wide.

(2) In the case of a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.

(3) The arrangement for the width of an entrance or exit road to taper into or meet the width of the sealed portion of the access roads leading to the entrance or exit may be specified in the approval for the manufactured home estate.

21 Width of roads

(1) The width of the road reserve must be—

(a) at least 8.5 metres for a major access road, and

(b) at least 6 metres for a minor access road.

(2) The width of the sealed portion of an access road must be—

(a) at least 6 metres for a major access road, and

(b) at least 4 metres for a minor access road.

(3) If a minor access road exceeds 80 metres in length, a passing bay or bays must be provided within the road reserve.

The dwelling sites are located in excess of 10m from a public road (Spring Flat Road).

A buffer area is proposed to all boundaries of not less than 10m and is proposed to include earth mounds, turf and landscaping.

Additional landscaping is recommended on the high side of the earth mounds and also on the northern side of the tennis court and boat and caravan parking area.

Yes

The proposed entrance and exit road is 8.5 wide with a tapered area proposed to the primary entrance into the MHE from Spring Flat Road.

Internal roads are shown on plan to contain compliant road widths for both major (greater than 30 sites) and minor (less than 30 sites) roads.

Visitor parking is provided at 84 spaces which exceeds the minimum requirements.

Council's Engineering Department also raised no objection to the overall road formation and proposed parking for the Estate.

Conditions have been imposed to ensure compliance with parking and lighting.

(4) Passing bays must be provided at intervals of not more than 100 metres.

(5) The width of the sealed portion of an access road at any point at which there is a passing or parking bay must be—

(a) at least 8.5 metres for a major access road, and

(b) at least 6 metres for a minor access road.

22 Speed restrictions as part of road design

Access roads must be so designed as to limit the speed at which vehicles may travel on them to—

(a) 30 kilometres per hour for major access roads, and

(b) 15 kilometres per hour for minor access roads.

23 Visitor parking

(1) A manufactured home estate must contain no fewer visitor parking spaces than the following—

(a) 8 spaces for a manufactured home estate containing not more than 35 sites,

(b) 12 spaces for a manufactured home estate containing more than 35 sites but not more than 70 sites,

(c) 16 spaces for a manufactured home estate containing more than 70 sites but not more than 105 sites,

(d) 20 spaces for a manufactured home estate containing more than 105 sites, plus one additional space for each additional 7 sites (or part of a site) over 140.

(2) Each parking space is to have, at minimum, dimensions of—

(a) 5.4 metres by 2.5 metres, in the case of angle parking, and

(b) 6.1 metres by 2.5 metres, in any other case.

(3) Visitor parking spaces must be clearly identified as such.

24 Visitor parking for people with disabilities

(1) A manufactured home estate must contain at least one visitor parking space for people with disabilities.

(2) A manufactured home estate that contains more than 100 sites must contain at least one visitor parking space for people with disabilities for each 100 sites or fraction of 100 sites.

(3) Such parking is to be provided in accordance with AS/NZS 2890.1:2004, Parking facilities—Off street parking.

(4) Visitor parking spaces for people with disabilities must be clearly identified as such.

(5) Visitor parking spaces provided under this clause may be counted for the purposes of clause 23.

25 Road surfaces

All access roads, including all passing and parking bays, must have an all-weather sealed or other surface finish specified in the approval for the manufactured home estate, and must be adapted to the topography to allow for adequate drainage and to eliminate excessive grades.

26 Lighting

All access roads must be adequately lit between sunset and sunrise

Subdivision 4 – Utility services

27 Water supply

(1) A manufactured home estate—

(a) must be connected to a mains water supply, or

(b) must be provided with an alternative water supply service as specified in the approval for the manufactured home estate.

(2) A dwelling site—

(a) must be connected to the water supply service for the manufactured home estate, and

(b) must be provided with a separate water meter and a separate water service isolating valve.

(3) The water supply service must comply with—

(a) the Plumbing and Drainage Act 2011 and any regulations under that Act, and

(b) the requirements of any relevant statutory body.

(4) The water supplied for human consumption or domestic purposes must comply with the Australian Drinking Water Guidelines published in 2004 by the National Health and Medical Research Council.

28 Sewerage

(1) A manufactured home estate—

(a) must be connected to a main sewer, or

Y

The proposed development will be connected to Council's reticulated water supply (to the property boundary and include a metre) and each dwelling within the site to be provided with a private connection to the internal water supply.

Conditions have been imposed accordingly.

Subject to further detailed design and easements to be created, the site will be connected to a reticulated sewer main to a man hole placed within the site boundary. Each dwelling site will then be required to have a private connection point.

Conditions have been imposed accordingly.

Also subject to further detailed design, the Estate will be provided with a stormwater drainage system that will be required to manage both existing overland flows and internal site disposal. Each site will then be

(b) must be provided with an alternative sewage disposal system as specified in the approval for the manufactured home estate.

(2) A dwelling site must be connected to the sewage disposal system for the manufactured home estate.

(3) The sewage disposal system must comply with—

(a) the Plumbing and Drainage Act 2011 and any regulations under that Act, and

(b) the requirements of any relevant statutory body.

29 Drainage

(1) A manufactured home estate must be provided with a stormwater drainage system as specified in the approval for the manufactured home estate.

(2) A dwelling site—

(a) must be connected with the stormwater drainage system for the manufactured home estate, or

(b) must be provided with an on-site stormwater drainage system.

(3) A stormwater drainage system must comply with—

(a) the Plumbing Code of Australia, and

(b) the requirements of any relevant statutory body.

30 Electricity supply

(1) A dwelling site must be supplied with electricity from a reticulated electricity service by means of an electrical circuit connected to a separate electricity meter.

(2) Any such electrical circuit must be installed in accordance with the requirements of AS/NZS 3000:2000, Electrical Installations (known as the Australian/New Zealand Wiring Rules) as in force on 1 September 2005, except that the maximum capacity of the electrical circuit supplying a dwelling site need not be greater than 32 amperes if the site is provided with gas, whether by means of a reticulated gas service or by means of on-site gas containers.

(3) If a dwelling site is provided with electricity otherwise than by way of direct connection to the local electricity supply authority's electricity main, the maximum amount that may be charged for the supply of electricity during a particular period is the amount that the standard retail electricity supplier for the relevant district would have charged under a standard form

required to have kerb connections to the internal road network.

Conditions have been imposed accordingly.

Electricity will be available to the site and each dwelling will be required to connect to the supply.

Conditions have been imposed accordingly.

Connections to telephone /NBN will require consultation with the relevant supply authorities.

customer supply contract for that supply during that period.

31 Telephone lines

Telephone services, if available, must be provided in such a manner that a telephone connection is available to each dwelling site within the manufactured home estate.

32 Common trenches

A common trench may be used for the installation of services in accordance with guidelines provided in AMCORD.

Subdivision 5 – General

33 Garbage removal

Arrangements specified in the approval for the manufactured home estate must be instituted and maintained for the removal of garbage and for the maintenance of garbage receptacles in a clean and sanitary condition.

34 Fire hydrants

(1) No part of a dwelling site or community building within a manufactured home estate may be situated more than 90 metres from a fire hydrant.

(2) Any fire hydrant located within a manufactured home estate must—

(a) be a double-headed pillar-type fire hydrant, and

(b) be maintained to the standard specified in the approval for the manufactured home estate.

35 Buildings

(1) A building must not be erected on a manufactured home estate unless the approval for the manufactured home estate so allows.

(2) The approval for the manufactured home estate is to allow only the following kinds of buildings to be erected on a manufactured home estate—

(a) community buildings,

(b) brick or masonry walls in the form of separating walls between adjoining manufactured homes or in the form of external facades to manufactured homes.

(3) The approval for a manufactured home estate is to allow the erection of a brick or masonry wall in the form of an external facade to a manufactured home only—

(a) if the dwelling site on which the manufactured home is situated is a neighbourhood lot within the

Y

A commercial contract for waste removal will be required.

Conditions have been imposed to ensure the dwelling sites are not located more than 90m from a fire hydrant.

The plans provided demonstrate the buildings proposed which include community buildings.

meaning of the Community Land Development Act 1989, and

(b) the owner of the manufactured home is also the proprietor of the neighbourhood lot.

Note—

The erection of a building (including a community building or brick or masonry wall) may require development consent under the Environmental Planning and Assessment Act 1979.

36 Use of manufactured home estates

(1) A manufactured home estate must not be used—

(a) for any commercial purpose other than a manufactured home estate or an associated purpose, or

(b) for the manufacture, construction or reconstruction of moveable dwellings.

(2) Nothing in this clause prevents a manufactured home from being used for exhibition purposes.

(3) This clause does not prevent the carrying out of work on a manufactured home that is installed in a manufactured home estate for the purpose of its renovation, maintenance or repair (such as painting, replacement of wall cladding or roof sheeting and the like).

37 Community map

The person who holds the approval to operate a manufactured home estate must provide the council with a copy of the current community map—

(a) as soon as practicable after any amendment is made to the map, and

(b) at such other times as the council may reasonably require.

38 Access to approval and community map

The holder of an approval to operate a manufactured home estate must ensure that copies of the following documents must be readily available for inspection without cost by any person in a location in the manufactured home estate specified in the approval for the manufactured home estate—

(a) the approval for the manufactured home estate,

(b) the current community map,

(c) this Regulation.

The proposed development is not to be used for any commercial purpose other than a MHE.

A condition has been imposed to ensure Short Term Rental Accommodation (e.g. Air BNB) does not occur within the Estate.

The development will also require the preparation of a community map as part of the approval to operate the Estate. A condition is imposed accordingly.

DIVISION 4 MANUFACTURED HOMES AND ASSOCIATED STRUCTURES

Subdivision 1 - General

Y

Conditions imposed to ensure compliance.

39 Specifications for design, construction, installation, modification and extension of manufactured homes and associated structures

(1) The Minister may, by order published in the Gazette, establish specifications for the design, construction, installation, modification and extension of manufactured homes and associated structures.

(2) The specifications may adopt, with or without modification, the provisions of a rule, standard or code of practice.

(3) A manufactured home or associated structure must be designed, constructed, installed, modified and extended in accordance with the specifications.

40 Installation allowed only on dwelling sites

(1) A manufactured home must only be installed in a manufactured home estate on a dwelling site.

(2) This section does not apply to a manufactured home that is used only—

(a) for a community amenity, or

(b) as a manager's or caretaker's office or residence.

41 Manufactured homes to be constructed and assembled off-site

(1) A manufactured home must not be installed on a dwelling site unless each major section of the manufactured home is—

(a) constructed and assembled at a place of manufacture outside the manufactured home estate, and

(b) transported to the manufactured home estate from the place.

(2) The following work may be carried out on the dwelling site—

(a) the fixing of cornices,

(b) the setting of wall lining joints,

(c) the fitting of skirting boards and architraves,

(d) the grouting of tiles.

42 Installation allowed only if dwelling site is properly serviced

Note: the applicant has also sought concurrence from DPE relating to an objection to Section 82(3) of the Local Government Act to enable certain components to be constructed onsite.

A manufactured home must not be installed on a dwelling site unless the dwelling site complies with Division 3.

43 Density

No more than 1 manufactured home may be installed on 1 dwelling site.

44 Setbacks for manufactured homes

A manufactured home must not be located—

- (a) within 1 metre of a road reserve, or
- (b) within 2 metres of the boundary of the manufactured home estate.

45 Site coverage

(1) A manufactured home must not be installed on a dwelling site if the manufactured home floor area is more than 65% of the site area.

(2) If there is no carport or garage on the dwelling site, the site must contain an area—

- (a) with minimum dimensions of 6 metres by 3 metres, and
- (b) accessible from an access road, and
- (c) used for car parking.

(3) In this section—

manufactured home floor area means—

- (a) the area occupied by—
 - (i) the manufactured home, and
 - (ii) associated structures or other buildings, excluding areas without a roof, and
- (b) if there is no carport or garage on the dwelling site—an area of 18 square metres.

46 Minimum open space requirements for dwelling sites

(1) A dwelling site must contain at least 30 square metres of open space.

(2) An open space must include at least 1 area with minimum dimensions of 3 metres.

(3) In calculating the area of open space in a dwelling site, a space with a width or length of less than 2 metres must not be included.

(4) In this section—

open space means space on which there is no building, structure or car parking space.

The application does not propose more than 1 home per dwelling site.

Future dwellings will be subject to the required site setbacks however, a minimum setback of 10m is provided to the boundaries of the land and each dwelling site.

The development proposed lots of greater than the minimum of 130m² (200-300m² sites are proposed). Each indicative dwelling design is proposed to be 2 bedrooms and as a result the site coverage will comply. A garage or carport is also proposed for the dwellings and in accordance with Council's DCP, a minimum of 2 parking spaces per dwelling is required.

Due to the oversized proposed site, each dwelling is able to retain larger private open space areas for each site.

47 Site boundary arrangements

(1) A manufactured home (the *proposed manufactured home*) must not be installed within 1 metre of the boundary of an adjoining dwelling site unless—

(a) it is not practical to install a manufactured home on the part of the adjoining site that is within 2 metres of the proposed manufactured home, and

(b) a minimum 1 metre wide access will be provided along each external wall of the proposed manufactured home.

(2) This section does not apply to the installation of semi-detached manufactured homes on adjoining dwelling sites if they are separated by construction that complies with the fire safety and sound insulation provisions relating to class 1 buildings in the *Building Code of Australia*, Volume Two, section 3.7.1 and 3.8.6.

48 Garages

(1) A garage may adjoin a site boundary.

(2) A shared double carport or shared double garage may extend over a site boundary.

(3) Adjacent garages may adjoin along a shared site boundary.

(4) If a garage on a dwelling site is located within 900 millimetres of both the manufactured home and the site boundary of an adjoining dwelling site—

(a) the external walls of the manufactured home that face the garage must comply with the *Building Code of Australia*, Volume Two, section 3 for class 1 buildings, or

(b) the external walls of the garage that face the manufactured home must comply with the *Building Code of Australia*, Volume Two, section 3 for class 10 buildings.

49 Carports

(1) The following parts of a carport must be non-combustible—

(a) the roof covering,

(b) the ceiling lining,

(c) the wall cladding,

(d) the gable.

(2) A carport must have—

(a) at least 2 open sides, and

Conditions have been imposed to ensure compliance will be achieved with site boundaries, garages, carports and associated structures.

(b) a roof covering at least 500 millimetres from the manufactured home, associated structure or site boundary, and

(c) at least one-third of its perimeter open.

(3) A carport must not provide direct vertical support to the manufactured home.

(4) If a carport shares a roof with a manufactured home and the carport does not have a ceiling, the opening between the top of the wall of the manufactured home and the underside of the roof covering of the carport must be infilled with—

(a) a non-combustible material, or

(b) construction clad with non-combustible material on the carport side.

50 Associated structures not to contain habitable rooms

An associated structure must not be designed or modified to be capable of being used as a habitable room.

Subdivision 2 - Design

51 Structural soundness

Y

Conditions imposed to ensure compliance.

(1) *A manufactured home and associated structure must be of a design certified by a practising structural engineer to be structurally sound.*

(2) *The engineer's certificate must—*

(a) *certify that the manufactured home or associated structure complies with all relevant standards, codes and specifications, and*

(b) *include specifications for—*

(i) *the way in which the manufactured home or associated structure must be transported and installed, and*

(ii) *the footings, if any, on which the manufactured home or associated structure must be installed.*

(3) *Specifications for footings or tie-down systems must consider—*

(a) *the design gust wind speed, and*

(b) *the soil type, and*

(c) *other design considerations relevant to the location in which the manufactured home or structure will be installed.*

(4) *This section does not apply to fences or privacy screens.*

52 Design gust wind speed

Note: the applicant has also sought concurrence from DPE relating to an objection to Section 82(3) of the Local Government Act to enable certain components to be constructed onsite

- (1) *A manufactured home or associated structure must be designed in accordance with the following—*
 - (a) *AS/NZS 1170.1:2002, Structural design actions—Part 1: Permanent, imposed and other actions,*
 - (b) *AS/NZS 1170.2:2011, Structural design actions: Wind actions or AS 4055:2021, Wind loads for housing,*
 - (c) *AS/NZS 1170.3:2003, Structural design actions, Part 3: Snow and ice actions,*
 - (d) *AS 1170.4—2007, Structural design actions, Part 4: Earthquake actions in Australia.*
- (2) *The design gust wind speed for the location of a manufactured home or associated structure is taken to be at least 41 metres per second.*

53 Floor area of manufactured home

The enclosed floor area of a manufactured home must be at least 35 square metres.

54 Floor areas of certain rooms

- (1) *The floor area of a bathroom in a manufactured home must be at least 2.2 square metres plus an additional—*
 - (a) *0.6 square metre if the bathroom has a separate shower and bath, and*
 - (b) *0.7 square metre if the bathroom has a toilet, and*
 - (c) *1.6 square metres if the manufactured home does not include a separate laundry.*
- (2) *The floor area of a shower room in a manufactured home must be at least 1.1 square metres.*
- (3) *If a toilet is installed in a separate room in a manufactured home, the room must have—*
 - (a) *an area of at least 1.1 square metres, and*
 - (b) *a width of at least 0.8 metre.*
- (4) *The floor area of a laundry in a manufactured home must be at least 1.6 square metres.*

55 Ceiling height

- (1) *The ceiling height of a habitable room in a manufactured home must be at least 2.4 metres.*
- (2) *The ceiling height of a kitchen, laundry, hallway or other similar room or area in a manufactured home must be at least 2.1 metres.*

56 Separation of kitchen areas

A toilet must not be located in a room in a manufactured home that leads directly into a kitchen or other food preparation area unless the room containing the toilet is mechanically ventilated.

57 Lighting and ventilation

(1) A manufactured home must have adequate provision for light and ventilation.

(2) A habitable room in a manufactured home must have at least—

(a) 1 window, or

(b) 1 opening into an adjoining room that has at least 1 window.

(3) The window or opening, or a combination of both, in a habitable room must—

(a) have a total area of at least 10 per cent of the floor area of the room, and

(b) include an area of at least 5 per cent of the floor area of the room that is capable of being opened.

(4) If the habitable room has no windows, the window in the adjoining room must—

(a) have a total area of at least 10 per cent of the floor area of both the habitable room and the adjoining room, and

(b) include an area of at least 5 per cent of the floor area of both the habitable room and the adjoining room that is capable of being opened.

Subdivision 3 – Construction

58 Termite shields

Y

Conditions imposed to ensure compliance.

Shields or barriers must be provided in accordance with AS 3660.1—2014, Termite management, Part 1: New building work to protect structural members, if any, that are susceptible to attack by termites.

Note: the applicant has also sought concurrence from DPE relating to an objection to Section 82(3) of the Local Government Act to enable certain components to be constructed onsite.

59 Glazing

Glazing materials must be selected and installed in accordance with—

(a) AS 1288—2021, Glass in buildings—Selection and installation, and

(b) if safety glass is required—AS/NZS 2208:1996, Safety glazing materials in buildings.

60 External waterproofing

The following parts of a manufactured home must be constructed to prevent rain or damp penetrating to the inner parts of the home—

- (a) the roof,*
- (b) the external walls,*
- (c) the door and window frames.*

61 Internal waterproofing

(1) The following must consist of, or be covered by, material that is impervious to water—

- (a) the floor of a bathroom or shower room, and*
- (b) the floor of a room containing a toilet or washing machine.*

(2) The following must be impervious to water to a height of at least 1.8 metres above the floor—

- (a) the wall surface of a shower enclosure, or*
- (b) for a shower that is not enclosed—a wall surface within 1.5 metres of the shower fitting.*

(3) A wall surface within 75 millimetres of a bath, basin or other similar bathroom fixture must be impervious to water to a height of at least 150 millimetres above the fixture.

62 Plumbing and drainage

(1) All pipes and fittings in a manufactured home relating to water supply or sewerage must be installed in accordance with—

- (a) the Plumbing and Drainage Act 2011 and the regulations made under that Act, and*
- (b) the requirements of a relevant statutory body.*

(2) All pipes and fittings in a manufactured home relating to stormwater drainage must be installed in accordance with—

- (a) the Plumbing Code of Australia, and*
- (b) the requirements of a relevant statutory body.*

63 Electrical wiring

The electrical wiring in a manufactured home must comply with the Australian/New Zealand Wiring Rules.

64 Fire and smoke alarms

(1) A manufactured home must be equipped with an automatic fire detection and alarm system that complies with the Building Code of Australia, Volume Two, Part 3.7.2 for class 1(a) buildings.

(2) This section does not apply to a manufactured home constructed before 1 January 1996.

Subdivision 4 - Installation

65 Footings

Y

Conditions imposed to ensure compliance.

(1) *A manufactured home or associated structure must be installed on footings if required by the engineer's certificate for the home or structure.*

(2) *The footings and tie-down system for the manufactured home or associated structure must be constructed in accordance with the engineer's certificate.*

(3) *The clearance beneath the home or structure must—*

(a) *provide adequate underfloor cross-flow ventilation, and*

(b) *be—*

(i) *if termite shields are required to be installed—at least 400 millimetres, or*

(ii) *otherwise—at least 200 millimetres, or*

(iii) *a lesser clearance specified in the approval.*

66 Installation to comply with specifications

A manufactured home must be installed on a dwelling site in accordance with—

(a) *the specifications set out in the engineer's certificate for the manufactured home, or*

(b) *other specifications specified in the approval.*

67 Compliance plate

(1) *A compliance plate must be attached to an accessible part of the following structures—*

(a) *a manufactured home,*

(b) *an associated structure forming part of a manufactured home,*

(c) *an associated structure comprising a freestanding garage.*

(2) *A compliance plate must specify the following—*

(a) *the name of the manufacturer of the manufactured home or associated structure,*

(b) *the unique identification number for each major section of the manufactured home,*

(c) *the month and year during which the manufactured home or associated structure was constructed,*

(d) *the design gust wind speed for the manufactured home or associated structure,*

(e) *a statement that the manufactured home or associated structure complies with this Division,*

Note: the applicant has also sought concurrence from DPE relating to an objection to Section 82(3) of the Local Government Act to enable certain components to be constructed onsite.

- (f) *the name of the practising structural engineer who issued the engineer's certificate for the manufactured home.*
- (3) *A unique identification number must be permanently marked on each major section of the manufactured home.*
- (4) *The Minister may, by order published in the Gazette, issue specifications for the design, construction, issue and registration of compliance plates.*
- (5) *A compliance plate must be designed, constructed, issued and registered in accordance with the specifications.*

68 Notice of completion of installation

- (1) *The holder of an approval must give the council written notice of the installation of a manufactured home or associated structure within 7 days after its completion.*
- (2) *The notice must—*
 - (a) *indicate the site identifier of the dwelling site on which the manufactured home or associated structure has been installed, and*
 - (b) *include the particulars specified on each compliance plate relating to the manufactured home or associated structure.*
- (3) *The notice must be accompanied by—*
 - (a) *a copy of the engineer's certificate for the manufactured home or associated structure, and*
 - (b) *a diagram of the dwelling site for the manufactured home or associated structure indicating whether the setback, density, open space and site identification requirements of this Part have been complied with.*

DIVISION 5 MISCELLANEOUS

69 Certificates of completion

Y

Condition imposed to ensure compliance.

- (1) *Within 5 business days after receiving written notice of the completion of installation of a manufactured home or associated structure, the council must issue to the owner of the home or structure—*
 - (a) *a certificate of completion for the home or structure, or*
 - (b) *a written notice that states why such a certificate is not being issued.*
- (2) *In determining whether or not to issue a certificate of completion, the council must have regard to the following matters—*

(a) whether the engineer's certificate with respect to the manufactured home or associated structure is available,

(b) whether the installation of the manufactured home or associated structure complies with the specifications contained in the engineer's certificate,

(c) whether the setback, density, open space and site delineation requirements of this Part have been complied with,

(d) whether a compliance plate has been duly affixed to the manufactured home or associated structure.

PART 4 MISCELLANEOUS

174 Inspections

Y

Inspections will be required in accordance with the Section 68 Activity Approval requirements.

In exercising its powers under the Act to enter and inspect a manufactured home estate, a caravan park or a camping ground, the council must ensure that the inspection is carried out, so far as practicable, in company with the holder of the approval for the manufactured home estate, caravan park or camping ground or an agent of the holder of that approval.

Attachment C: Architectural Plans

DRAWING INDEX

COVER SHEET	A0001
MASTER PLAN	A0002
STAGING PLAN	A0003
REFUSE PLAN	A0004
DIMENSION MASTER PLAN 1/6	A0005
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DIMENSION MASTER PLAN 3/6	A0007
DIMENSION MASTER PLAN 4/6	A0008
DIMENSION MASTER PLAN 5/6	A0009
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COMMUNITY CENTRE

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COMMUNITY CENTRE - GROUND FLOOR PLAN	A1101
COMMUNITY CENTRE - ROOF PLAN	A1102
COMMUNITY CENTRE - ELEVATION	A1103
POOL - FLOORPLANS & ELEVATIONS	A1104
BBQ - FLOOR PLANS & ELEVATIONS	A1105

HOUSES

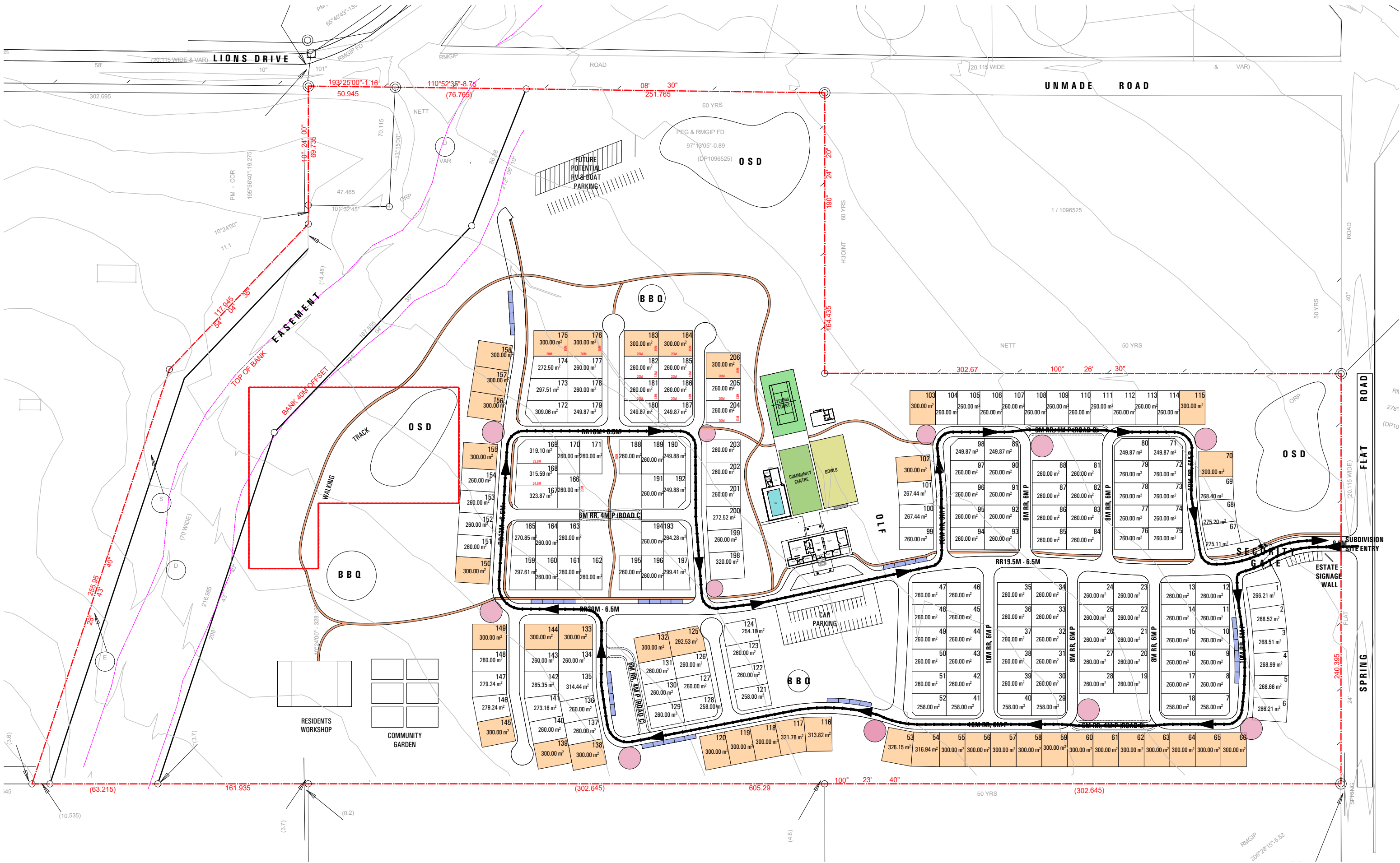
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HOUSE TYPE A1 ELEVATIONS	AA2001
HOUSE TYPE A1 ROOF/SECTION	AA2002
HOUSE TYPE B1	AB2000
HOUSE TYPE B1 ELEVATIONS	AB2001
HOUSE TYPE B1 ROOF/SECTION	AB2002
HOUSE TYPE C1	AC2000
HOUSE TYPE C1 ELEVATIONS	AC2001
HOUSE TYPE C1 ROOF/SECTION	AC2002
HOUSE TYPE D1	AD2000
HOUSE TYPE D1 ELEVATIONS	AD2001
HOUSE TYPE D1 ROOF/SECTION	AD2002
HOUSE TYPE E1	AE2000
HOUSE TYPE E1 ELEVATIONS	AE2001
HOUSE TYPE E1 ROOF/SECTION	AE2002
HOUSE TYPE F	AF1000
HOUSE TYPE F ELEVATIONS	AF1001
HOUSE TYPE F ROOF/SECTION	AF1002
HOUSE TYPE G	AG1000
HOUSE TYPE G ELEVATIONS	AG1001
HOUSE TYPE G ROOF/SECTION	AG1002
HOUSE TYPE H	AH1000
HOUSE TYPE H ELEVATIONS	AH1001
HOUSE TYPE H ROOF/SECTION	AH1002

ENTRY GATES DETAILS 1	A4000
ENTRY GATES DETAILS 2	A4001
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ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021
B	ISSUE B	17.05.2021
C	ISSUE C	W.I.P.
D	ISSUE D	17.06.2021
E	ISSUE E	13.07.2021
F	ISSUE F	24.08.2021
G	ISSUE G	09.12.2021

ISSUE	AMENDMENT	DATE

Do not scale drawings
Verify all dimensions on site



ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
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Do not scale drawings

Verify all dimensions on site

LEGEND

- 15M X 20M LOTS
- 13M X 20M LOTS
- TOTAL: 206 LOTS

- XXM RR, XXM P

RR - ROAD RESERVE, P = PAVEMENT
- TYPICAL ROAD REFUSE TRUCK ROUTE
- BIN COLLECTION KERB HARDSTAND

RUSSELLPRESCOTT ARCHITECTS

Nominated NSW Architects Reg. 9401 - Mark P. Alves

ABN: 37 615 694 356

Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

MAP

02 8085 8975

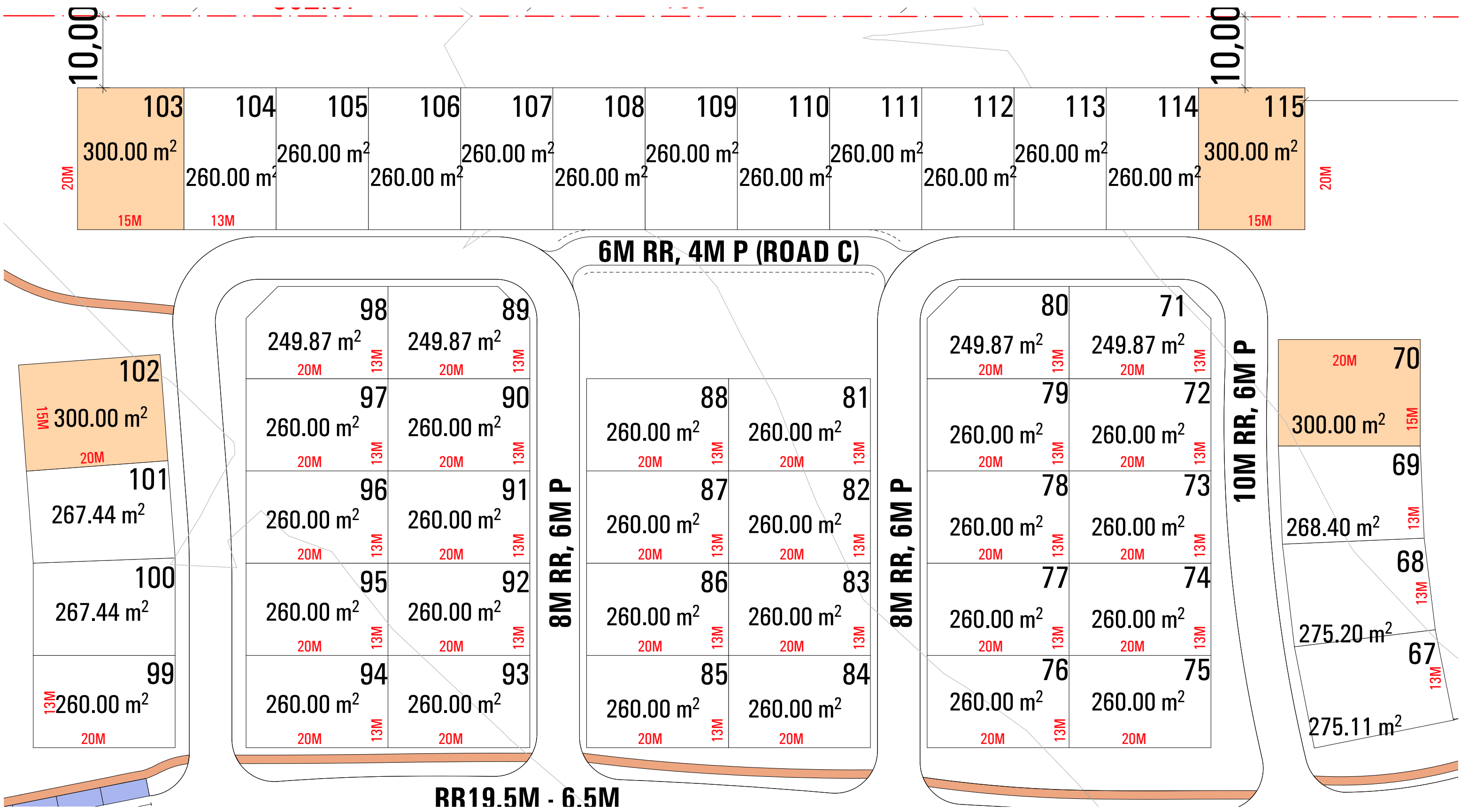
e: mark@maparch.com.au

www.maparch.com.au

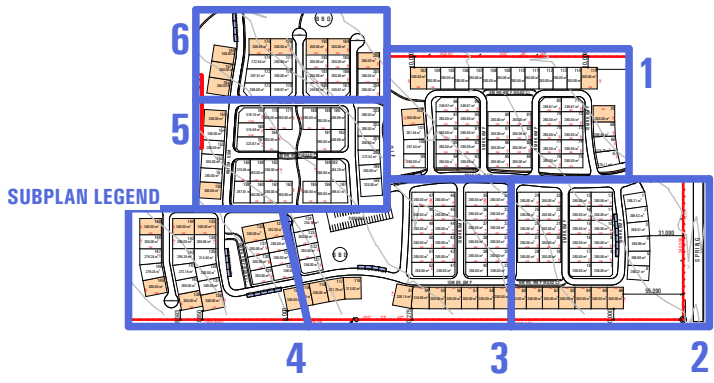
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date 09.12.2021 scale 1:2,000 @ A3 1:1,000 @ A1 MUDGEE

project no 2_21_07 drawing no A0004 issue G drawing REFUSE PLAN



SUBPLAN 1



ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			
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Do not scale drawings
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LEGEND	
	15M X 20M LOTS
	13M X 20M LOTS
TOTAL: 206 LOTS	

RUSSELLPRESCOTT ARCHITECTS

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MAP

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www.maparch.com.au

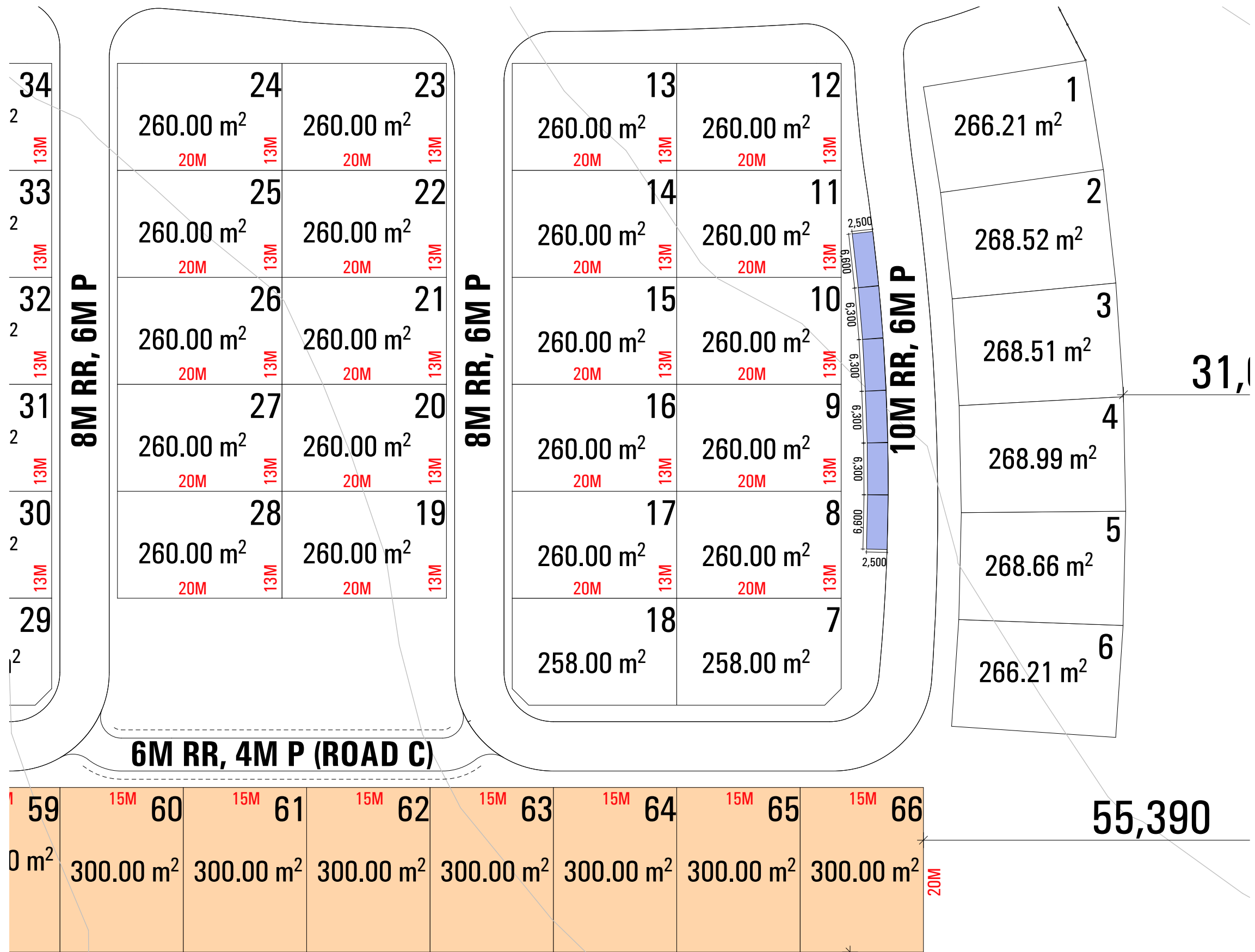
drawn GF/EH checked MA/RP project SITE ADDRESS

date 09.12.2021 scale 1:500 @ A3 1:250 @ A1

project no 2_21_07 drawing no A0005 issue G

MUDGE

drawing DIMENSION MASTER PLAN 1/6

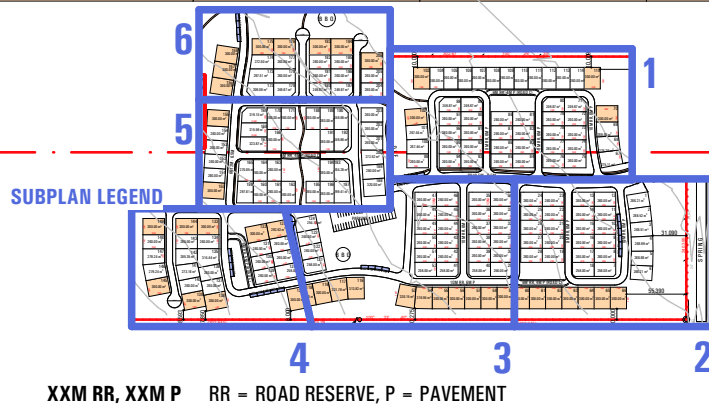


SUBPLAN 2

ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021
B	ISSUE B	17.05.2021
C	ISSUE C	W.I.P.
D	ISSUE D	17.06.2021
E	ISSUE E	13.07.2021
F	ISSUE F	24.08.2021
G	ISSUE G	09.12.2021

ISSUE	AMENDMENT	DATE

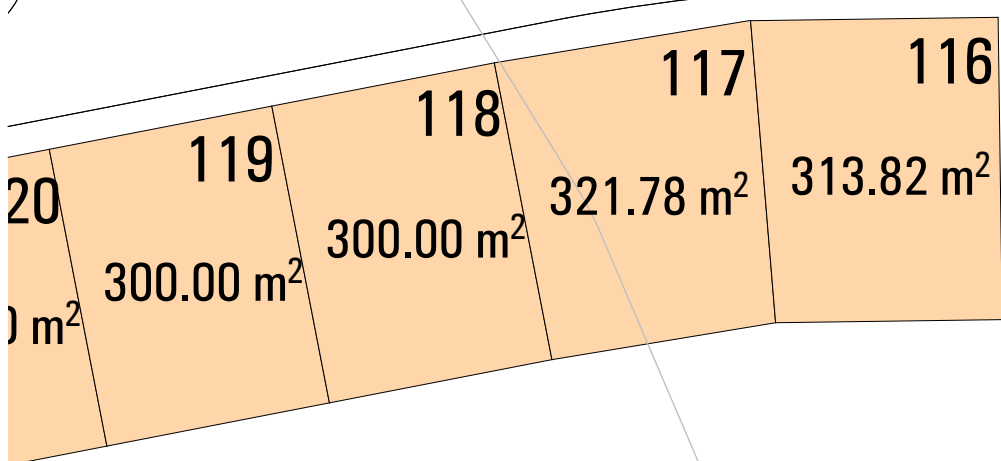
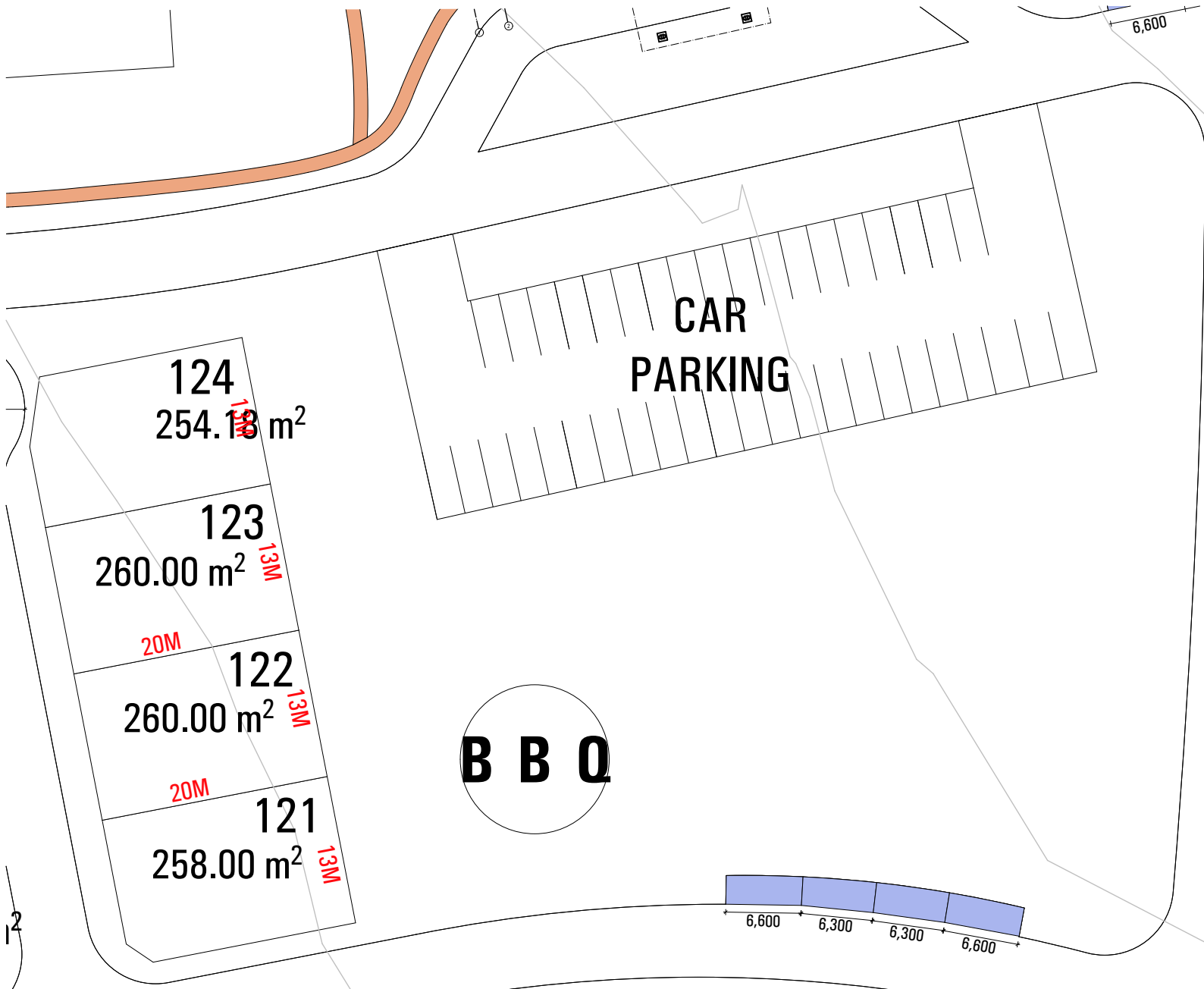
LEGEND	
	15M X 20M LOTS
	13M X 20M LOTS
TOTAL: 206 LOTS	



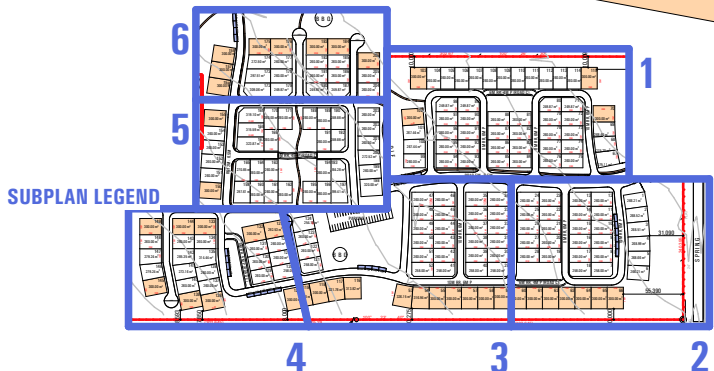
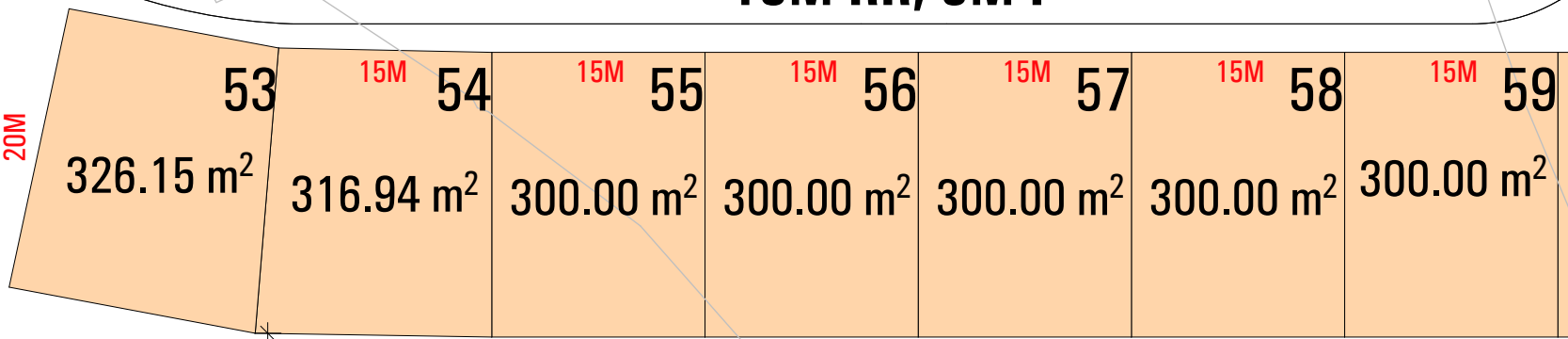
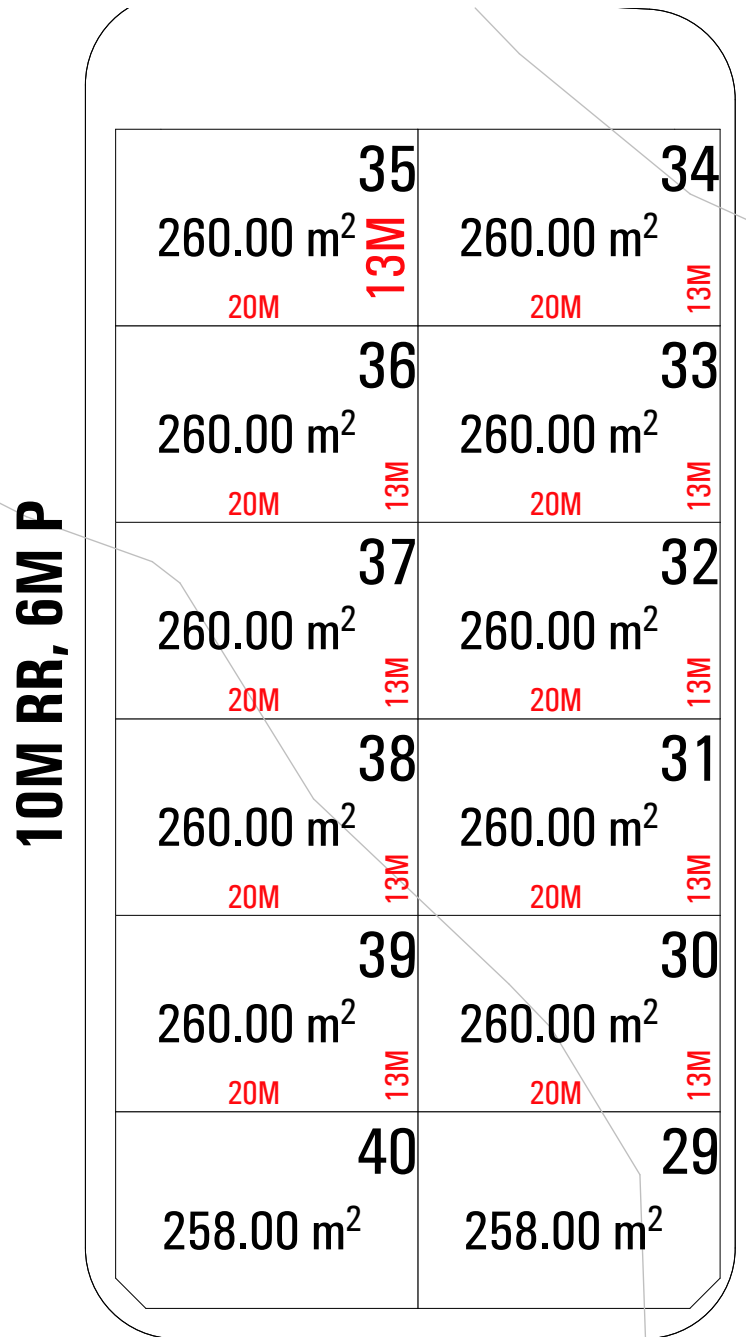
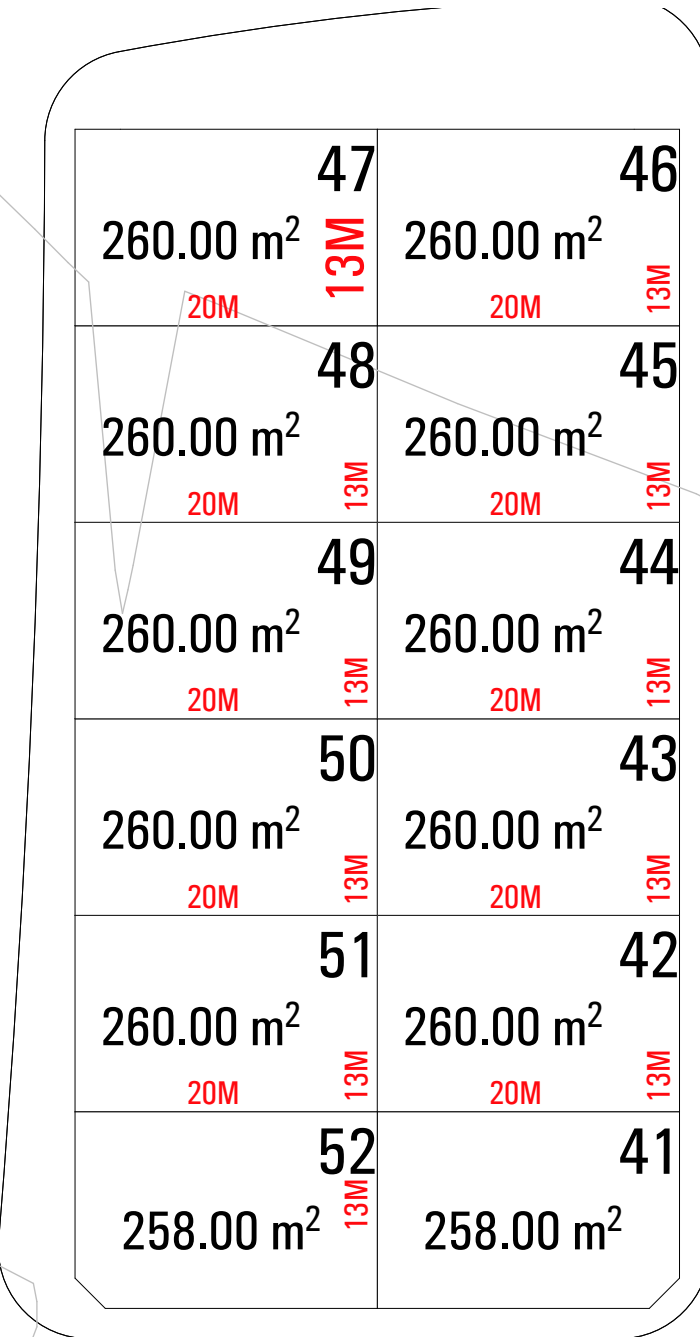
RUSSELLPRESCOTT ARCHITECTS
Nominated NSW Architects Reg. 9401 - Mark P. Alves
ABN: 37 615 694 356
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110
p: 02 8065 6975
e: mark@maparch.com.au
www.maparch.com.au

drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 09.12.2021	scale 1:500 @ A3		MUDGE
project no 2_21_07	drawing no A0006	issue G	drawing DIMENSION MASTER PLAN

2/6



SUBPLAN 3



ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			
E	ISSUE E	13.07.2021			
F	ISSUE F	24.08.2021			
G	ISSUE G	09.12.2021			

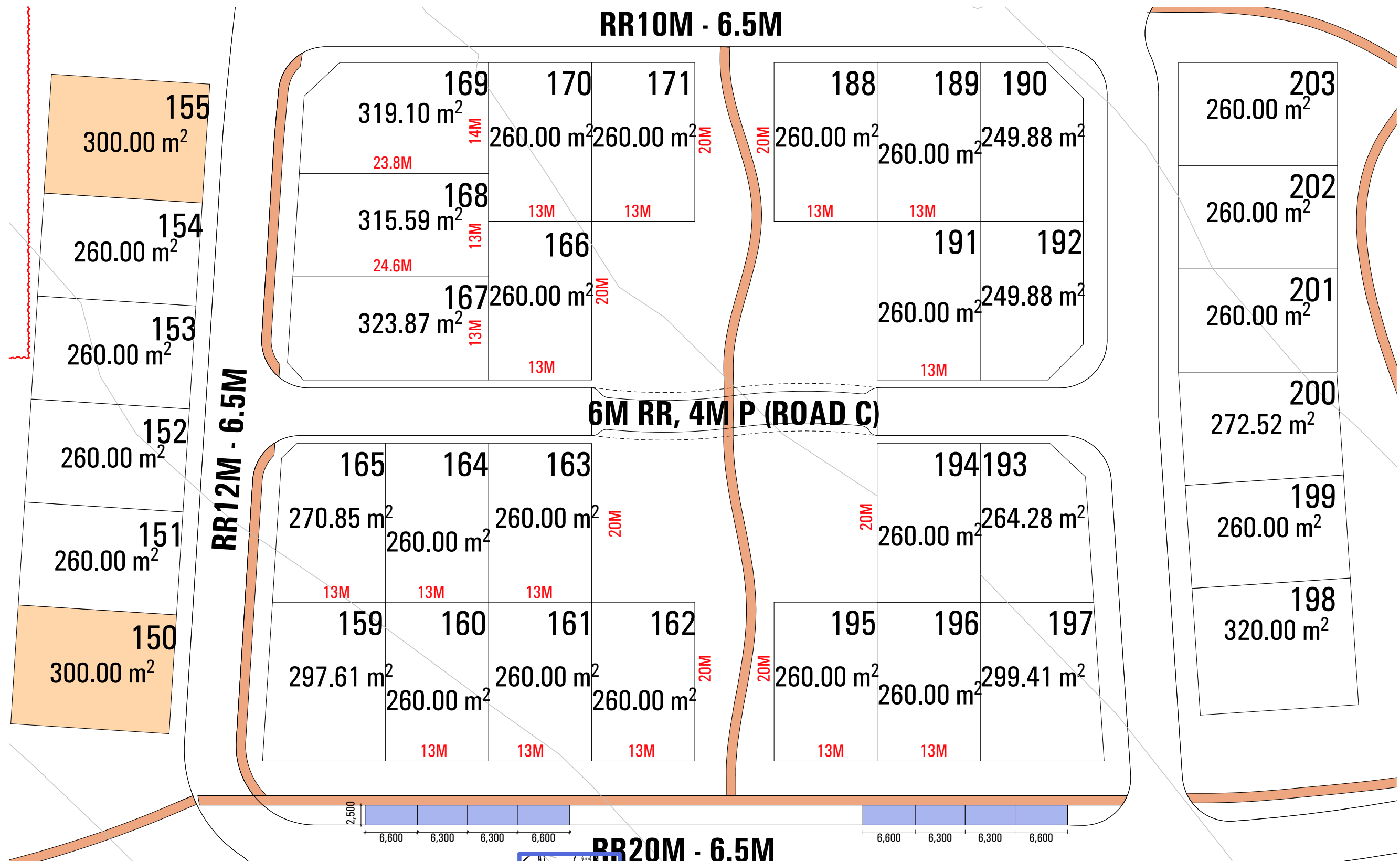
Do not scale drawings
Verify all dimensions on site

LEGEND
15M X 20M LOTS
13M X 20M LOTS
TOTAL: 206 LOTS

XXM RR, XXM P RR = ROAD RESERVE, P = PAVEMENT

RUSSELLPRESCOTT ARCHITECTS
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www.maparch.com.au

drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 09.12.2021	scale 1:500 @ A3 1:250 @ A1		MUDGE
project no 2_21_07	drawing no A0007	issue G	drawing DIMENSION MASTER PLAN 3/6



ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			
E	ISSUE E	13.07.2021			
F	ISSUE F	24.08.2021			
G	ISSUE G	09.12.2021			

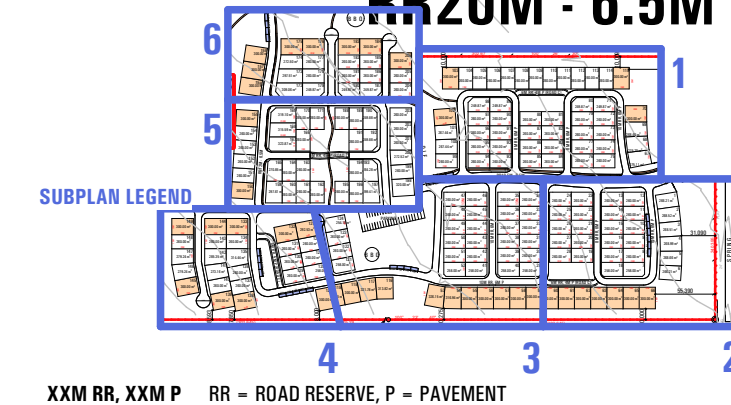
Do not scale drawings
Verify all dimensions on site

LEGEND

15M X 20M LOTS

13M X 20M LOTS

TOTAL: 206 LOTS



RUSSELLPRESCOTT ARCHITECTS

Nominated NSW Architects Reg. 9401 - Mark P. Alves
ABN: 37 615 694 356
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

MAP

02 8065 6975
e: mark@maparch.com.au
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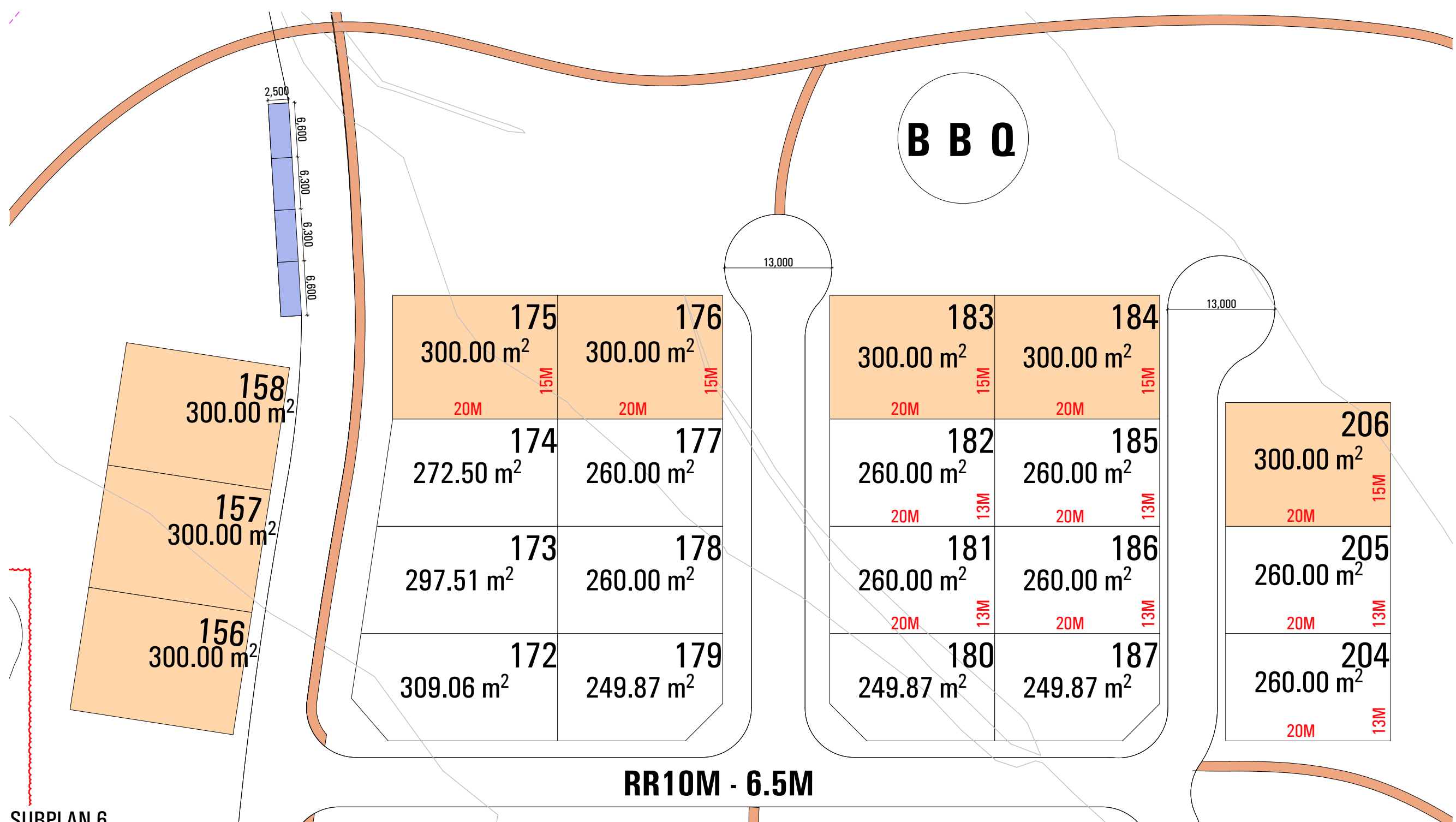
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date 09.12.2021 scale 1:500 @ A3 1:250 @ A1

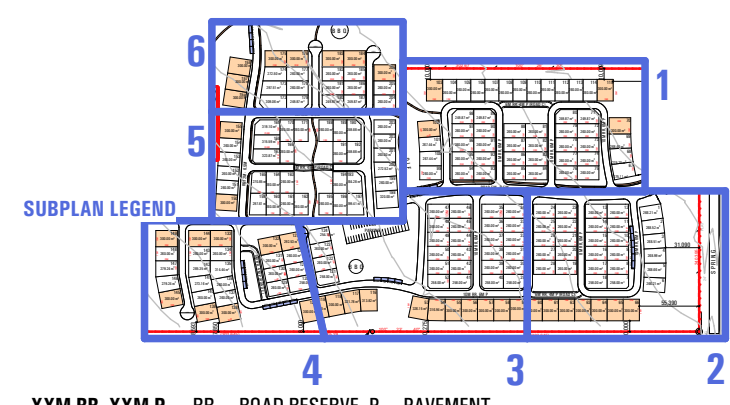
project no 2_21_07 drawing no A0009 issue G

MUDGE

drawing DIMENSION MASTER PLAN 5/6



SUBPLAN 6



ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			
E	ISSUE E	13.07.2021			
F	ISSUE F	24.08.2021			
G	ISSUE G	09.12.2021			

Do not scale drawings
Verify all dimensions on site

LEGEND	
	15M X 20M LOTS
	13M X 20M LOTS
TOTAL: 206 LOTS	

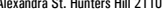
RUSSELLPRESCOTT ARCHITECTS
Nominated NSW Architects Reg. 9401 - Mark P. Alves
ABN: 37 615 694 356
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

MAP ARCHITECTS
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drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 09.12.2021	scale 1:500 @ A3		MUDGE
project no 2_21_07	drawing no A0010	issue G	drawing DIMENSION MASTER PLAN

6/6






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 Nominated NSW Architects Reg. 9401 - Mark P. Alves
 ABN: 37 615 694 366
 Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110



MAP
ARCHITECTS

p: 02 8065 6975
 e: mark@maparch.com.au
 www.maparch.com.au

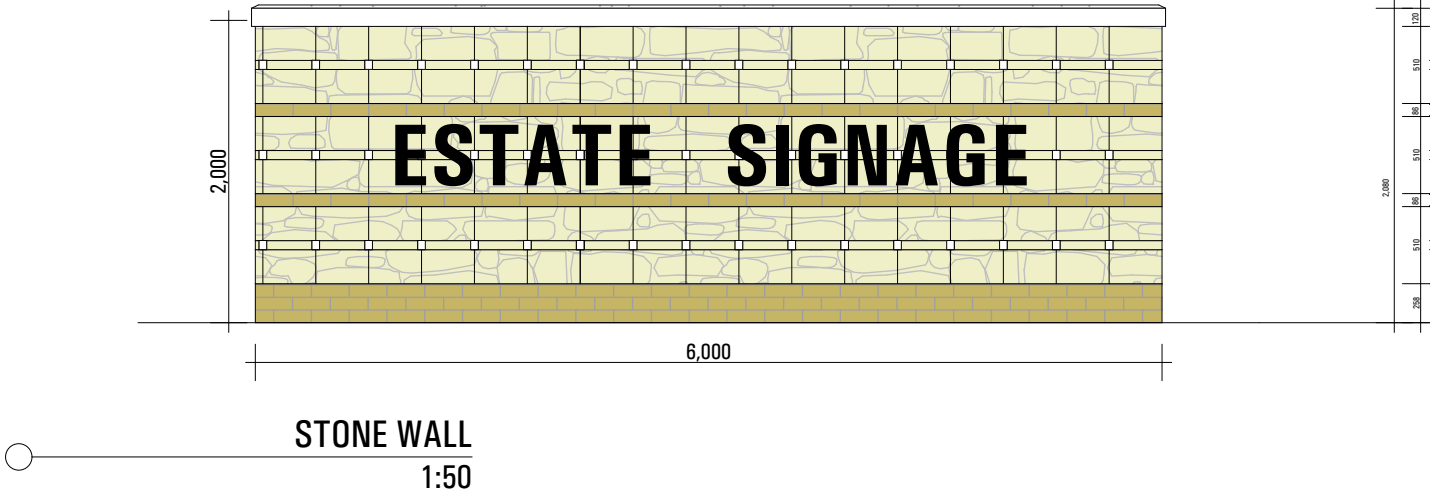
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project no 2_21_07	drawing no A4000	issue G



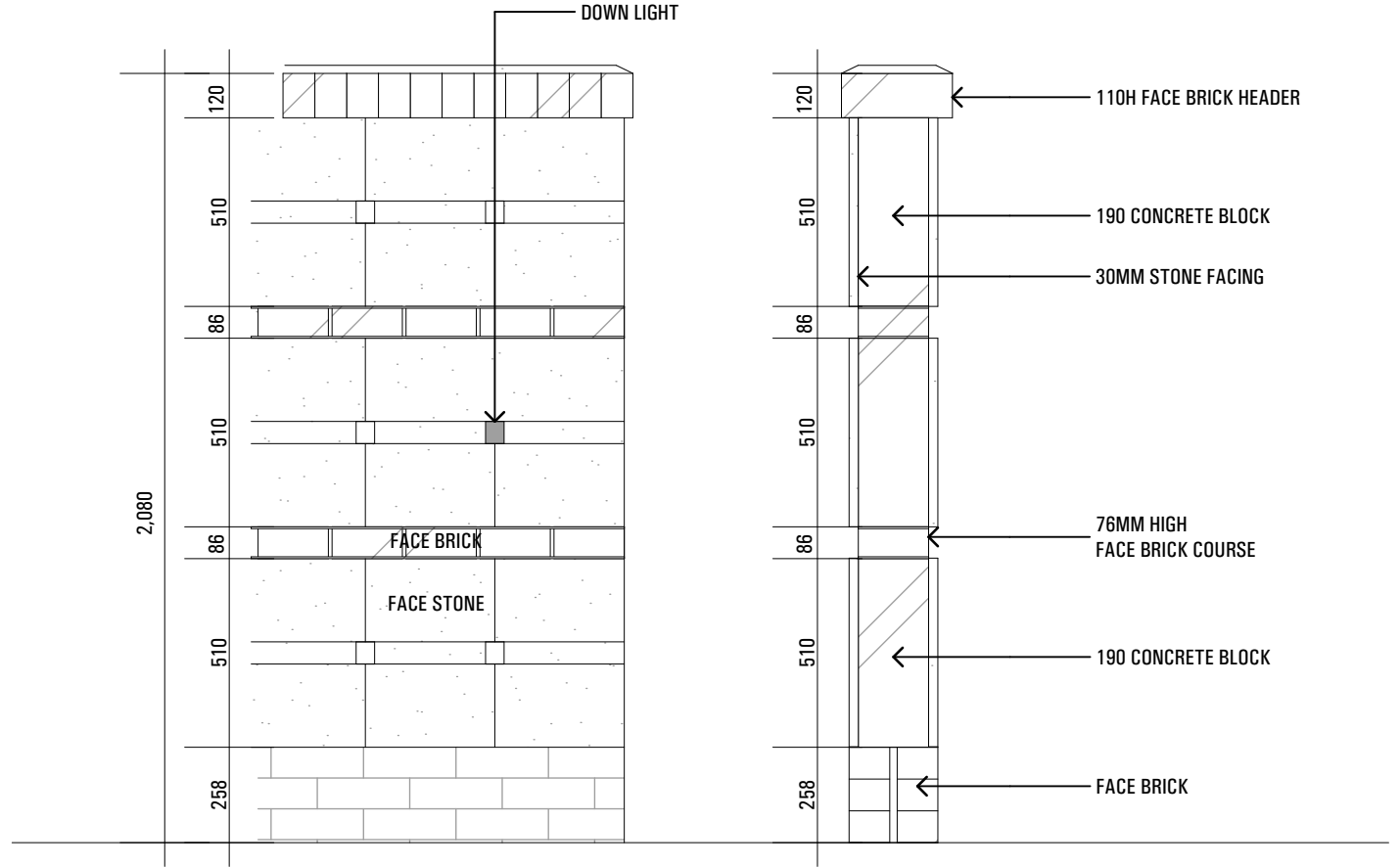
MUDGE

drawing

ENTRY GATES DETAILS 1



STONE WALL
1:50



ENTRY DETAIL
1:20

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			
E	ISSUE E	13.07.2021			
F	ISSUE F	24.08.2021			
G	ISSUE G	09.12.2021			
Do not scale drawings					
Verify all dimensions on site					

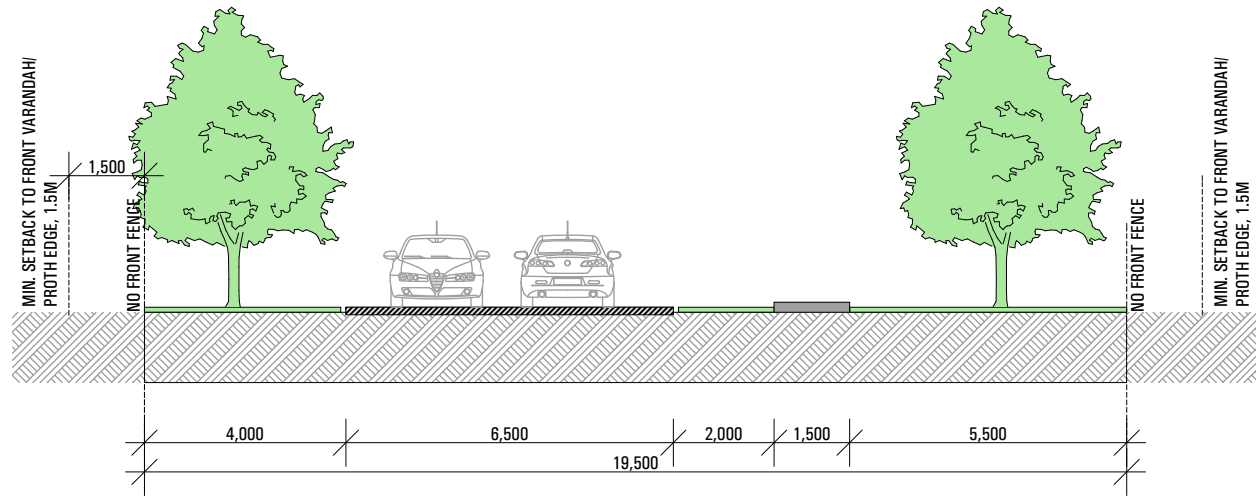
RUSSELLPRESCOTT ARCHITECTS

Nominated NSW Architects Reg. 9401 - Mark P. Alves
ABN: 37 615 694 356
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

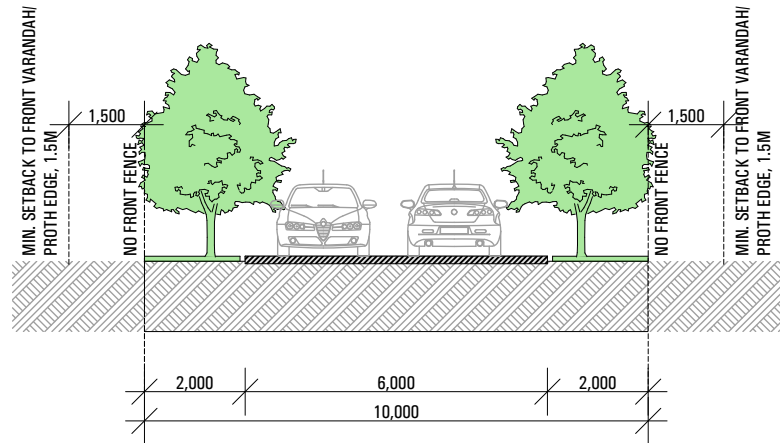
MAP
ARCHITECTS

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e: mark@maparch.com.au
www.maparch.com.au

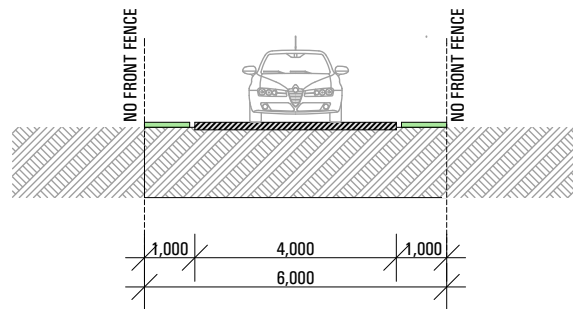
drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 09.12.20:1:50 @ A3 .000 @ A3			
project no 2_21_07	drawing no A4001	issue G	MUDGEE
			ENTRY GATES DETAILS 2



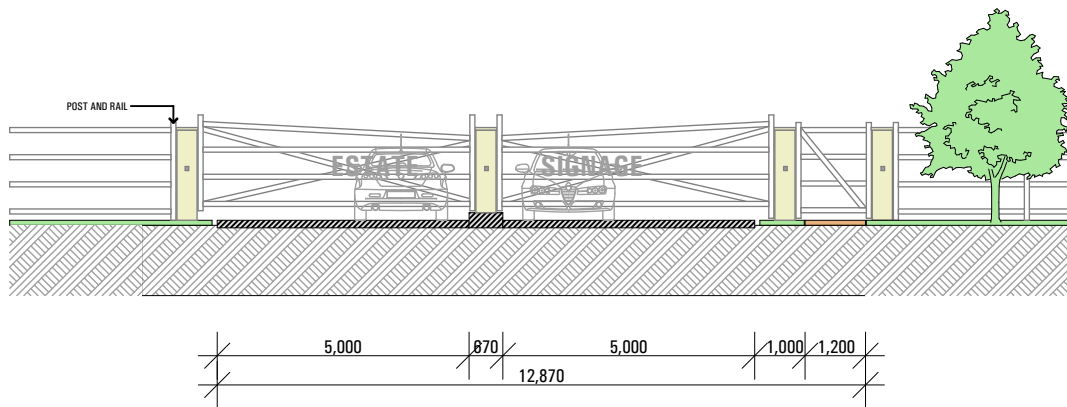
ROAD A - 19.5 M ROAD RESERVE - SCALE - 1:150
(CENTRAL BOULEVARD)



ROAD B - 10.0 M ROAD RESERVE - SCALE - 1:150
(LOCAL ROAD - REFUSE TRUCK ACCESS)



ROAD C - 6.0 M ROAD RESERVE - SCALE - 1:150
(MINOR ACCESS ROAD)



ROAD D - 12.87 M ROAD RESERVE - SCALE - 1:150
(ENTRY GATE ROAD)

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			
E	ISSUE E	13.07.2021			
F	ISSUE F	24.08.2021			
G	ISSUE G	09.12.2021			

Do not scale drawings
Verify all dimensions on site

RUSSELLPRESCOTT ARCHITECTS
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 e: mark@maparch.com.au
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drawn GF/EH checked MA/RP project SITE ADDRESS
 date 09.12.20:1:50 @ A3 .000 @ A3
 1:1,000 @ A1
 project no 2_21_07 drawing no A4002 issue G
 drawing MUDGEE
 TYPICAL ROAD SECTIONS



Legend

	PROPOSED DRIVEWAY		PROPOSED ARTIFICIAL LAWN AREA
	PROPOSED PEDESTRIAN PATHWAY		PROPOSED LAWN AREA
	PROPOSED GARDEN AREA		PROPOSED SLASHED MEADOW GRASS AREA
	PROPOSED Agapanthus species AND/ OR Hedera canariensis		PROPOSED TREES SELECTED FROM PLANT PALETTE SHEET L/03

Project

MUDGE

CLIENTS

LINCOLN PLACE

Notes

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2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
5. This plan has been prepared for D.A purposes only.
6. All Building Works shall be installed to Structural Engineers detail

Revision	Description	Date
A	AMENDMENT SITE PLAN	08.09.2021
B	REMOVAL OF LINK ROAD	05.04.2022

DRAWING

CONCEPT LANDSCAPE PLAN

ADDRESS

MUDGE

A Total Concept Landscape Architects & Swimming Pool Designers
65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fax: (02) 9957 5922

atc
a total concept
landscape architects & swimming pool designers

DATE #	14.04.2021	
SCALE @ A1	1:100	
DRAWN	JC	
CHKD	JRS	
PROJECT #		

DWG #

L/01



Lagerstroemia indica biloxi



Melaleuca linariifolia



Agapanthus Tinkerbell



Acer 'Ruben October Glory'



Quercus palustris



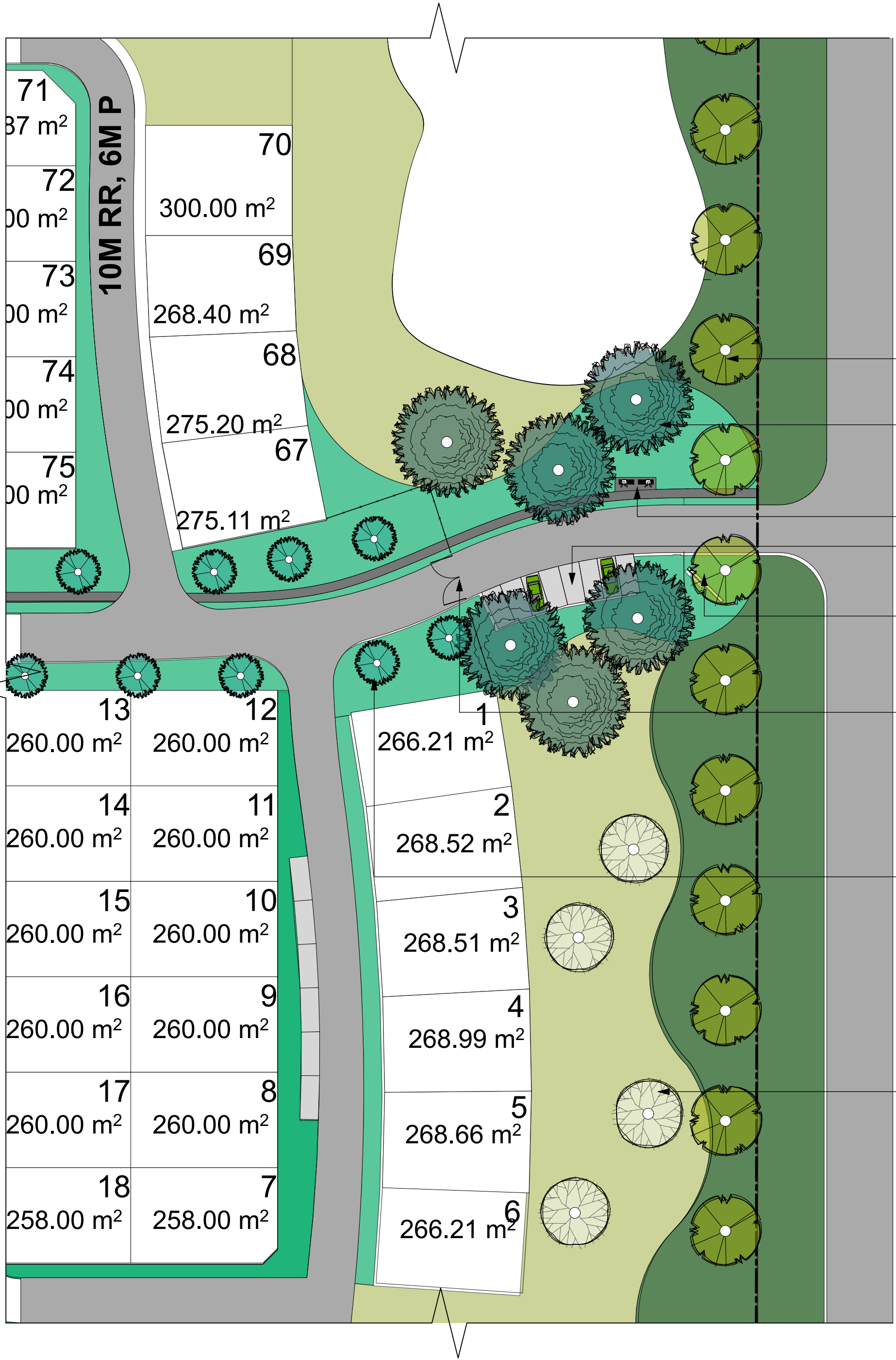
Hedera canariensis



Ulmus glabra 'Lutescens'



ESTATE SIGNAGE




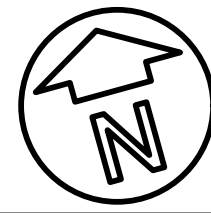
- LEGEND
- PROPOSED DRIVEWAY
 - PROPOSED PEDESTRIAN PATHWAY
 - PROPOSED LAWN AREA
 - PROPOSED GARDEN AREA
 - PROPOSED SLASHED MEADOW GRASS AREA
 - PROPOSED Agapanthus species AND/ OR Hedera canariensis
- PROPOSED FEATURE TREE - ULMUS GLABRA 'LUTESCENS' ALONG FRONT BOUNDARY
- PROPOSED ENTRANCE STATEMENT FEATURE TREE - ACER RUBRUM 'AUTUMN RED'
- BENCH SITTING AREA/ PICK-UP PARKING BAY
- ESTATE SIGNAGE
- FRONT ENTRANCE SECURITY GATES
- PROPOSED ENTRANCE STATEMENT FEATURE TREE: LAGERSTROEMIA INDICA - DICIDUOUS OR MELALEUCA LINARIIFOLIA - EVERGREEN
- PROPOSED FEATURE TREE - QUERCUS PALUSTRIS

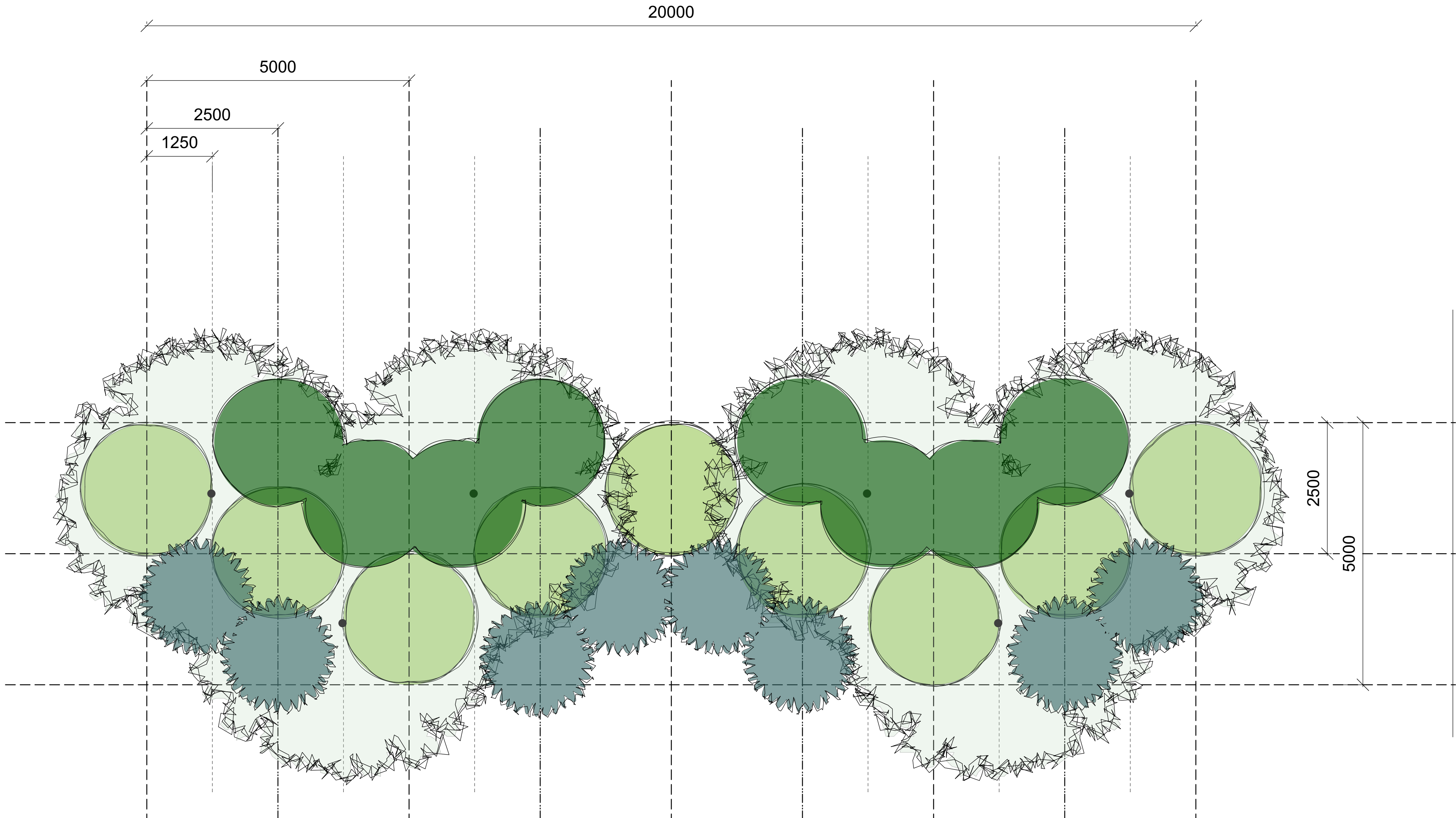
Project	MUDGEES
CLIENTS	LINCOLN PLACE

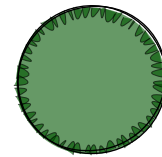
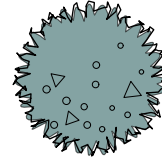
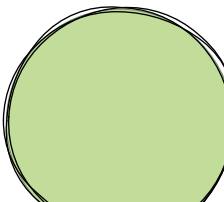
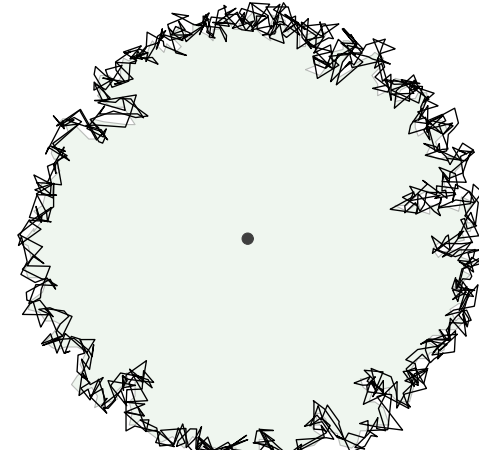
Notes
1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.
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6. All Building Works shall be installed to Structural Engineers detail

Revision	Description	Date

DRAWING		DWG #	
CONCEPT ENTRANCE PLAN			
ADDRESS		L/02	
MUDGEE			
<div><div>A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 tel: (02) 9957 5122 Fx: (02) 9957 5922</div><div><div>atc</div><div>a total concept</div><div>landscape architects & swimming pool designers</div><div>www.atc.com.au</div></div></div>		DATE #	14.04.2021
		SCALE @ A1	1:100
		DRAWN	JC
		CHKD	JRS
		PROJECT #	
			


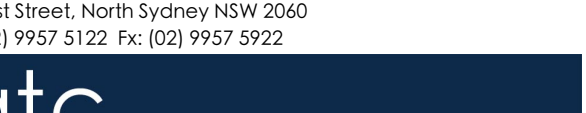


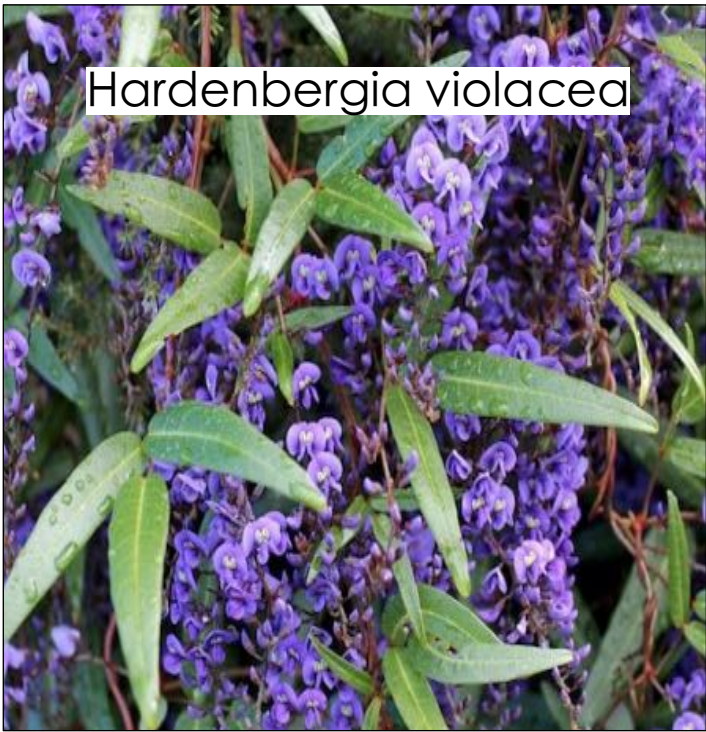


-  8 x Hakea laurina - 2.5 Litre Pot Size
-  8 x Grevillea 'Superb' - 2.5 Litre Pot Size
-  9 x Westringia fruticosa - 2.5 Litre Pot Size
-  6 x Melaleuca linariifolia - 2.5 Litre Pot Size

NOTE: PLANTING QUANTITY PER 20 METER SECTION



<div>Project</div> <div>MUDGEE</div>		<div>Notes</div> <div>1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work.</div> <div>2. Do not scale from drawings.</div> <div>3. If in doubt contact Landscape Architect.</div> <div>4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects.</div> <div>5. This plan has been prepared for D.A purposes only.</div> <div>6. All Building Works shall be installed to Structural Engineers detail</div>	<div>Revision</div>	<div>Description</div>	<div>Date</div>	<div>DRAWING</div> <div>TYPICAL VEGETATION BUFFER SCREEN DETAIL</div>				
<div>CLIENTS</div> <div>LINCOLN PLACE</div>						<div>ADDRESS</div> <div>MUDGEE</div>				<div>DWG #</div>
			<div>A Total Concept Landscape Architects</div> <div>& Swimming Pool Designers</div> <div>65 West Street, North Sydney NSW 2060</div> <div>Tel: (02) 9957 5122 Fx: (02) 9957 5922</div>				<div>DATE #</div> <div>14.04.2021</div>	<div>L/03</div> <div></div>		
							<div>SCALE @ A1</div> <div>1:100</div>			
							<div>DRAWN</div> <div>JC</div>			
							<div>CHKD</div> <div>JRS</div>			
							<div>PROJECT #</div>			
			<div></div>							



Hardenbergia violacea



Parthenocissus tricuspidata



Juniperus conferta



Hedera canariensis



Rosa 'Flower Carpet Red'



Rosa 'Flower Carpet White'



Iris germanica 'Lovely Senorita'



Iris germanica 'Superstition'



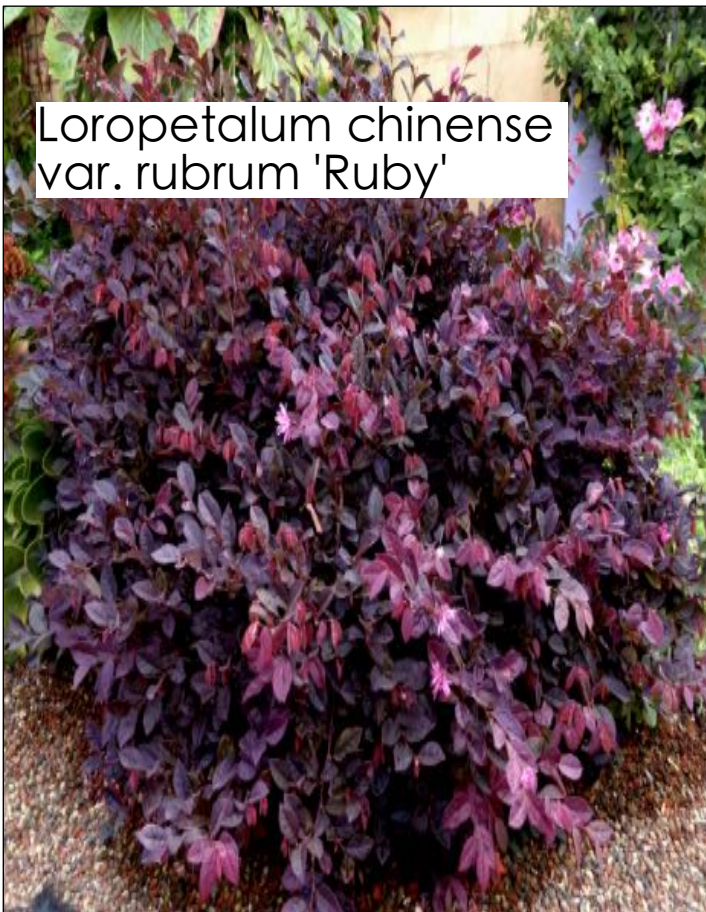
Agapanthus Tinkerbelle



Cotyledon orbiculata



Agave attenuata



Loropetalum chinense var. rubrum 'Ruby'



Raphiolepis indica 'Snow Maiden'



Nandina domestica alba 'Lemon Lime'



Photinia Rubens



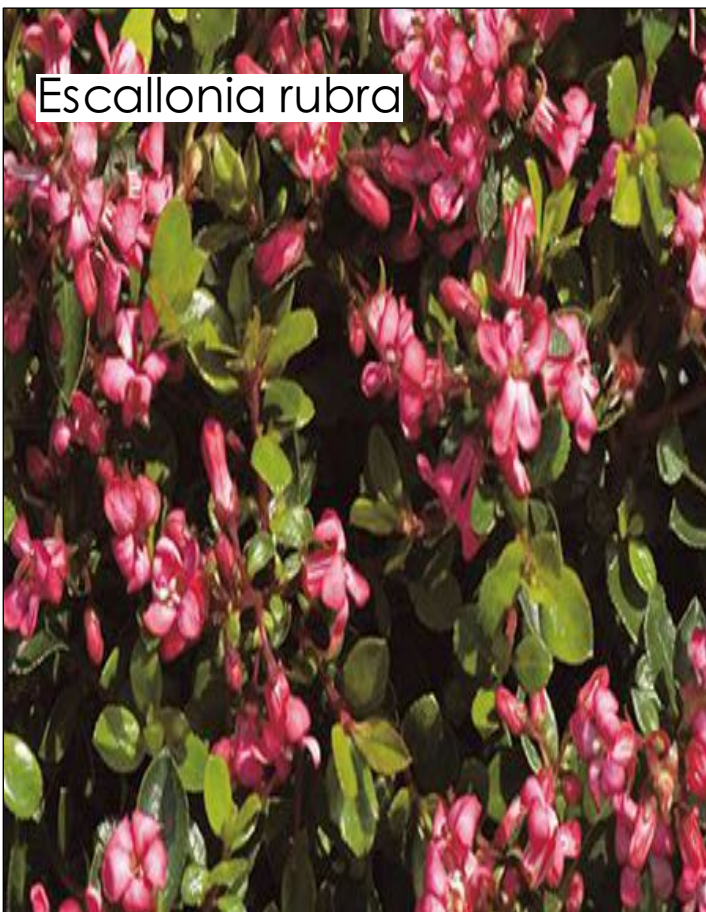
Lavender dentata



Echium fastuosum



Callistemon 'Candy Pink'



Escallonia rubra



Phormium tenax 'Atropurpureum'



Viburnum Tinus



Callistemon 'Great Balls of Fire'



Grevillea 'Superb'

Legend

Project

MUDGE

CLIENTS

LINCOLN PLACE

Notes

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Revision

Description

Date

DRAWING

CONCEPT PLANT PALETTE

ADDRESS

MUDGE

A Total Concept Landscape Architects
& Swimming Pool Designers
65 West Street, North Sydney NSW 2060
Tel: (02) 9957 5122 Fax: (02) 9957 5922

atc
a total concept
landscape architects & swimming pool designers

DATE # 14.04.2021

SCALE @ A1 1:100

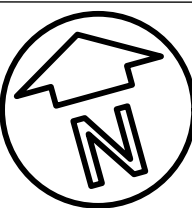
DRAWN JC

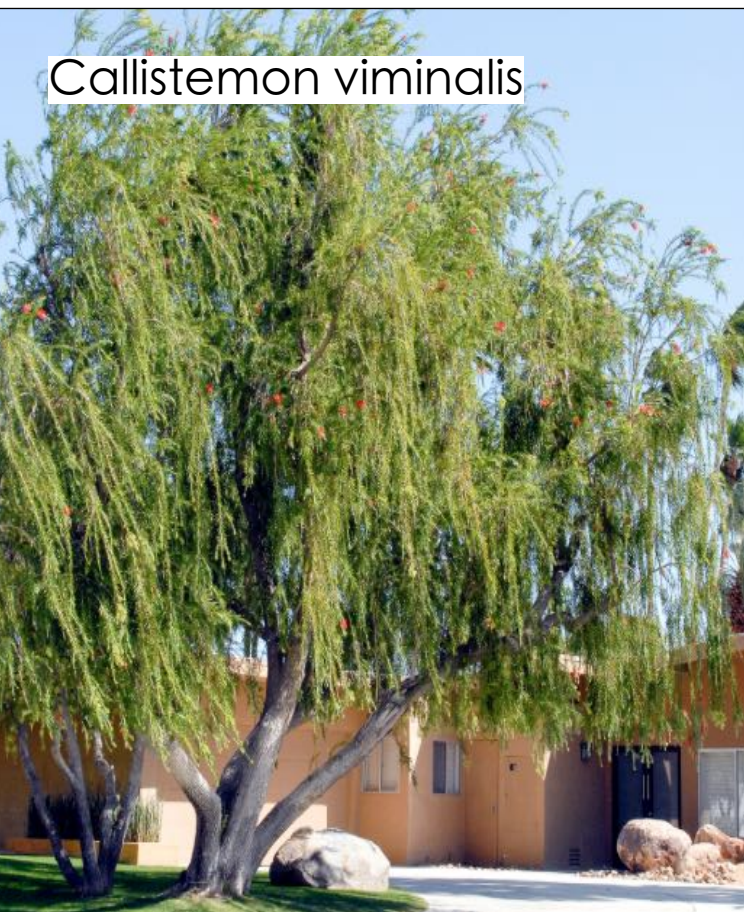
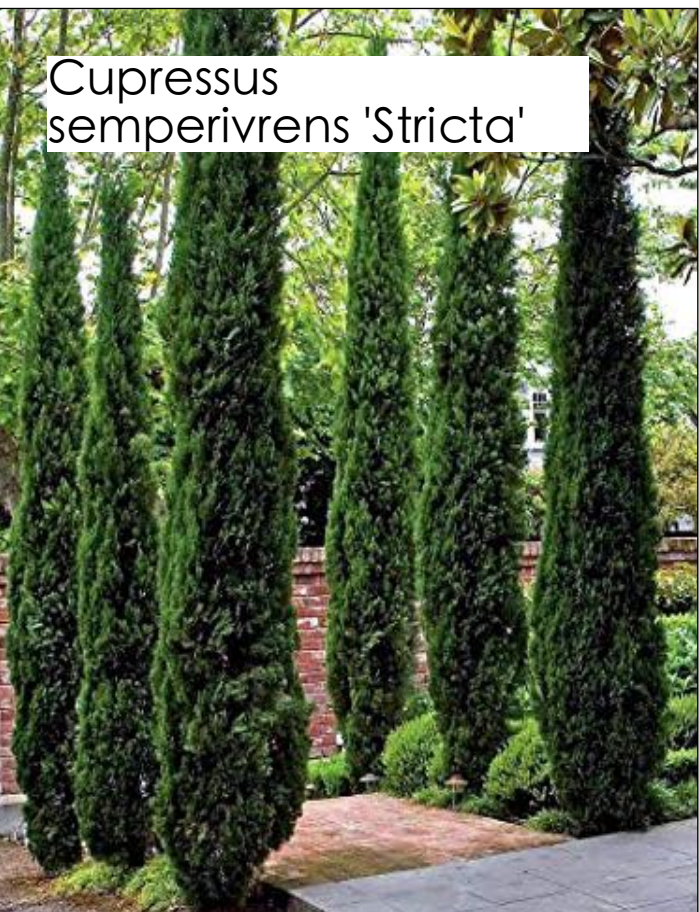
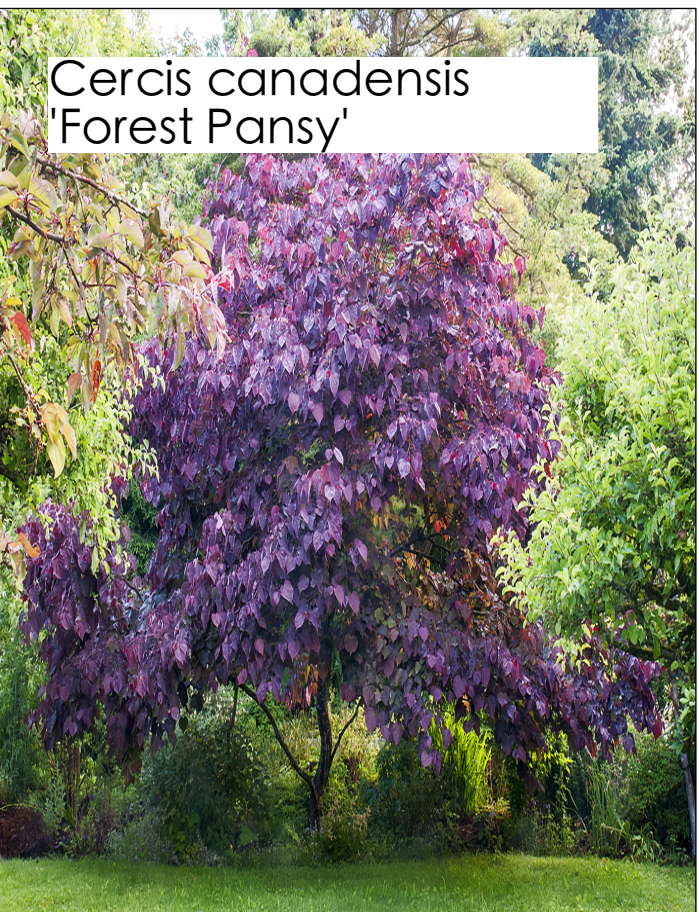
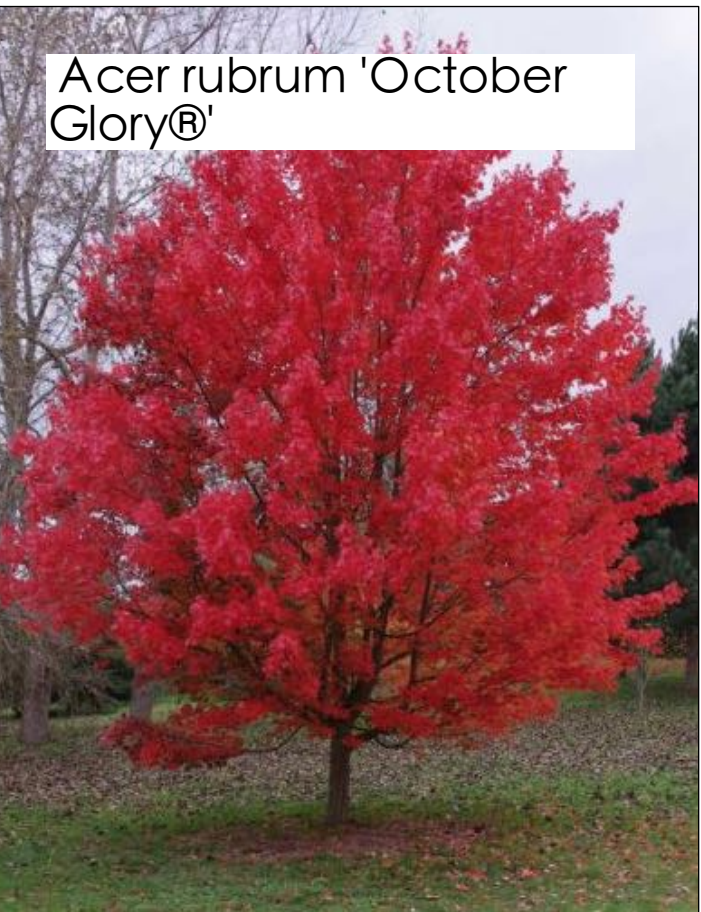
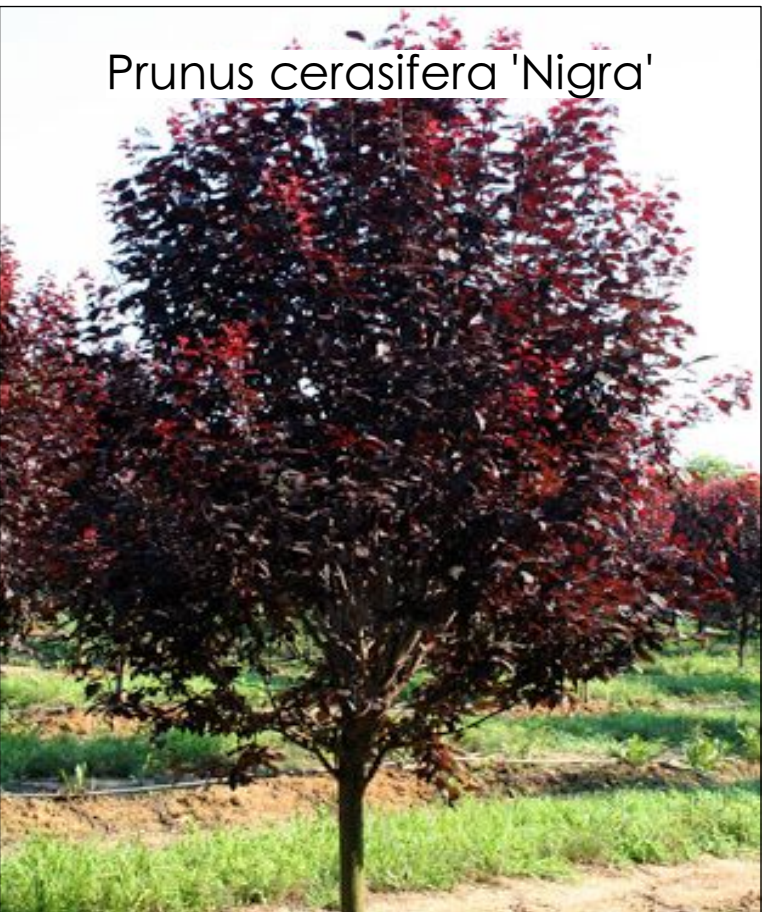
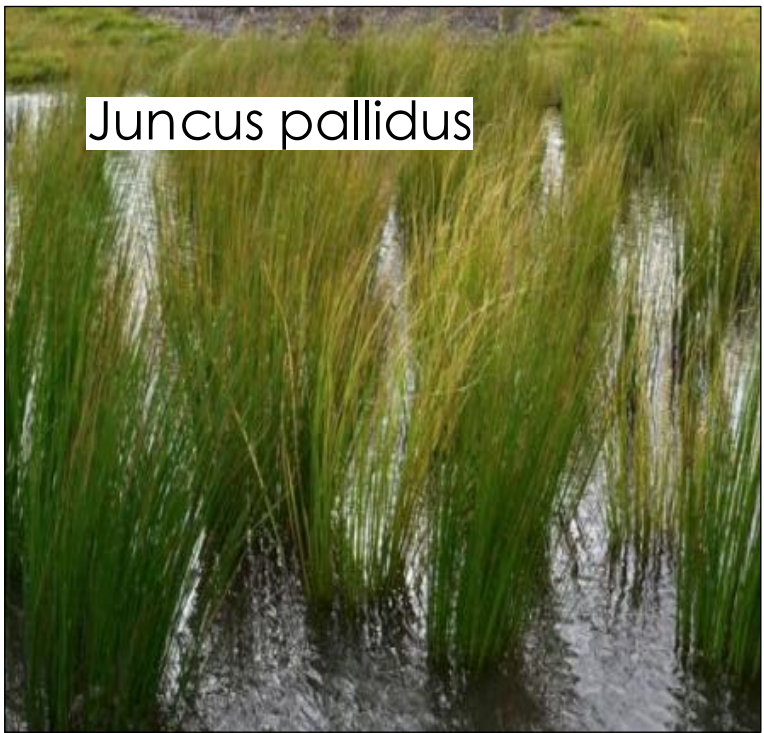
CHKD JRS

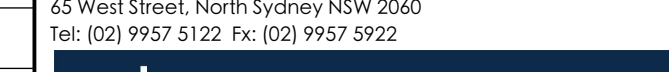

PROJECT #

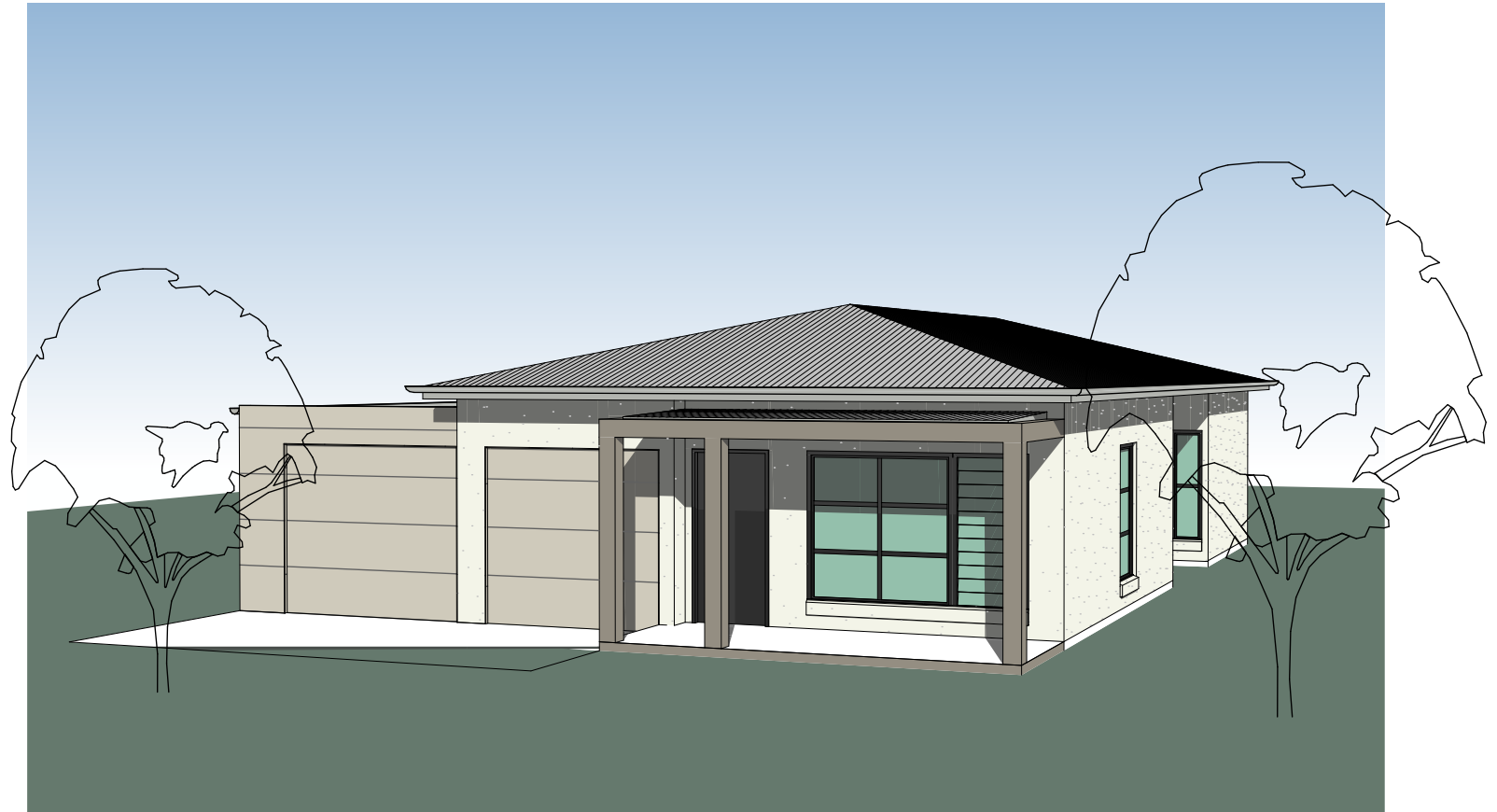
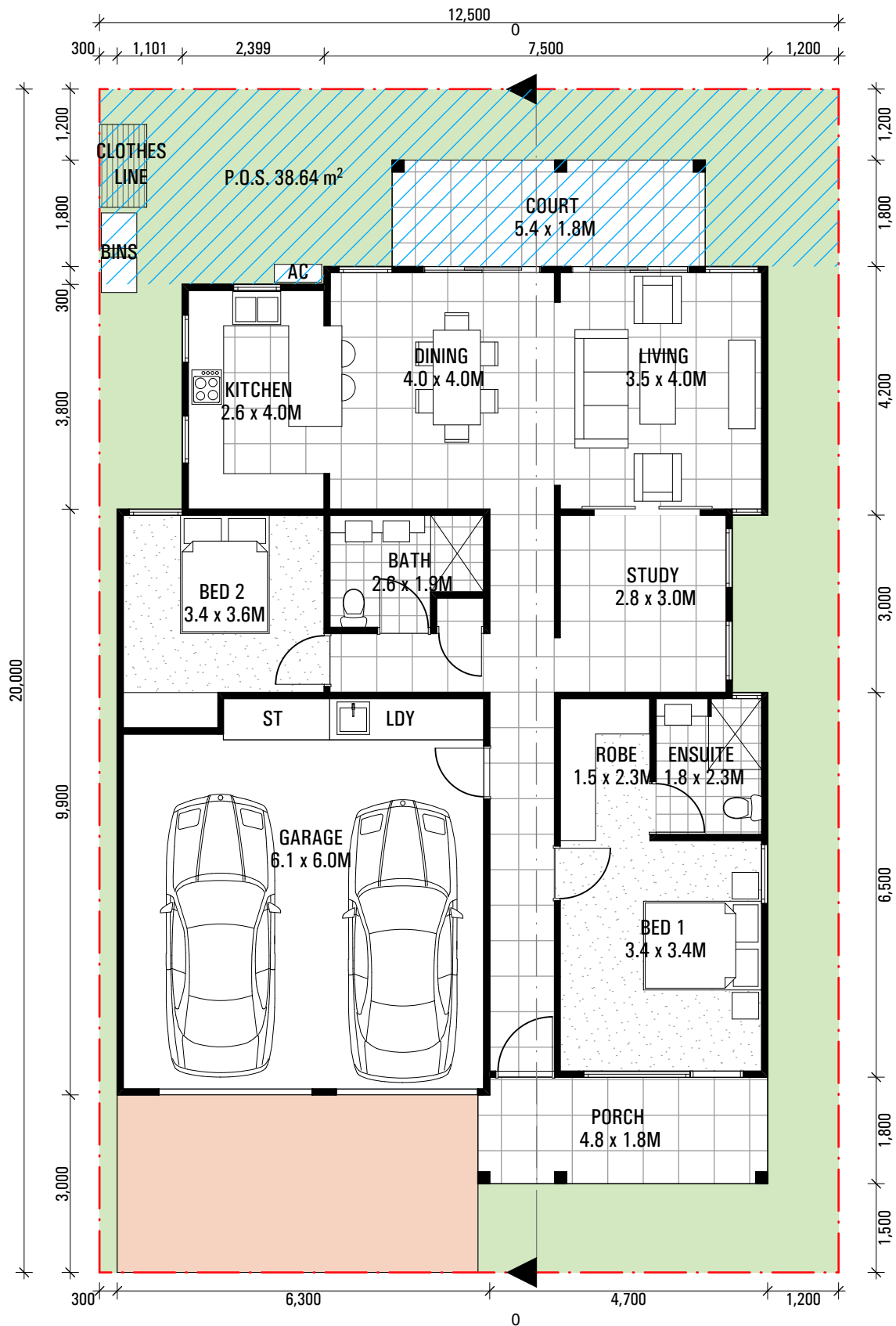
DWG #

L/04





Legend	Project	Notes 1. All dimensions and levels shall be verified by Contractor on site prior to commencement of work. 2. Do not scale from drawings. 3. If in doubt contact Landscape Architect. 4. This design is copyright and shall not be copied, utilised or reproduced in any way without prior written permission of A Total Concept Landscape Architects. 5. This plan has been prepared for D.A purposes only. 6. All Building Works shall be installed to Structural Engineers detail	Revision	Description	Date	DRAWING CONCEPT PLANT PALETTE			
	MUDGEE					ADDRESS MUDGEE			DWG #
	CLIENTS LINCOLN PLACE					A Total Concept Landscape Architects & Swimming Pool Designers 65 West Street, North Sydney NSW 2060 Tel: (02) 9957 5122 Fx: (02) 9957 5922 	DATE #	14.04.2021	L/05 
							SCALE @ A1	1:100	
							DRAWN	JC	
						CHKD	JRS	PROJECT #	



TYPE A1

1 STOREY
2 BED + STUDY
2 BATH
DOUBLE GARAGE

AREAS

DWELLING AREA: 103.59 m²
GARAGE: 38.16 m²
EXTERNAL COVERED AREA: 18.29 m²
TOTAL = 160.04 m²

 P.O.S. 38.64 m²

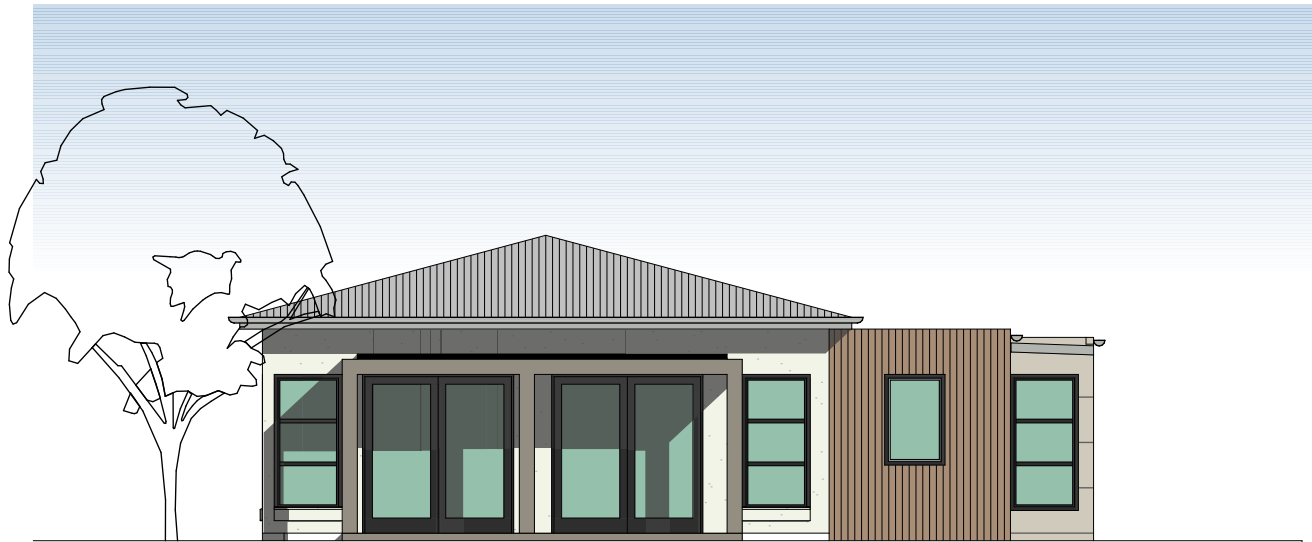
ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021
B	ISSUE B	17.05.2021
C	ISSUE C	W.I.P.
D	ISSUE D	17.06.2021

ISSUE	AMENDMENT	DATE

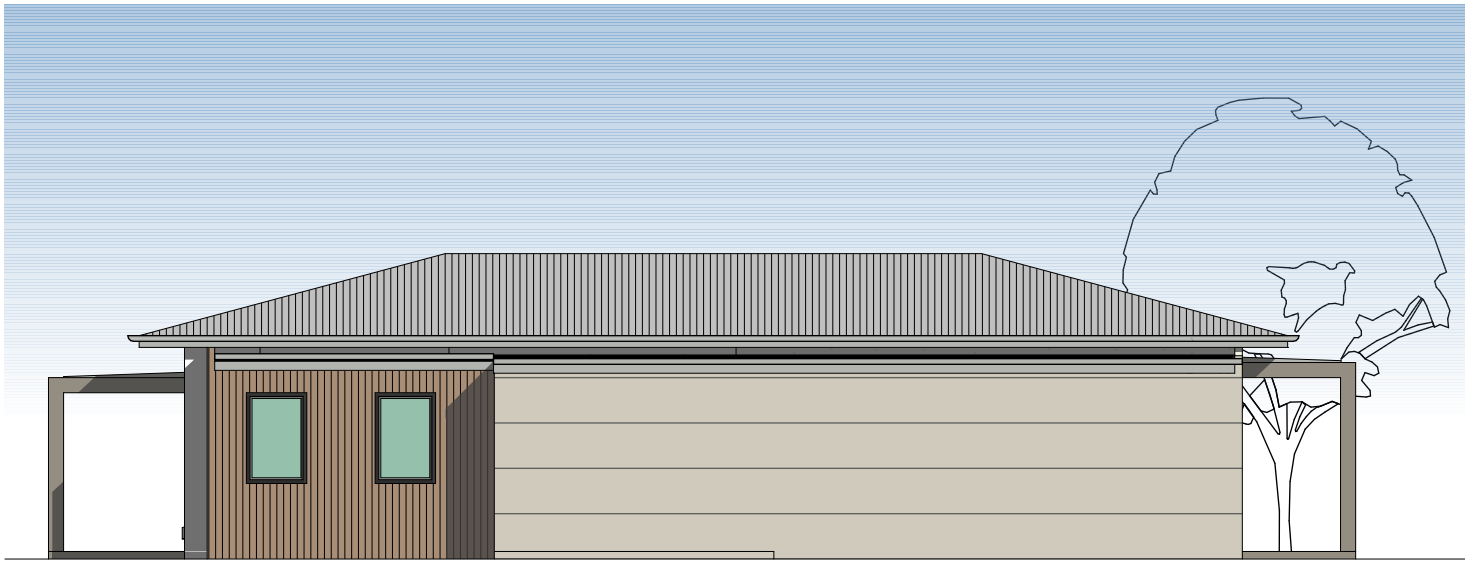
Do not scale drawings
Verify all dimensions on site



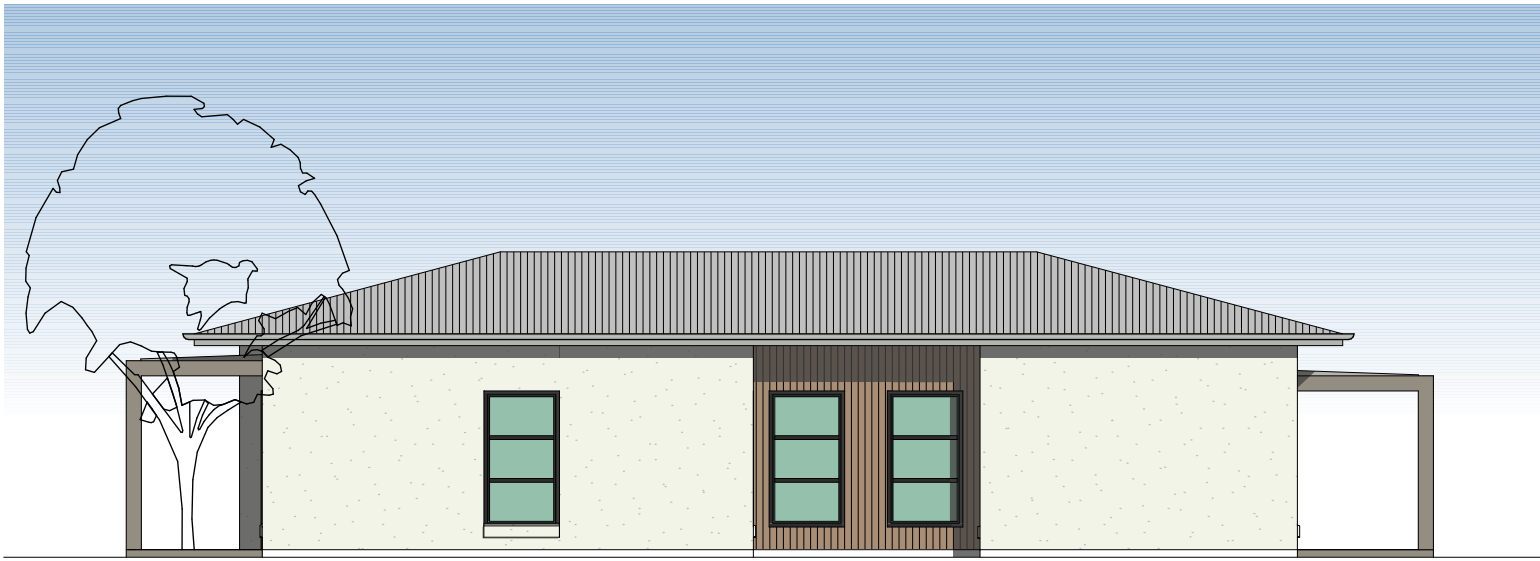
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			

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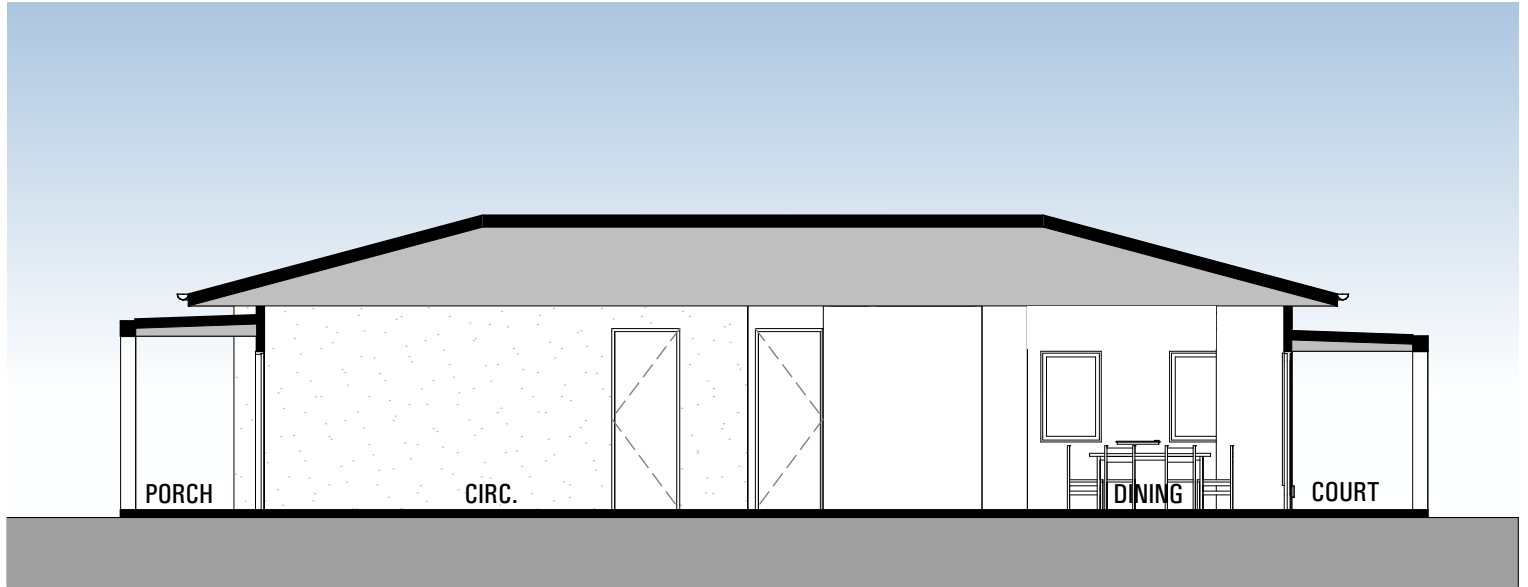
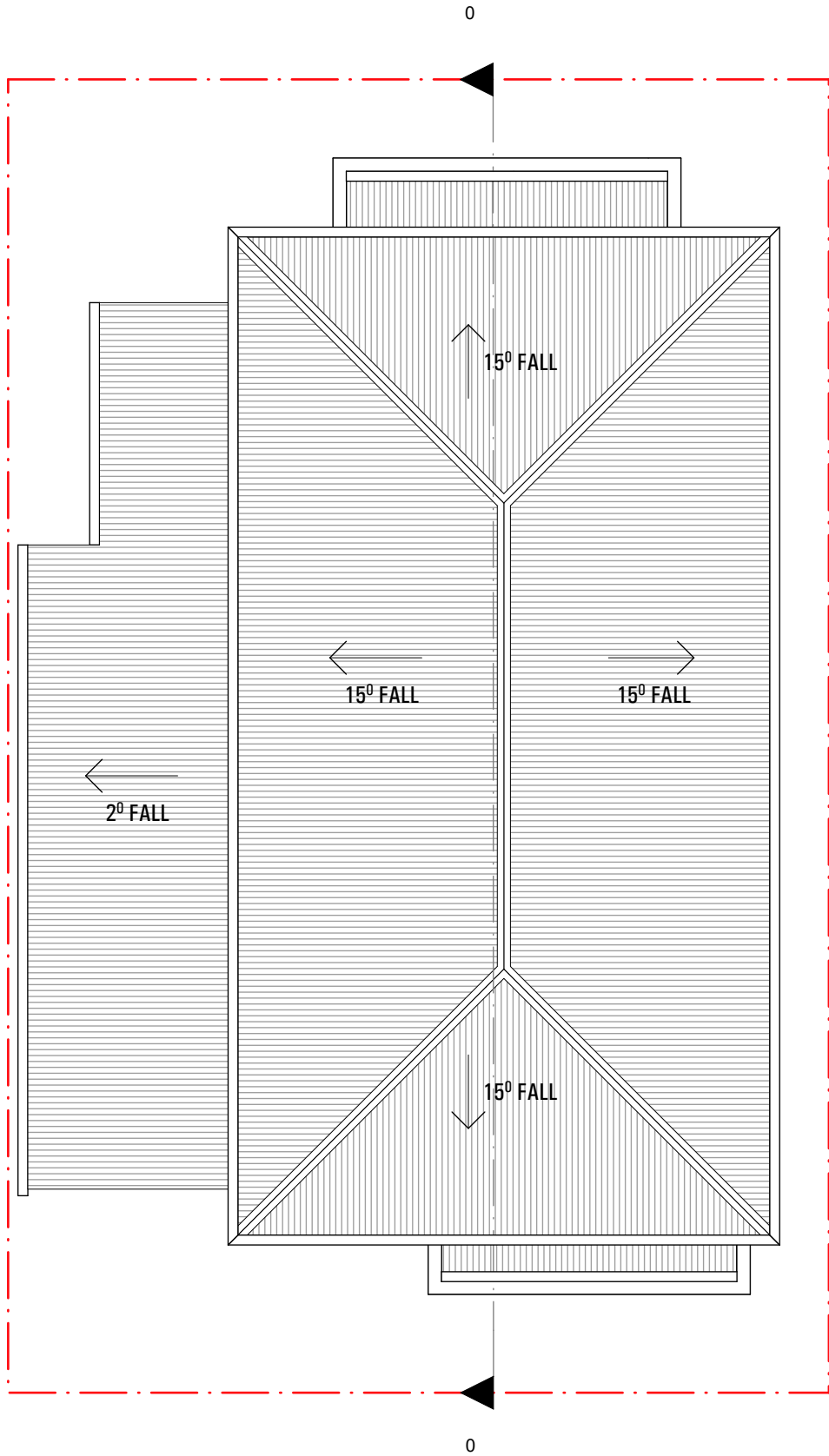
RUSSELLPRESCOTT ARCHITECTS

Nominated NSW Architects Reg. 9401 - Mark P. Alves
ABN: 37 615 694 356
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

MAP

g: 02 8065 6975
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drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AA2001	issue D	HOUSE TYPE A1 ELEVATIONS



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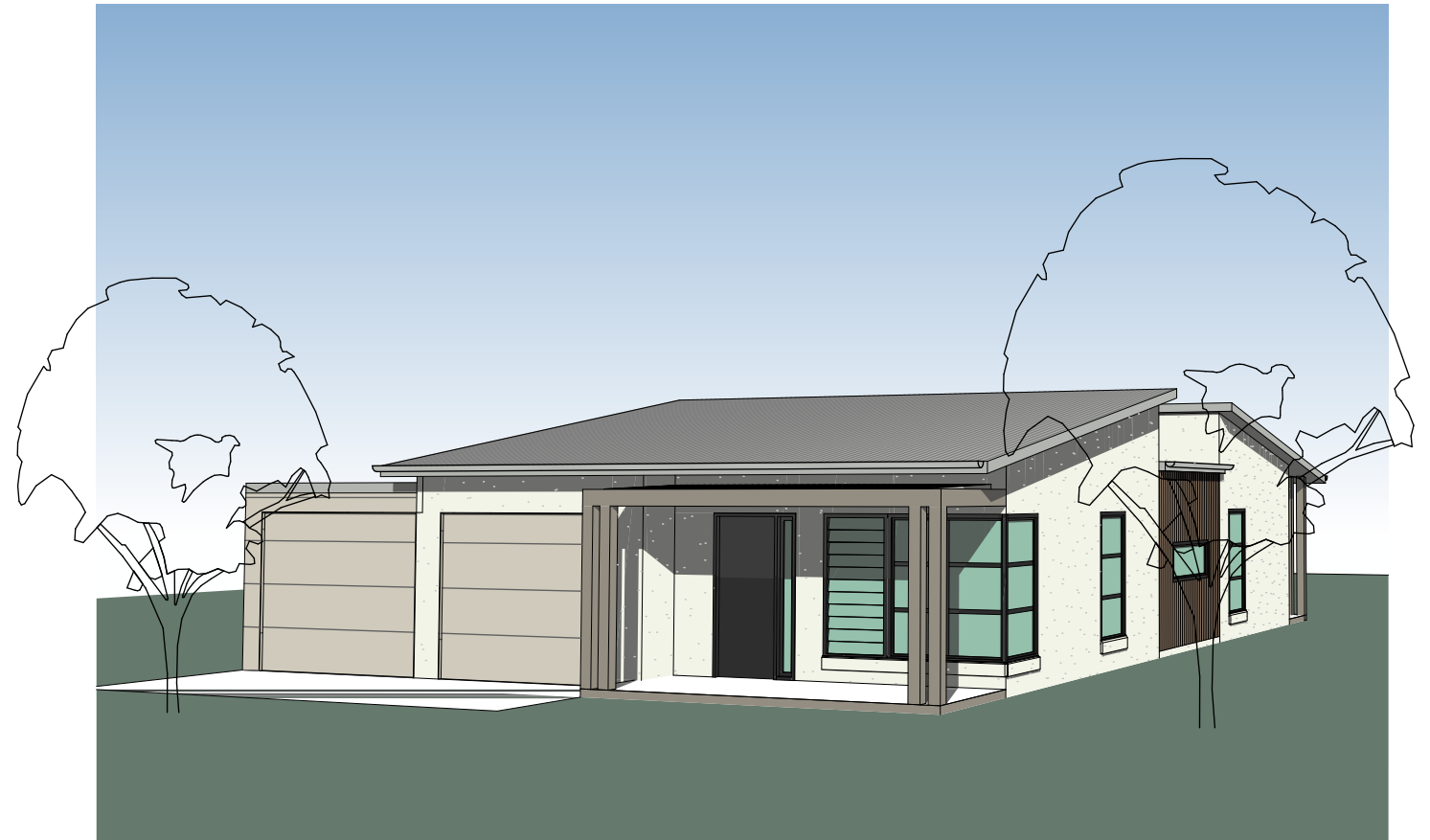
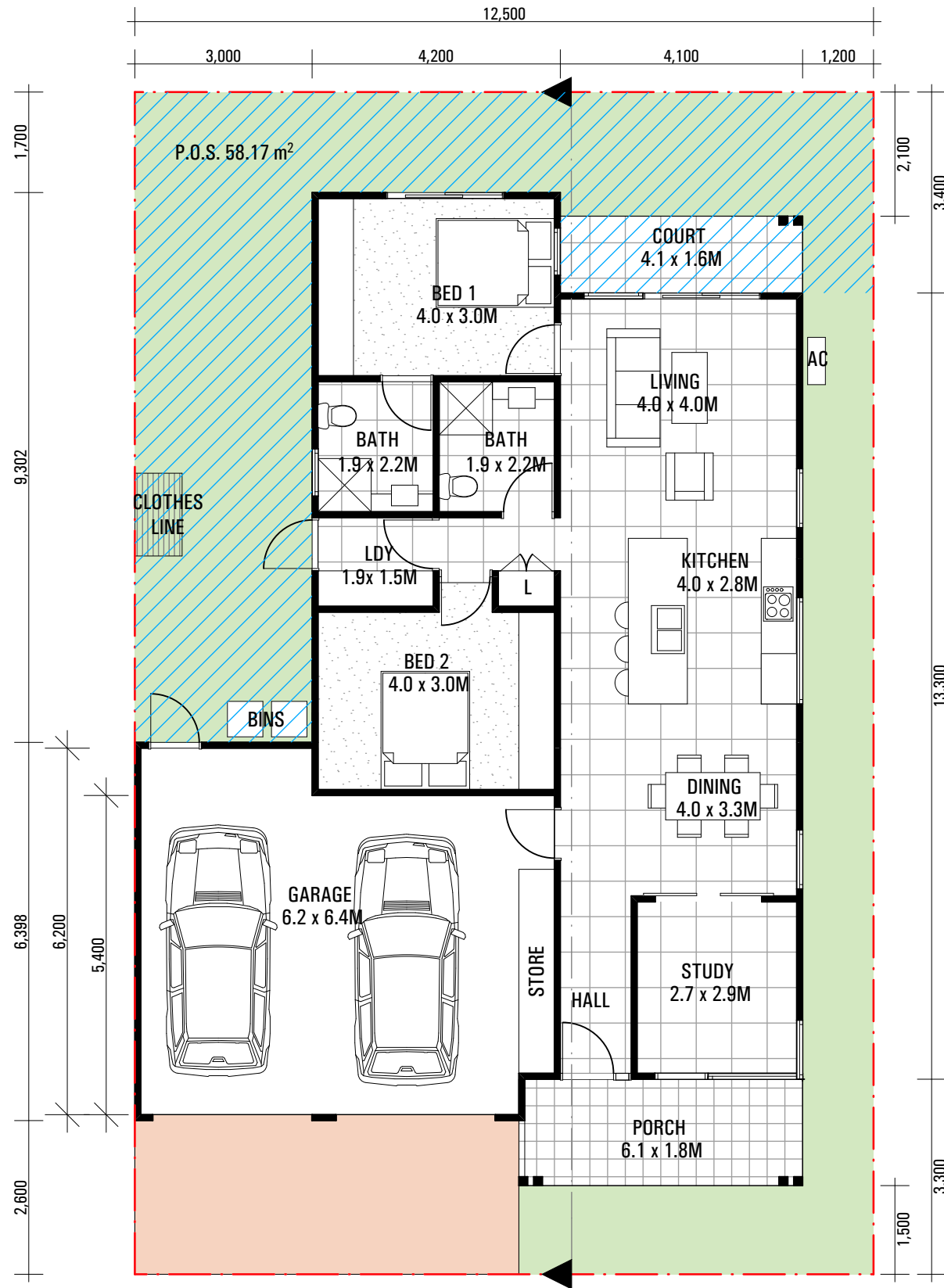
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date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AA2002	issue D	HOUSE TYPE A1 ROOF/SECTION

drawing



TYPE B1

1 STOREY
2 BED + STUDY
2 BATH
DOUBLE GARAGE

AREAS

DWELLING AREA: 94.11 m²
GARAGE: 39.78 m²
EXTERNAL COVERED AREA: 13.79 m²
TOTAL = 147.68 m²

 P.O.S. 58.17 m²

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B	ISSUE B	17.05.2021
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D	ISSUE D	17.06.2021

ISSUE	AMENDMENT	DATE

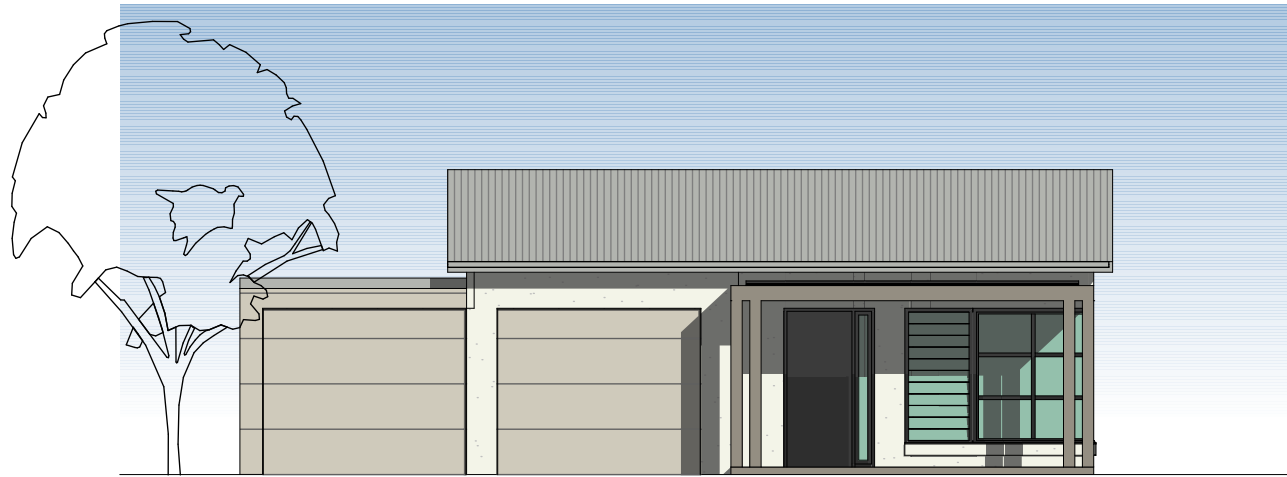
Do not scale drawings
Verify all dimensions on site

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date 17.06.2021 scale 1:100 @ A3
project no 2_21_07 drawing no AB2000 issue D

project SITE ADDRESS
MUDGE
drawing HOUSE TYPE B1



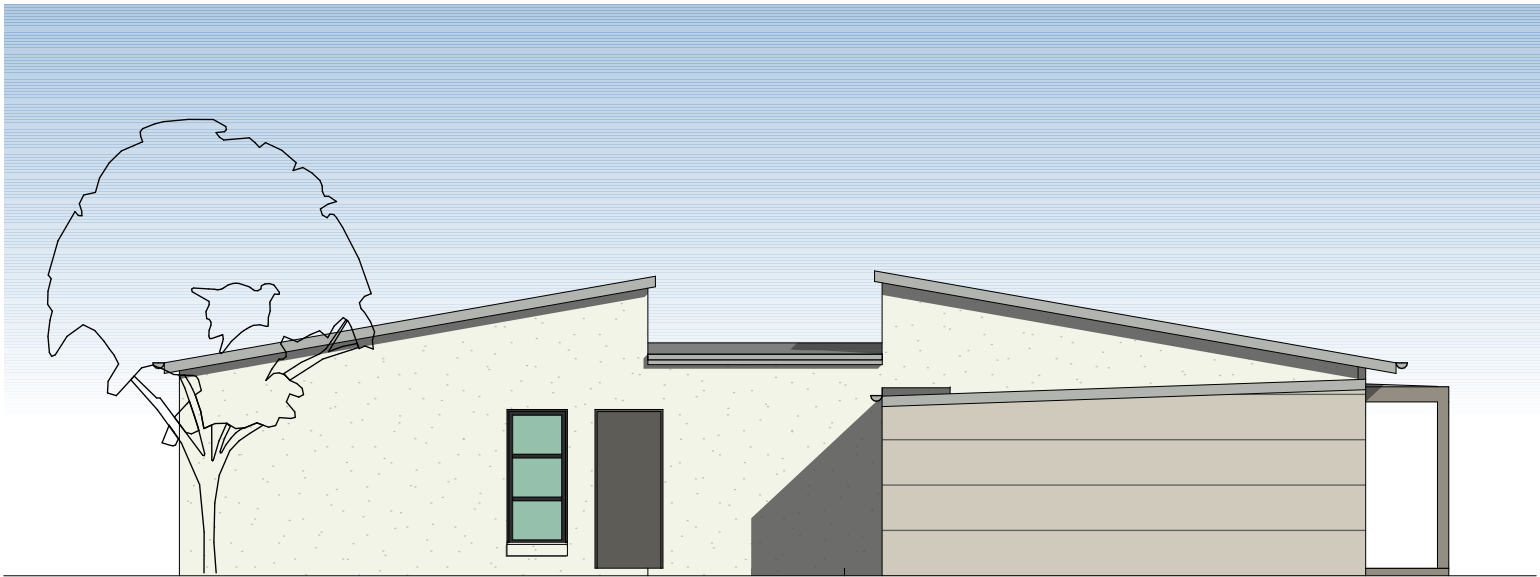
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			

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Verify all dimensions on site

RUSSELLPRESCOTT ARCHITECTS

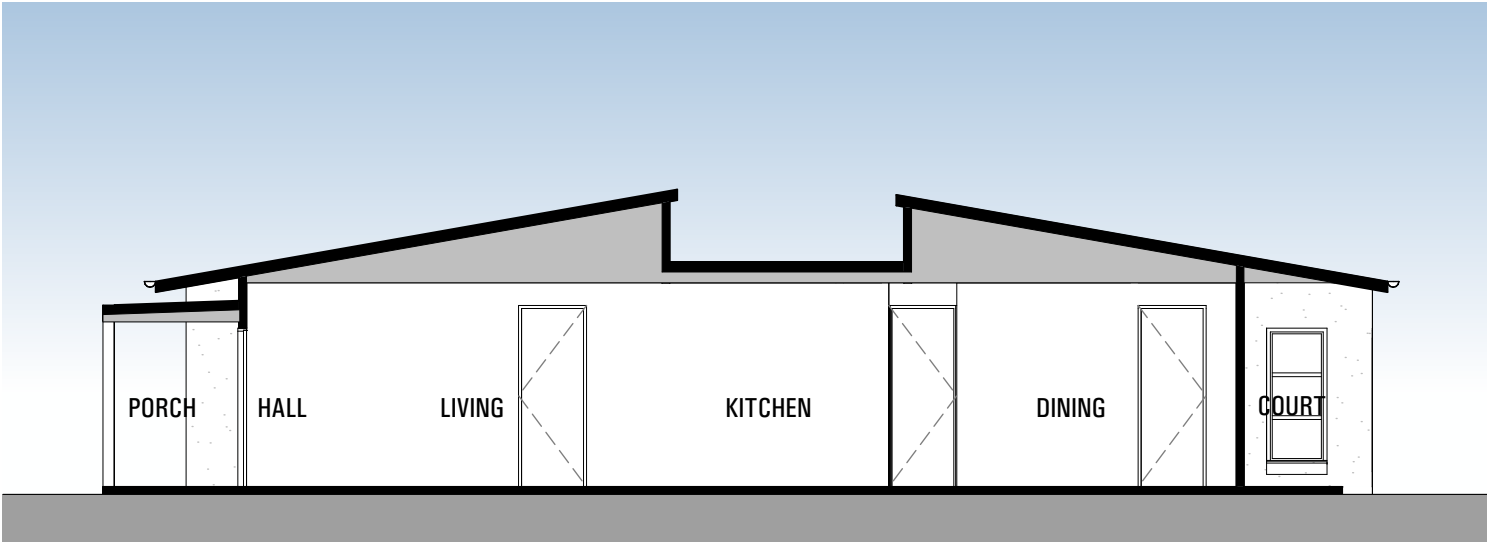
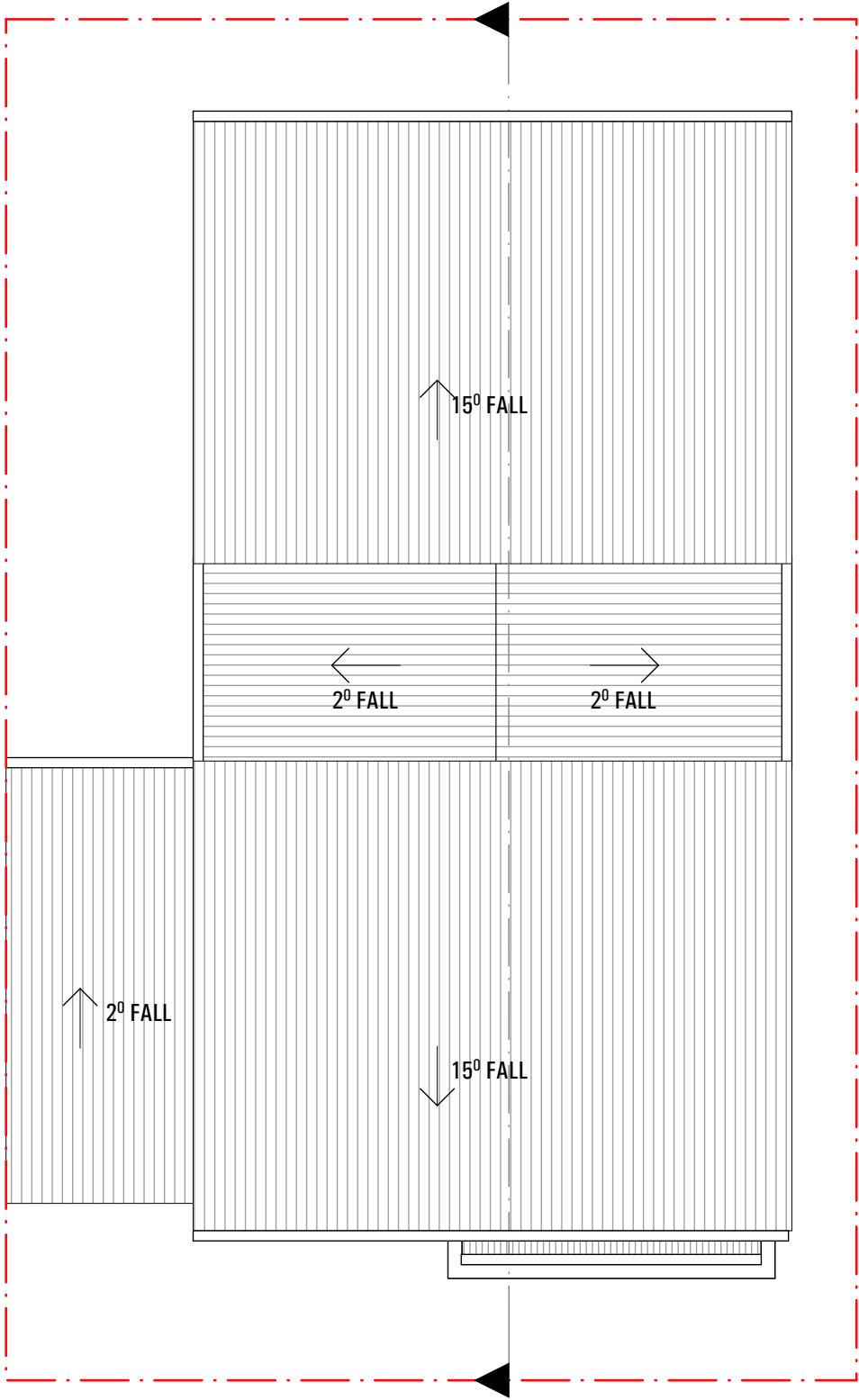
Nominated NSW Architects Reg. 9401 - Mark P. Alves
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date 17.06.2021	scale 1:100 @ A3		
project no 2_21_07	drawing no AB2001	issue D	

HOUSE TYPE B1 ELEVATIONS



SECTION

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D	ISSUE D	17.06.2021			

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Verify all dimensions on site

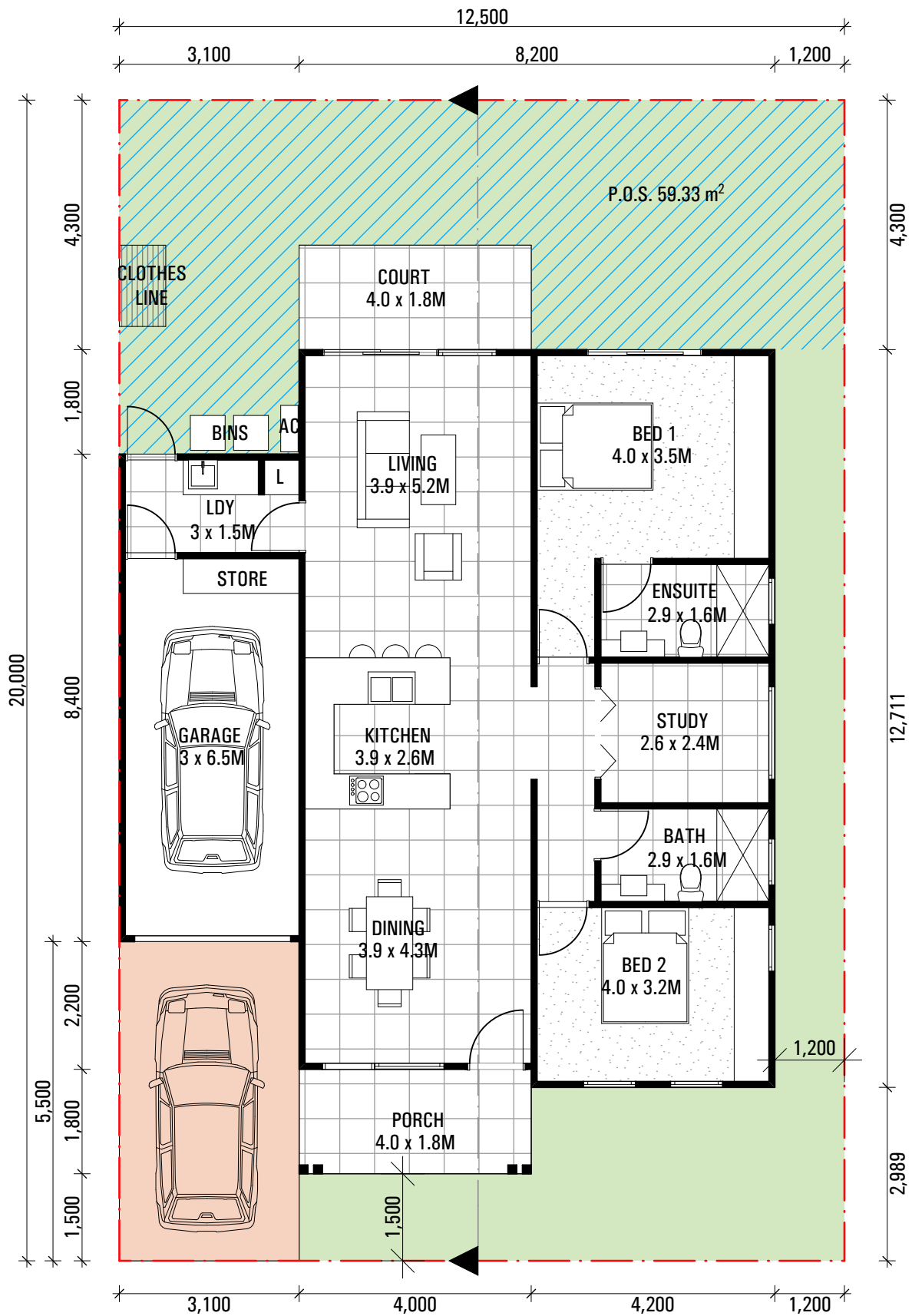
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date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AB2002	issue D	HOUSE TYPE B1 ROOF/SECTION



TYPE C1

1 STOREY
2 BED + STUDY
2 BATH
SINGLE GARAGE

AREAS

DWELLING AREA: 103.81M²
GARAGE: 19.50M²
EXTERNAL COVERED AREA: 7.2M²
TOTAL = 130.51M²

NOMINAL POS 30M²

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D	ISSUE D	17.06.2021			

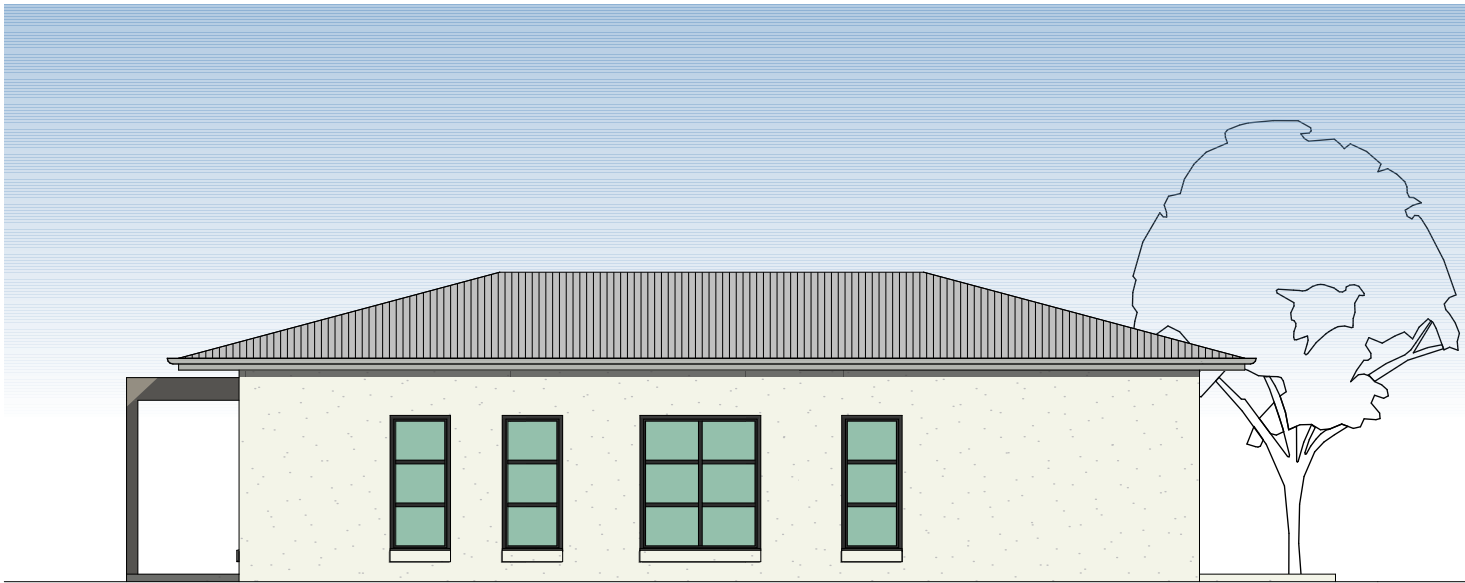
Do not scale drawings
Verify all dimensions on site



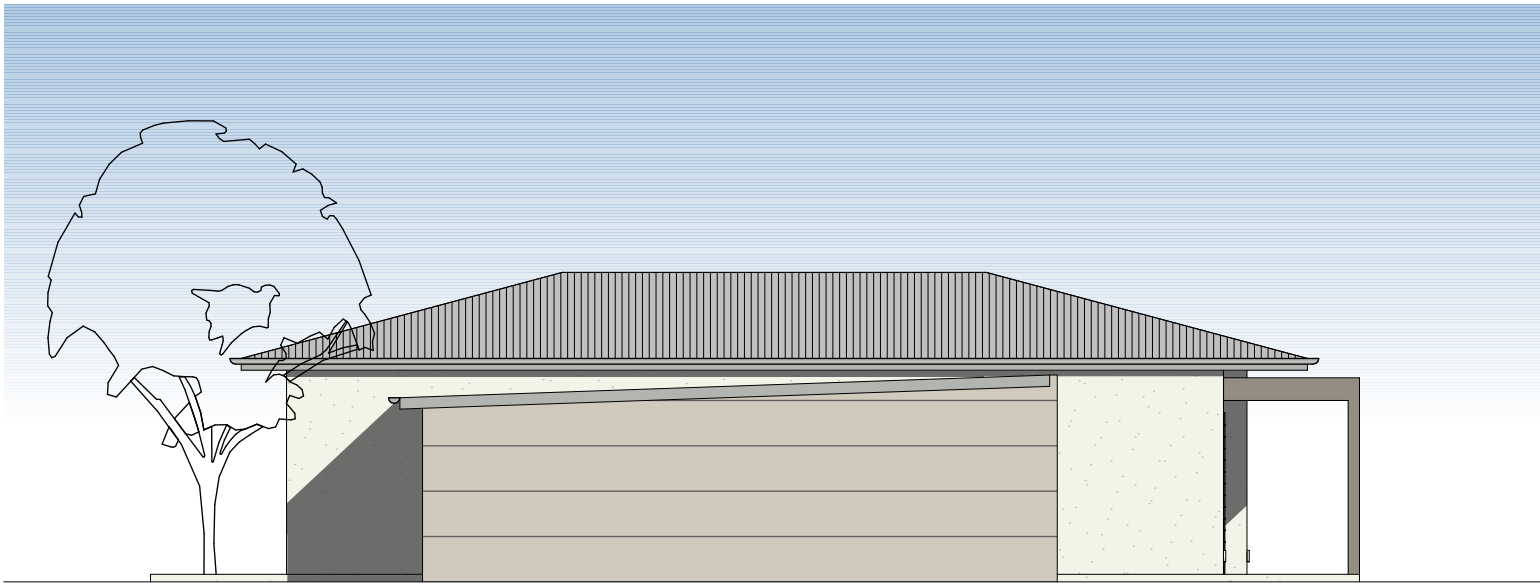
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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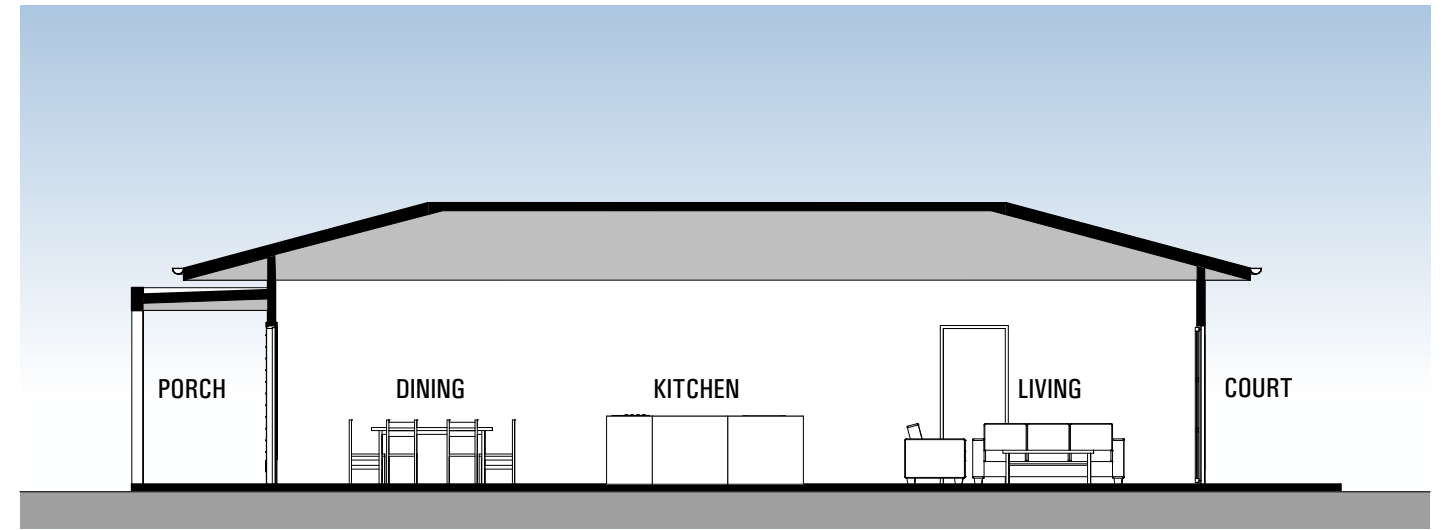
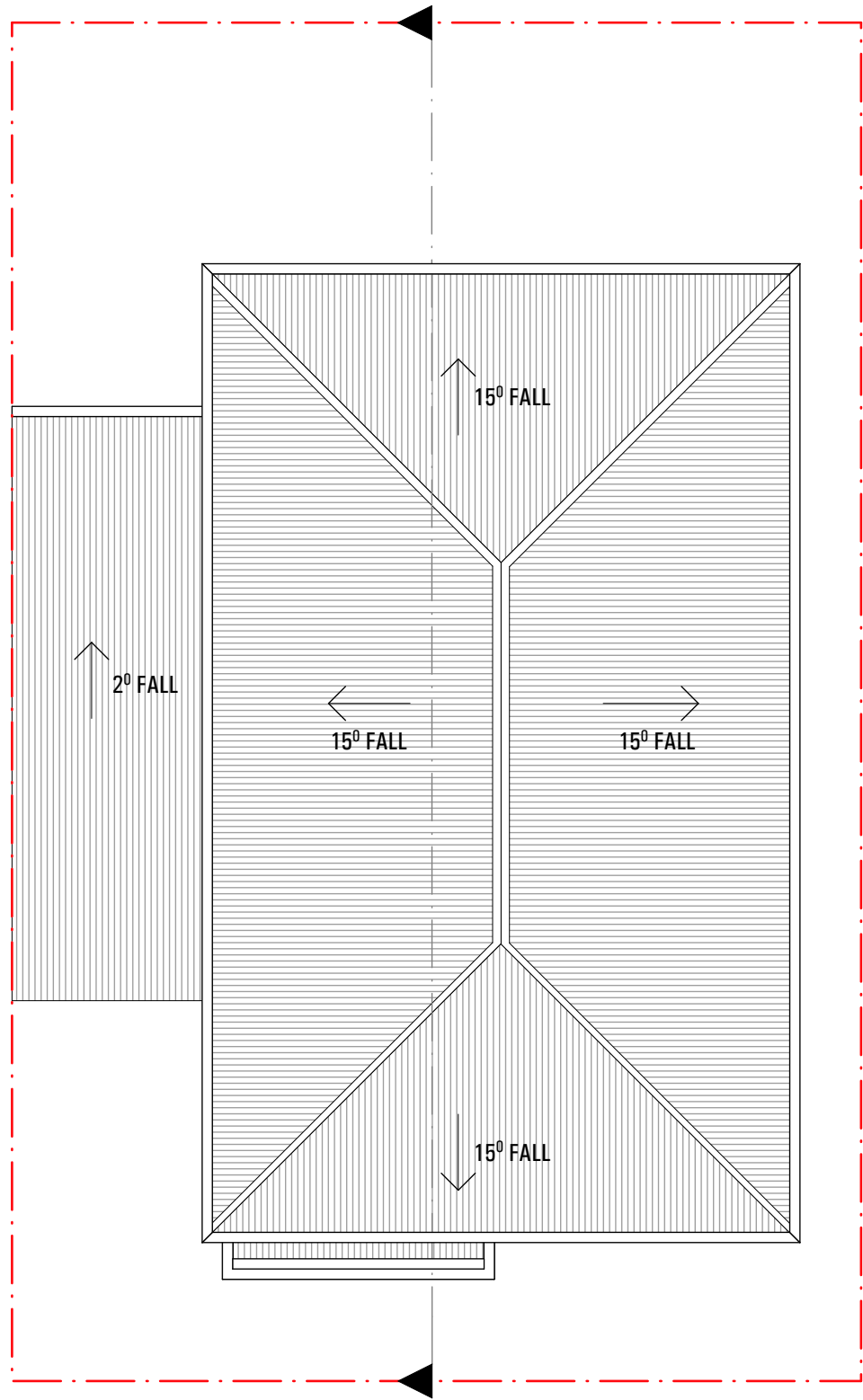
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date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AC2001	issue D	HOUSE TYPE C1 ELEVATIONS



SECTION

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D	ISSUE D	17.06.2021			

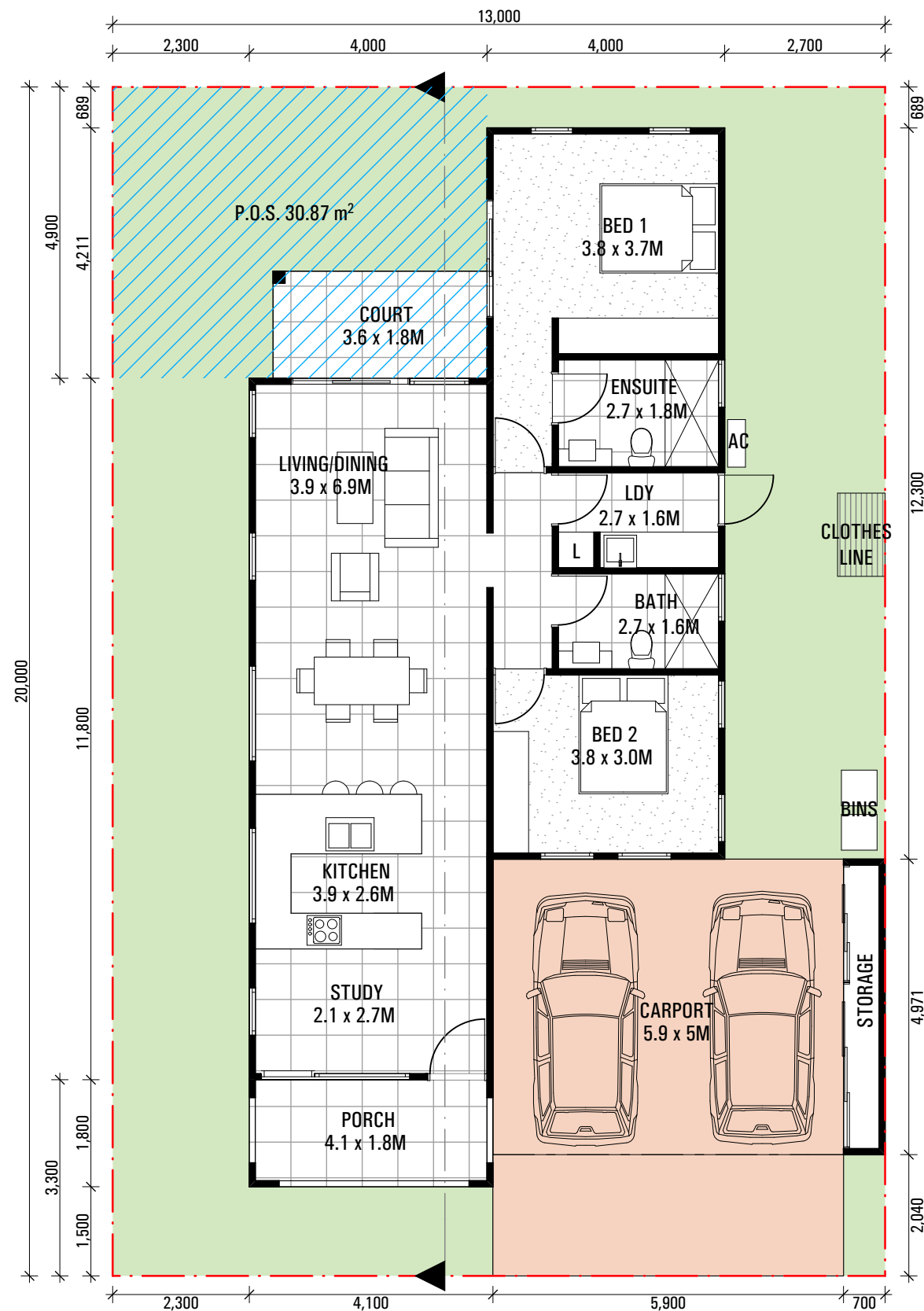
Do not scale drawings
Verify all dimensions on site

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date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AC2002	issue D	HOUSE TYPE C1 ROOF/SECTION

drawing



TYPE D1

1 STOREY
2 BED + STUDY
2 BATH
CARPORT

AREAS

DWELLING AREA: 92.01 m²
CARPORT: 29.33 m²
EXTERNAL COVERED AREA: 13.11 m²
TOTAL = 134.45 m²

 P.O.S. 30.87 m²

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ISSUE	AMENDMENT	DATE

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date 17.06.2021 scale 1:100 @ A3
project no 2_21_07 drawing no AD2000 issue D

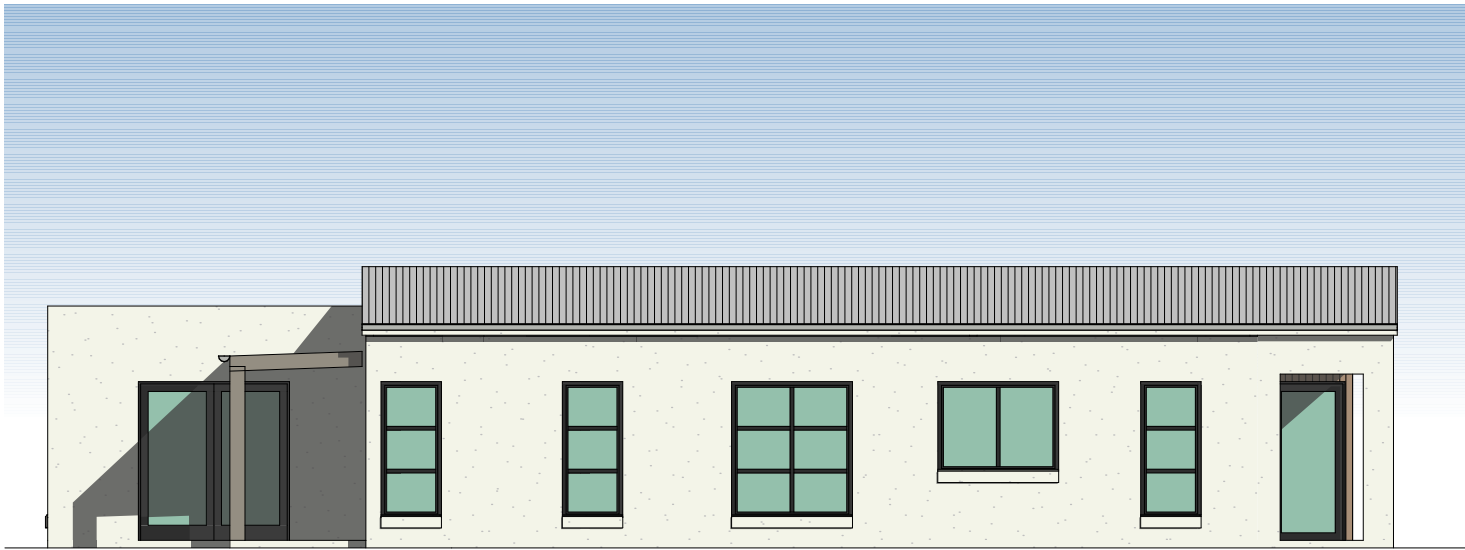
project SITE ADDRESS
MUDGE
drawing HOUSE TYPE D1



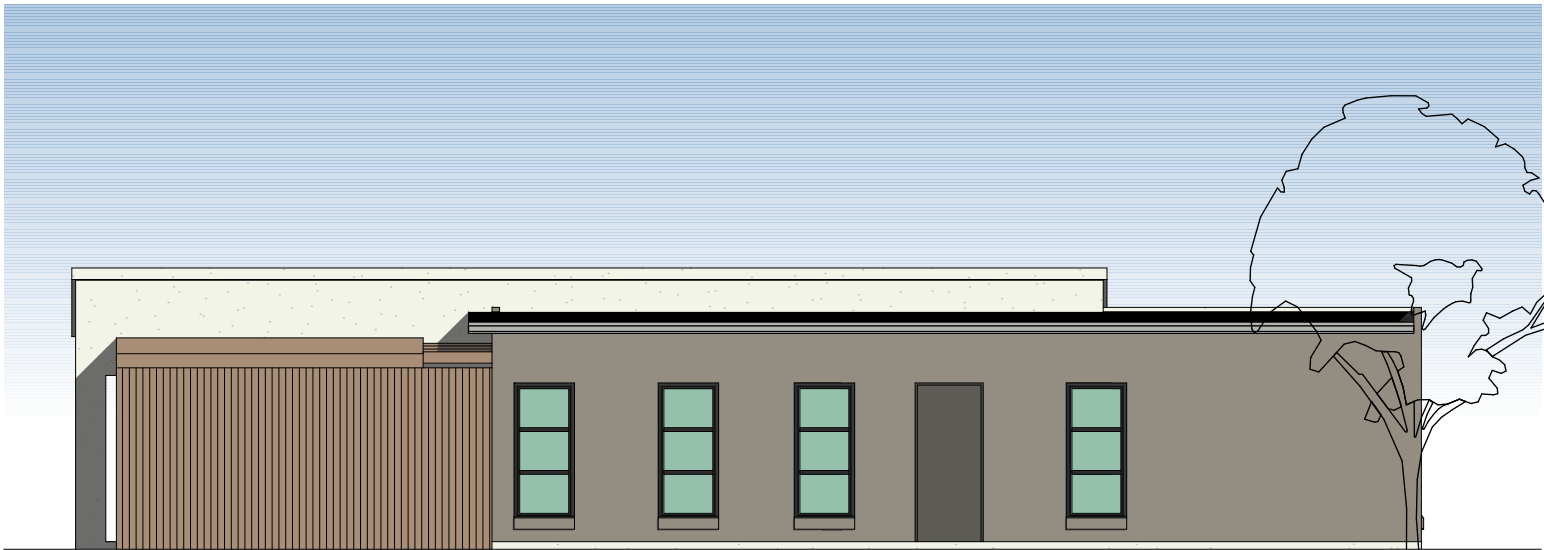
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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RUSSELLPRESCOTT ARCHITECTS

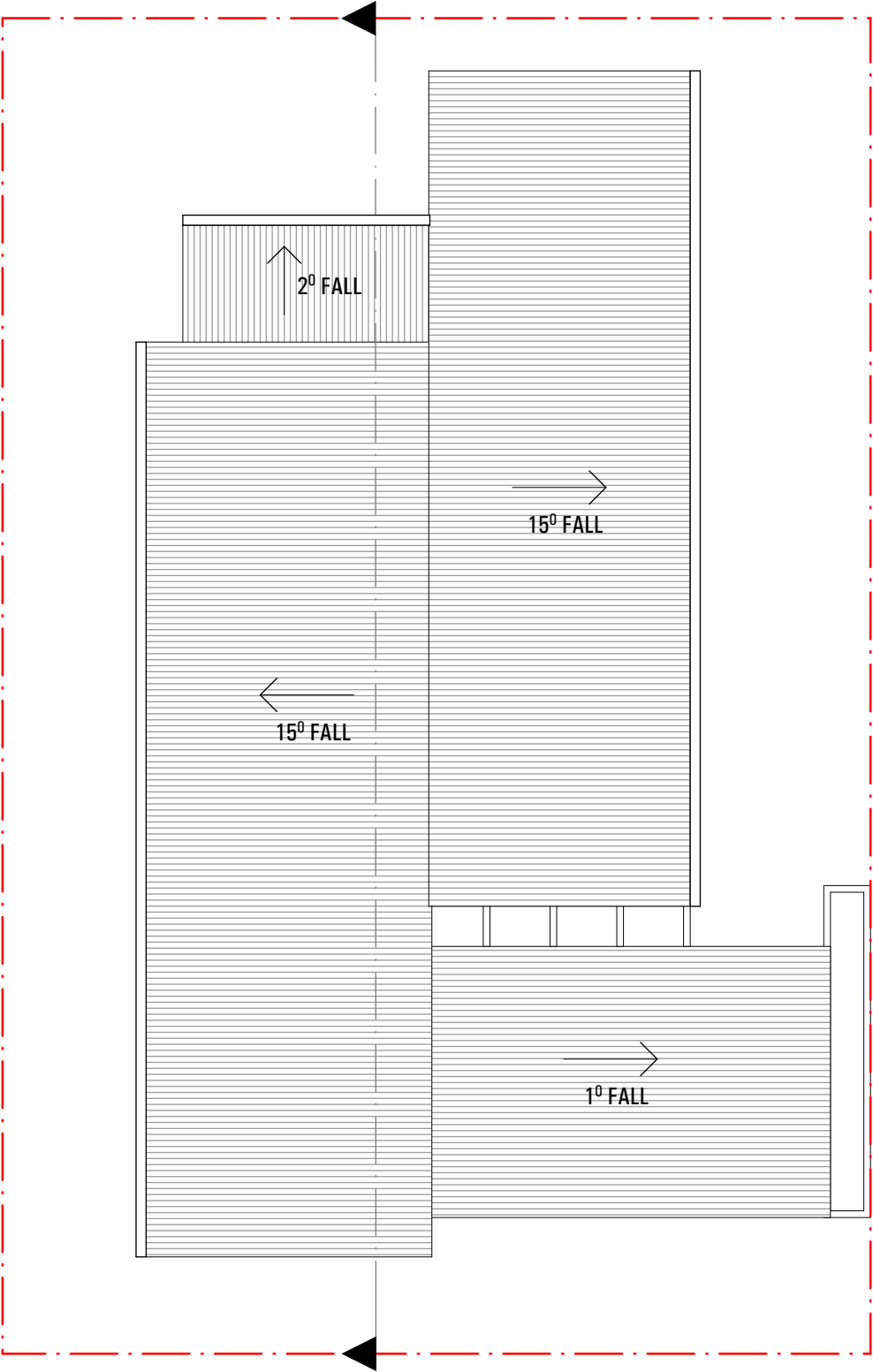
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date 17.06.2021	scale 1:100 @ A3		
project no 2_21_07	drawing no AD2001	issue D	

HOUSE TYPE D1
ELEVATIONS



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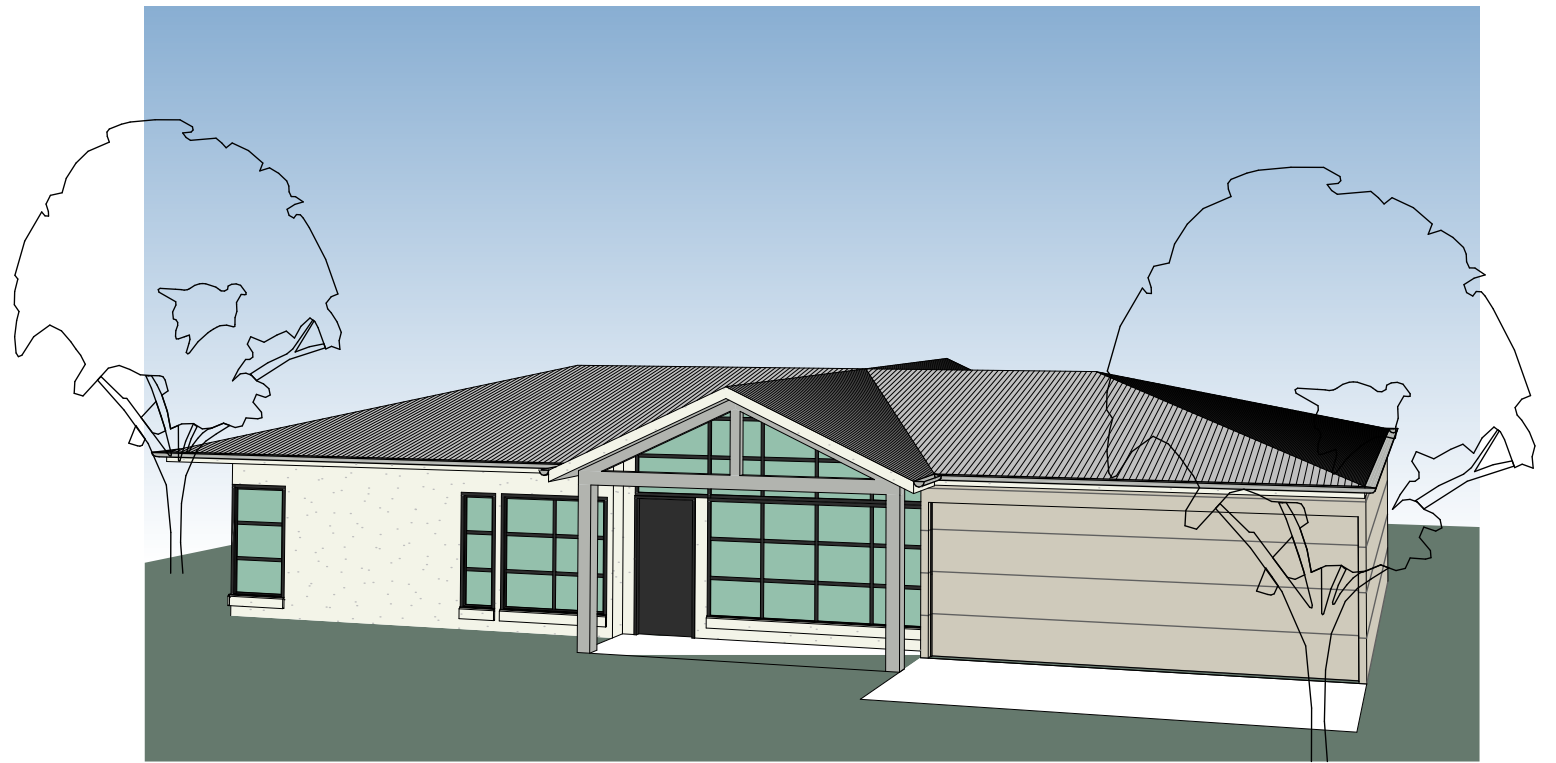
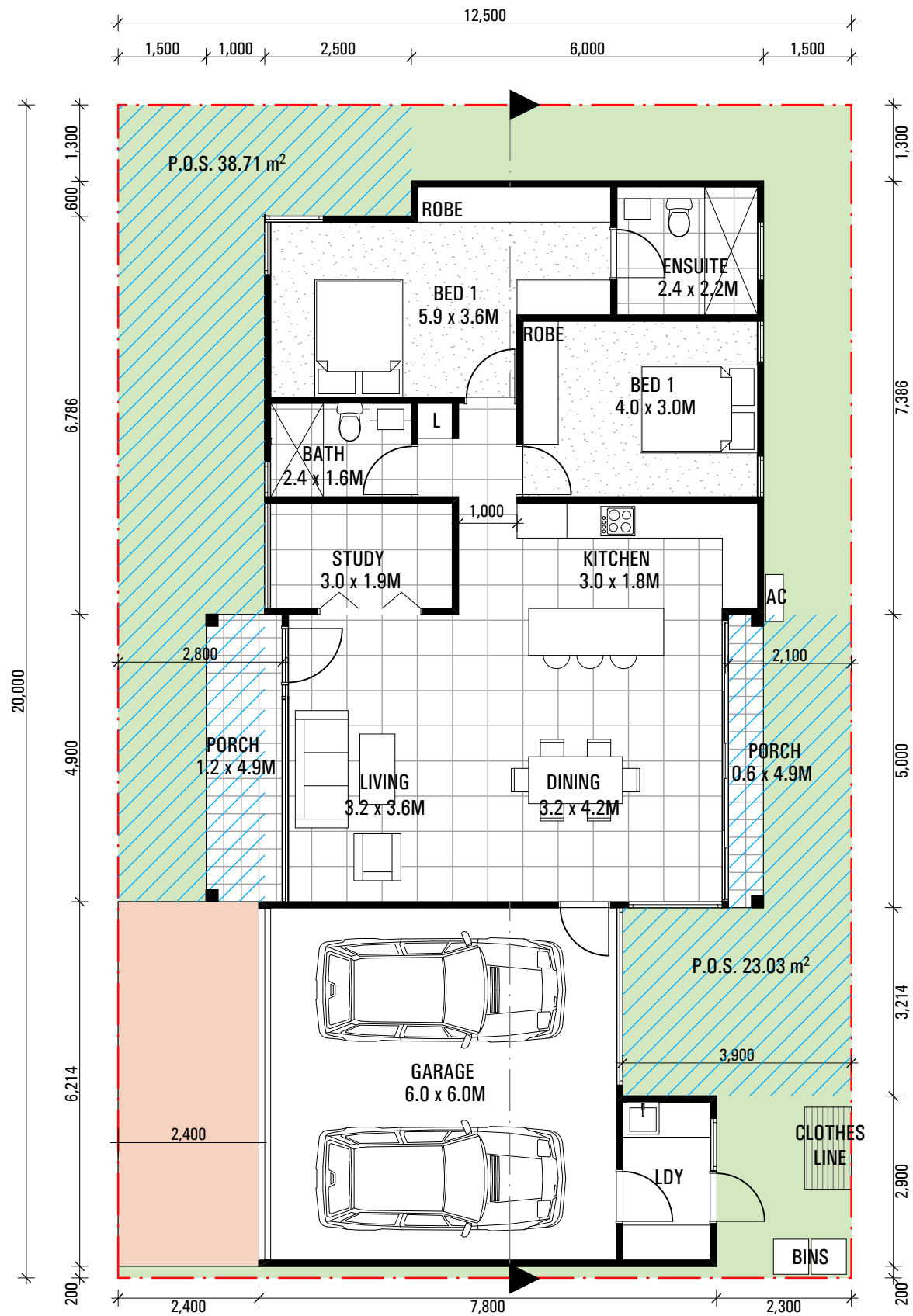
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drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AD2002	issue D	HOUSE TYPE D1 ROOF/SECTION



TYPE E1

1 STOREY
2 BED + STUDY
2 BATH
DOUBLE GARAGE

AREAS

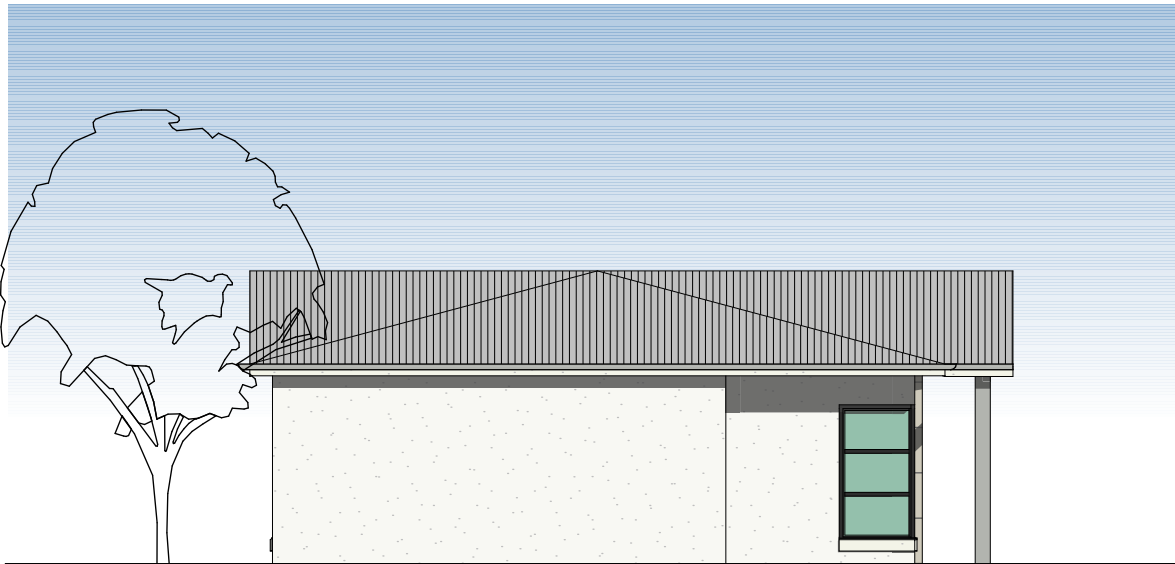
DWELLING AREA: 102.19 m²
GARAGE: 36.08 m²
EXTERNAL COVERED AREA: 8.82 m²
TOTAL = 147.09 m²

 NOMINAL POS 62.74 m²

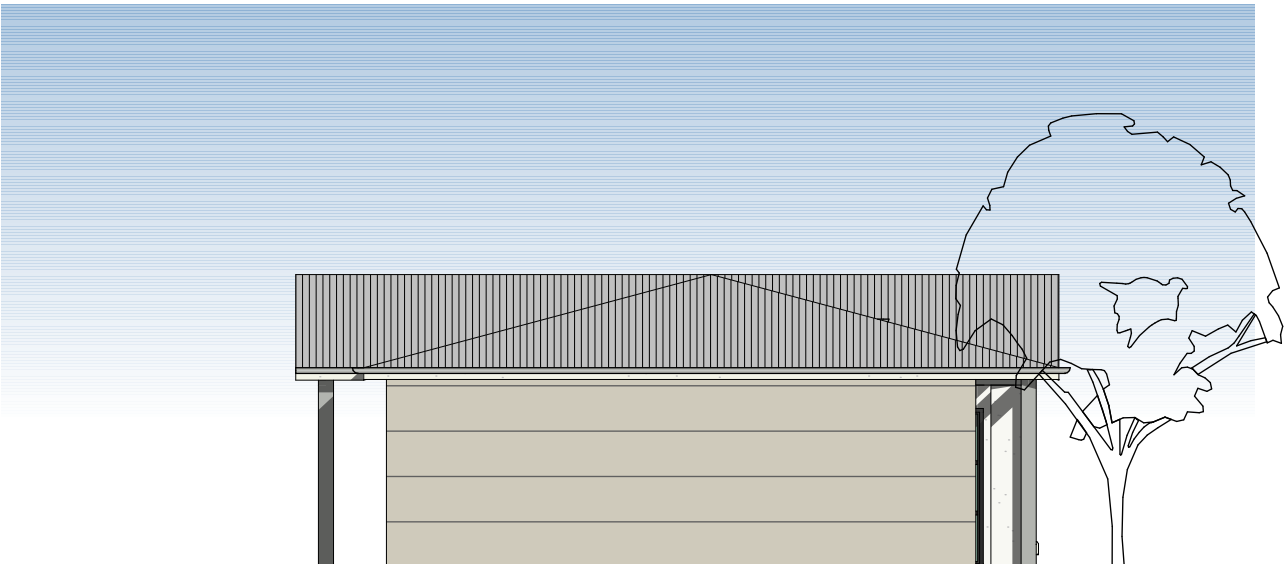
ISSUE	AMENDMENT	DATE
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C	ISSUE C	W.I.P.
D	ISSUE D	17.06.2021

ISSUE	AMENDMENT	DATE

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Verify all dimensions on site



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
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B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			

Do not scale drawings
Verify all dimensions on site

RUSSELLPRESCOTT ARCHITECTS

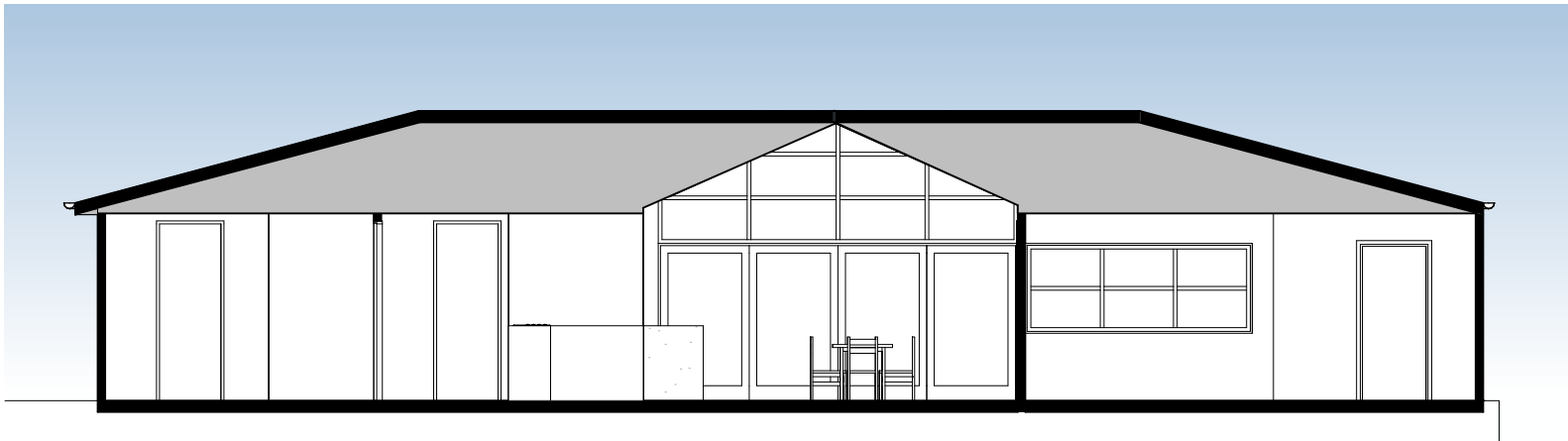
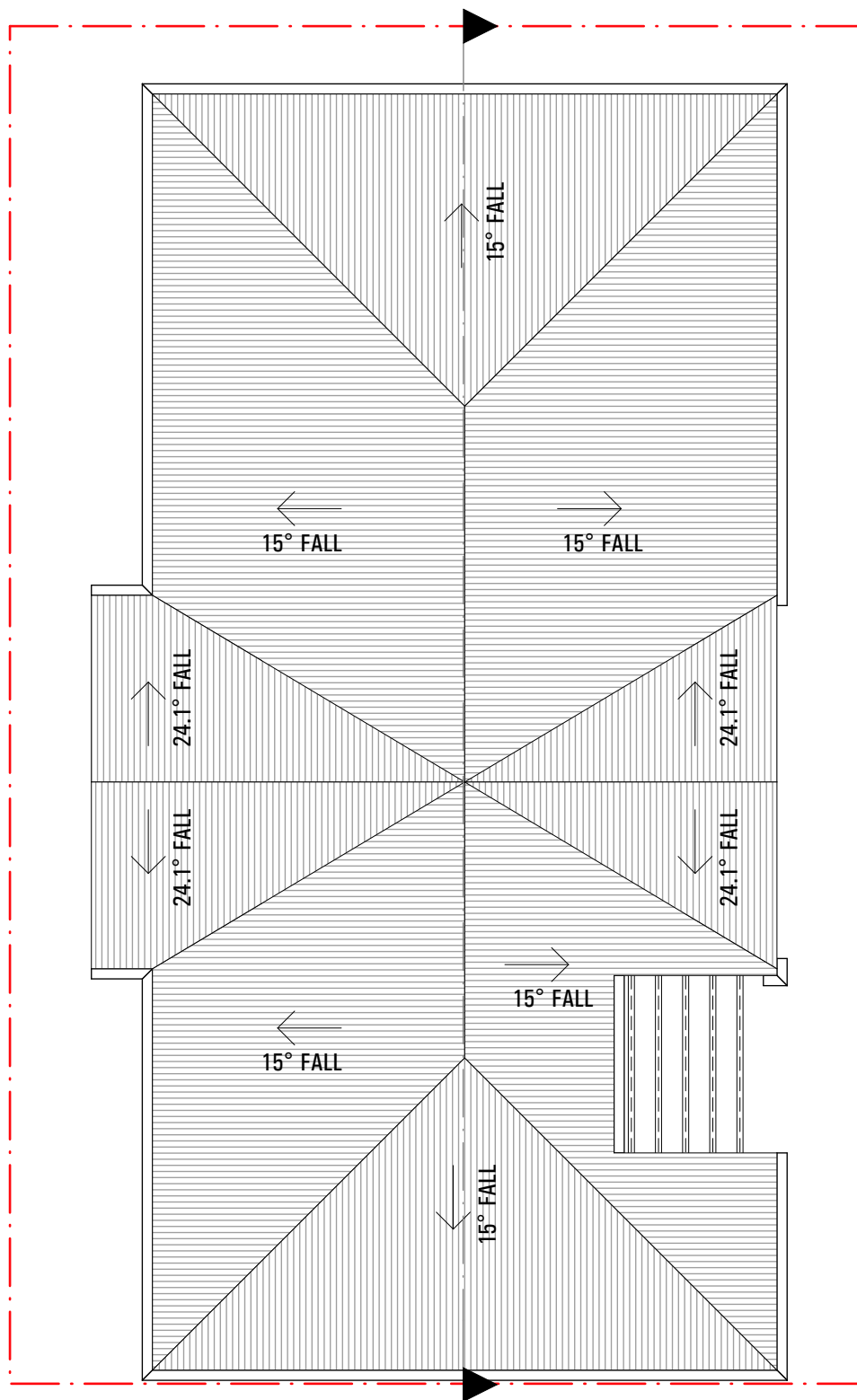
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Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

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date 17.06.2021	scale 1:100 @ A3		
project no 2_21_07	drawing no AE2001	issue D	

MUDGEE

HOUSE TYPE E1
ELEVATIONS



SECTION

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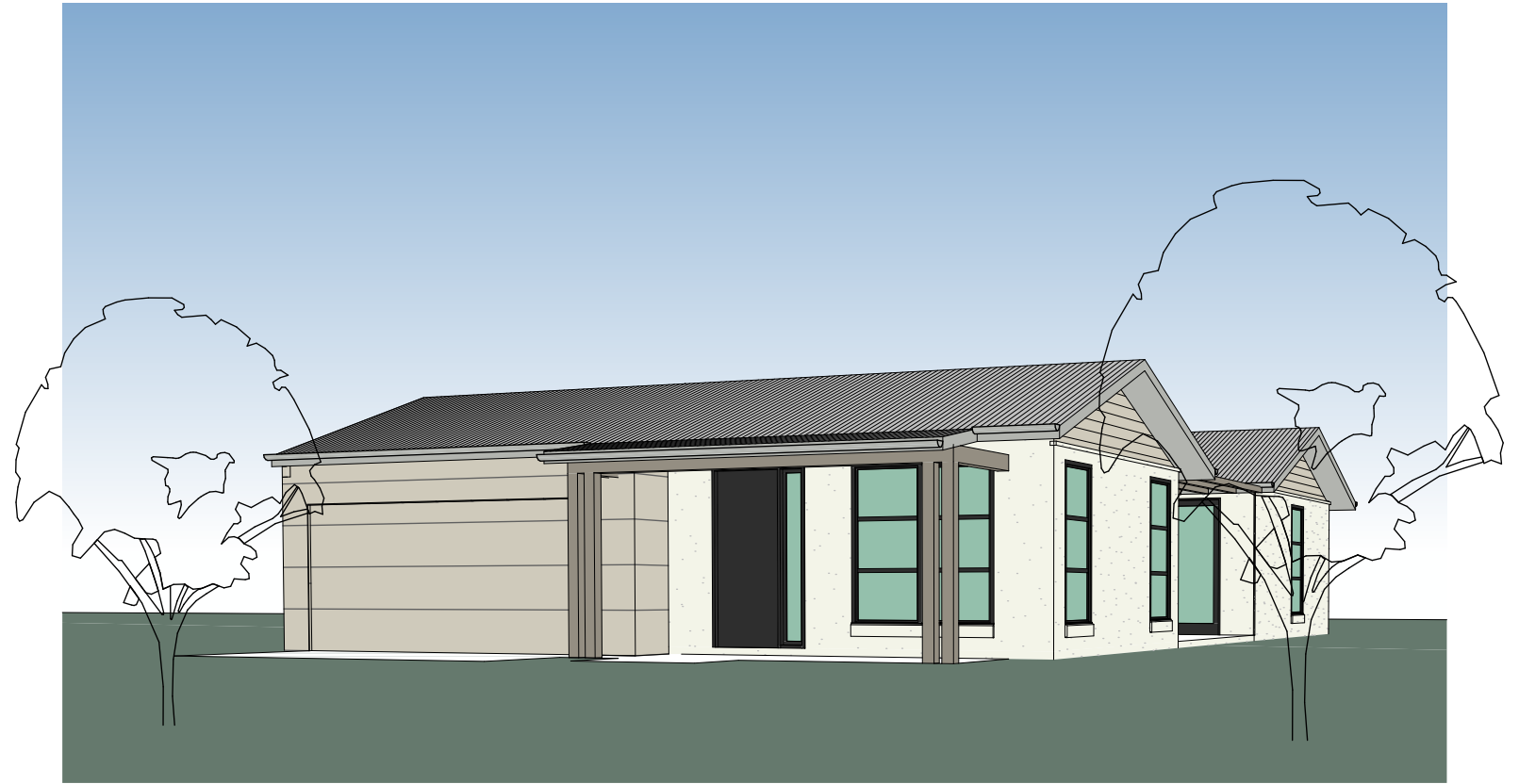
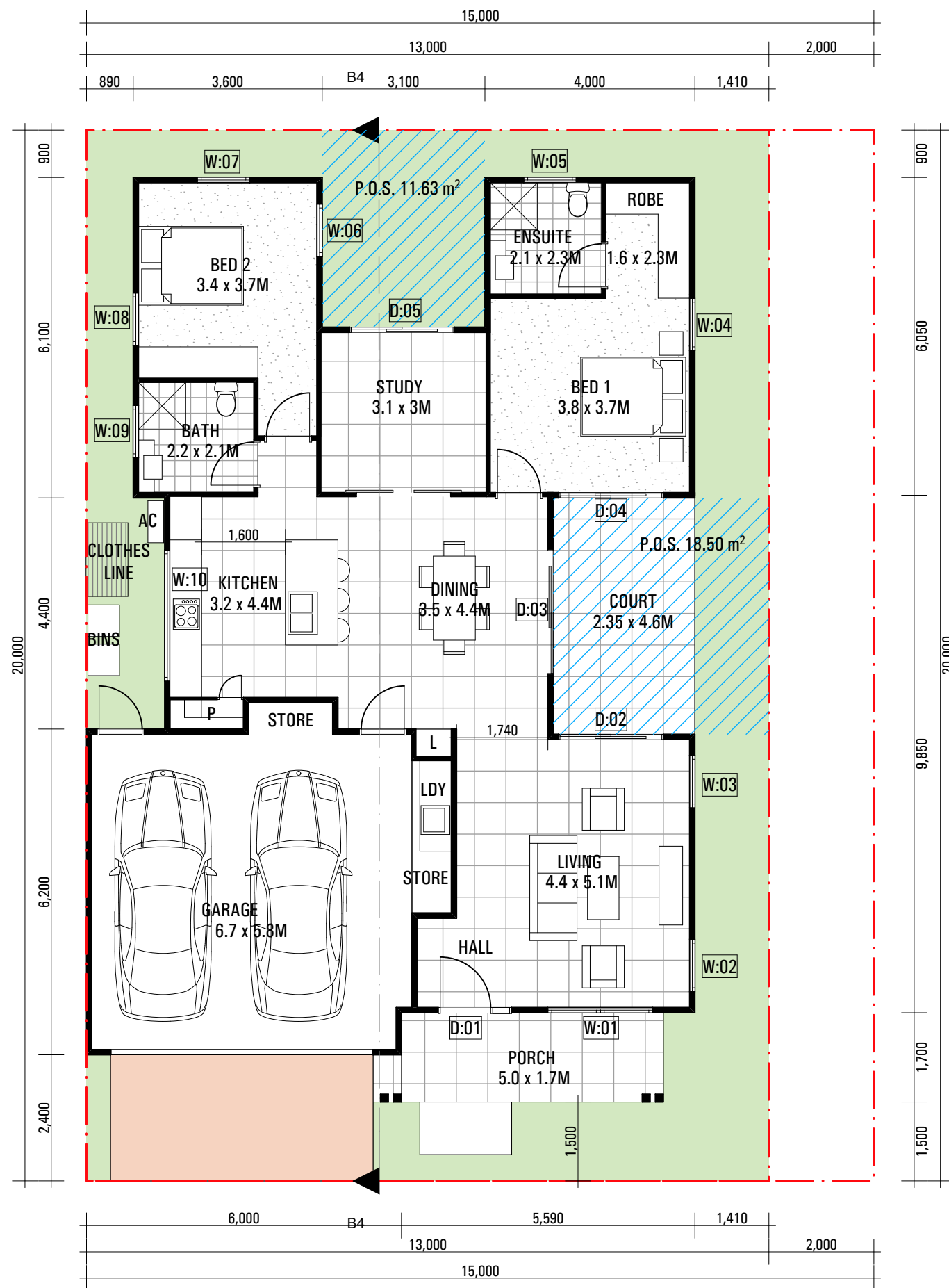
MAP

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drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 17.06.2021	scale 1:100 @ A3		
project no 2_21_07	drawing no AE2002	issue D	

HOUSE TYPE E1
ROOF/SECTION



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D	ISSUE D	17.06.2021			

Do not scale drawings
Verify all dimensions on site

TYPE F

1 STOREY
3 BED + STUDY
2 BATH
DOUBLE GARAGE

AREAS

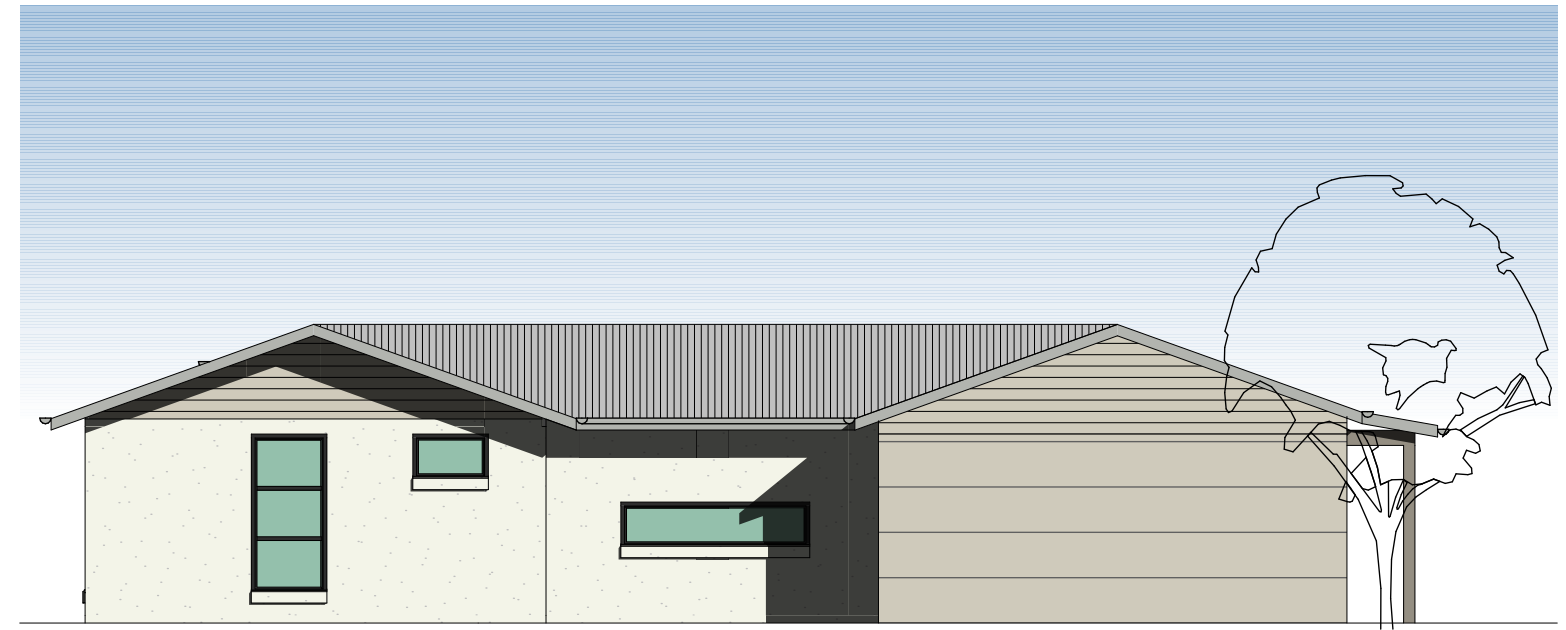
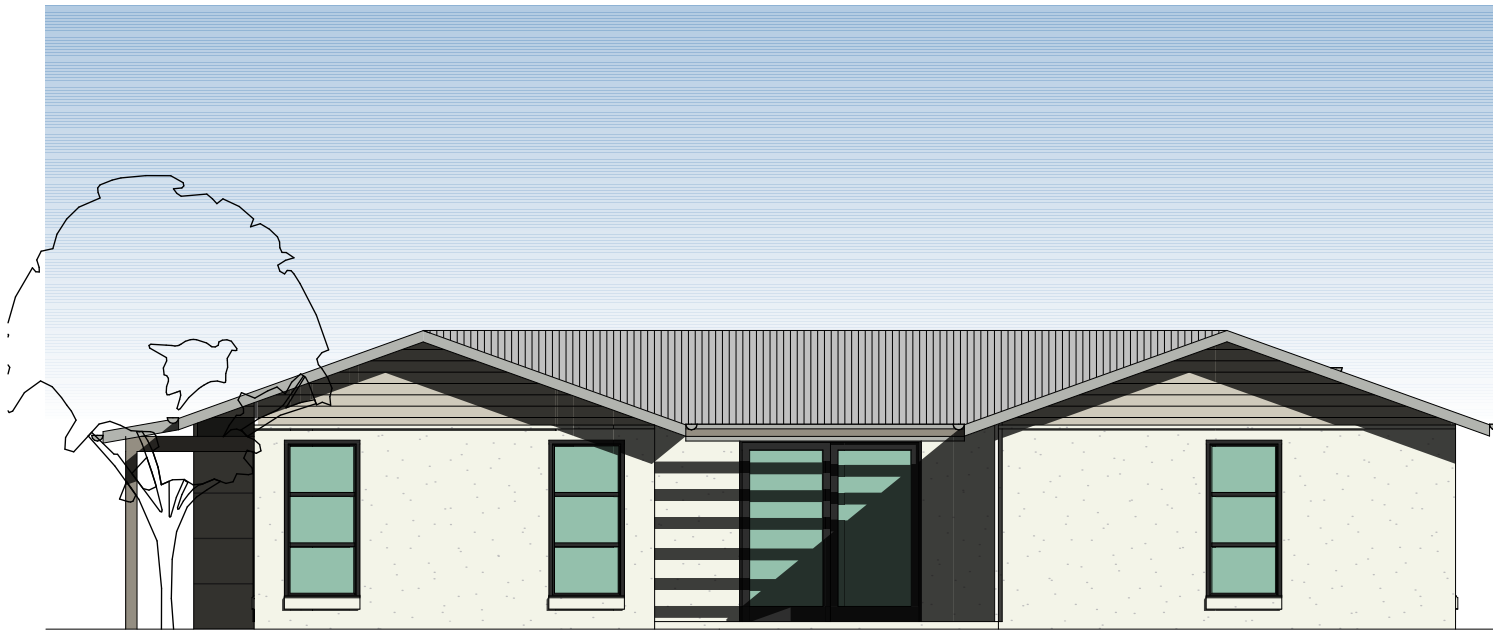
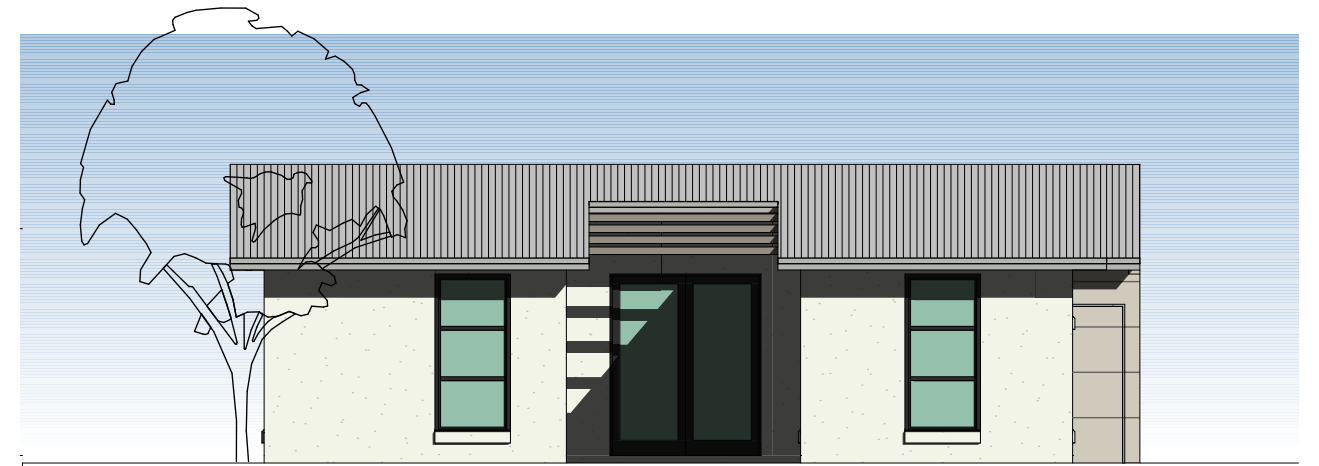
DWELLING AREA: 111.77 m²
GARAGE: 37.32 m²
EXTERNAL COVERED AREA: 20.63 m²
TOTAL = 169.72 m²

P.O.S. 30.13 m²

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drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AF1000	issue D	HOUSE TYPE F



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D	ISSUE D	17.06.2021


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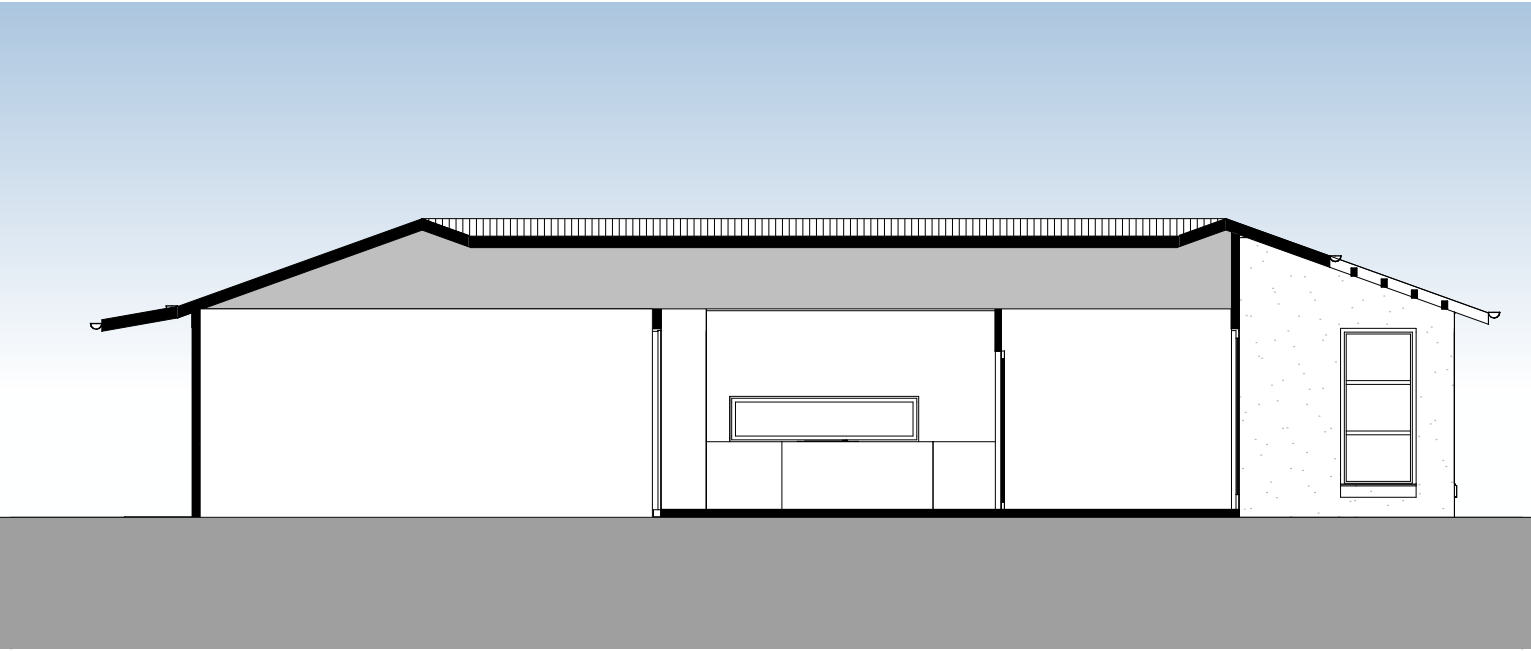
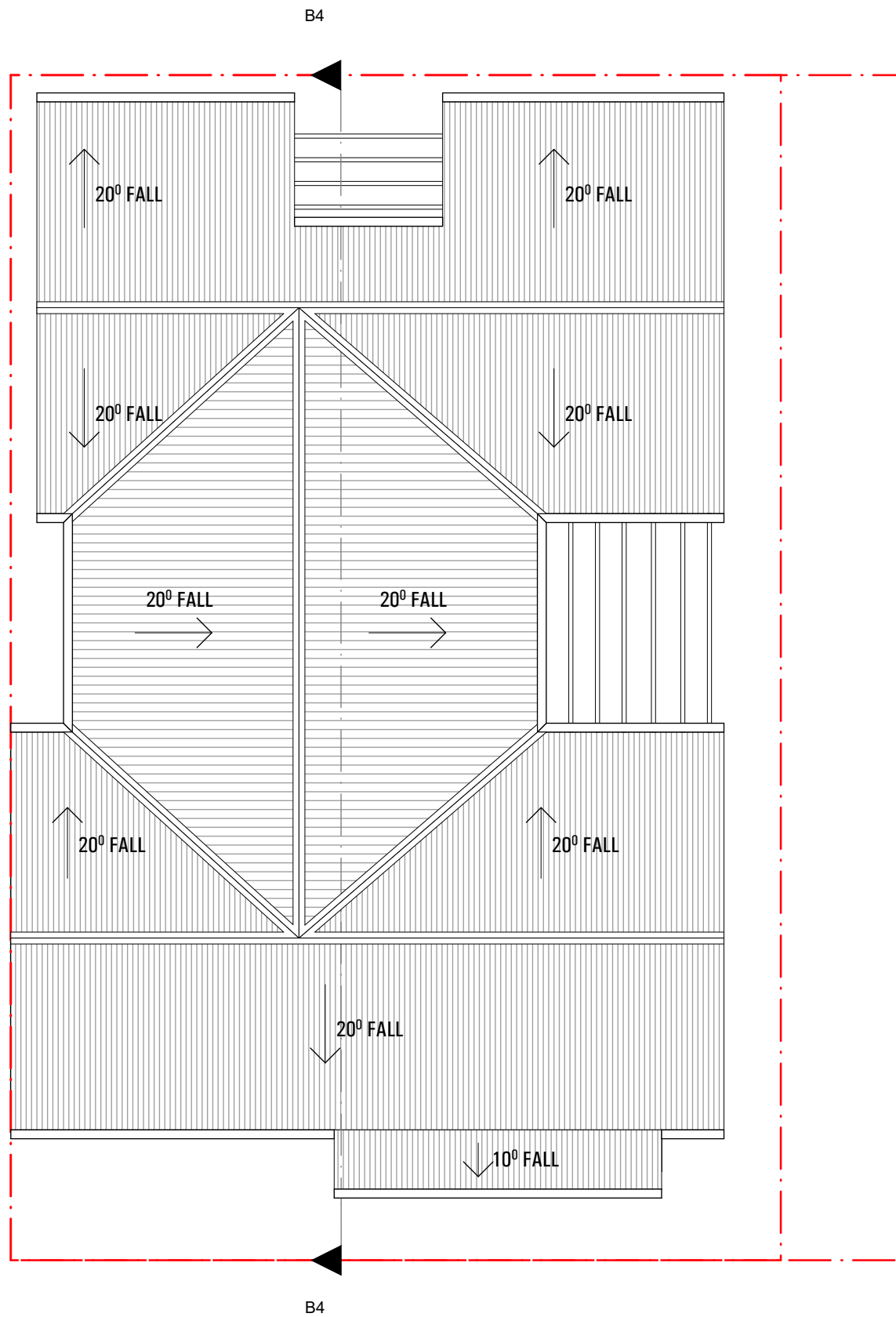
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project no	drawing no	issue			drawing
2 21 07	AF1001	D			

date 17.06.2021 scale 1:100 @ A3

project no	drawing no	issue
2 21 07	AF1001	D

MUDGE

HOUSE TYPE F ELEVATIONS



SECTION

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
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C	ISSUE C	W.L.P.			
D	ISSUE D	17.06.2021			

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RUSSELLPRESCOTT ARCHITECTS

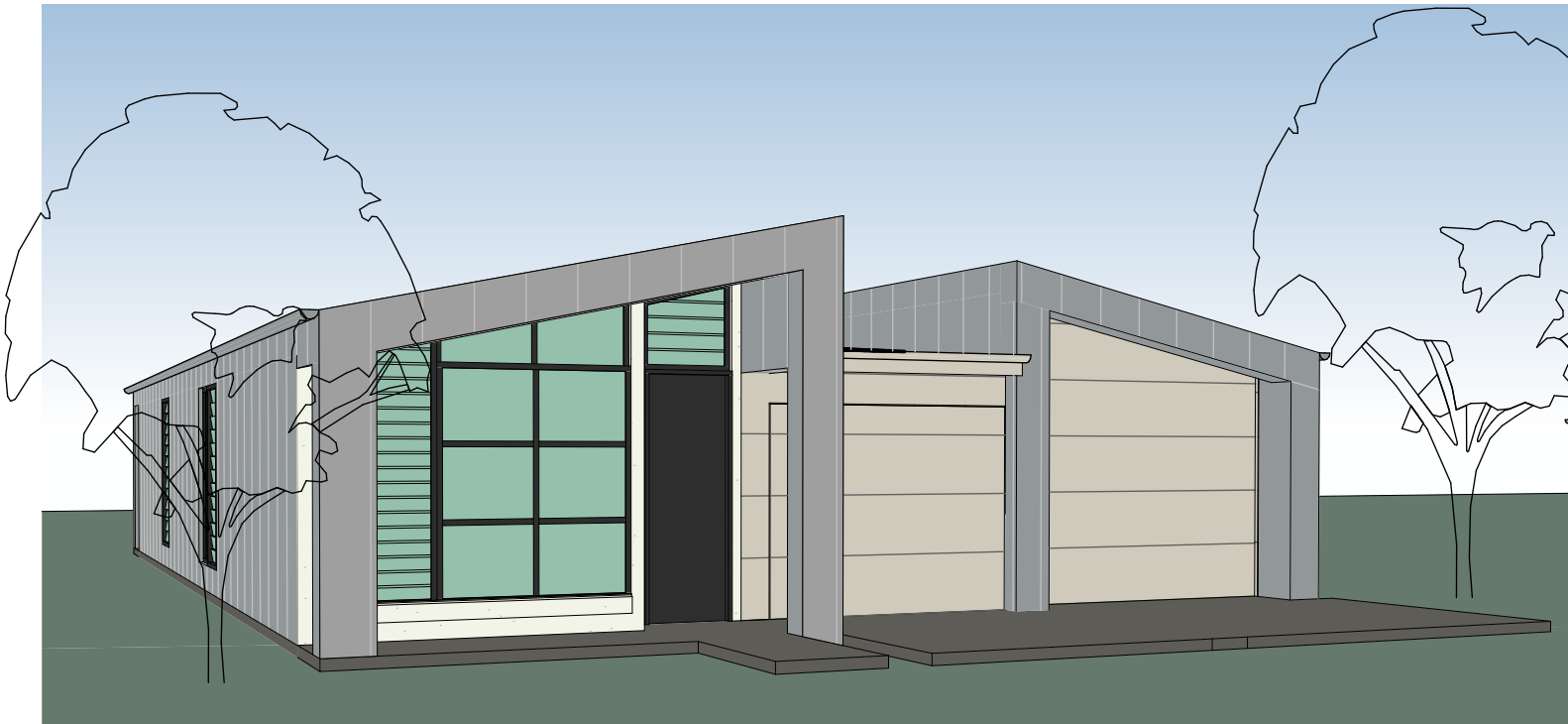
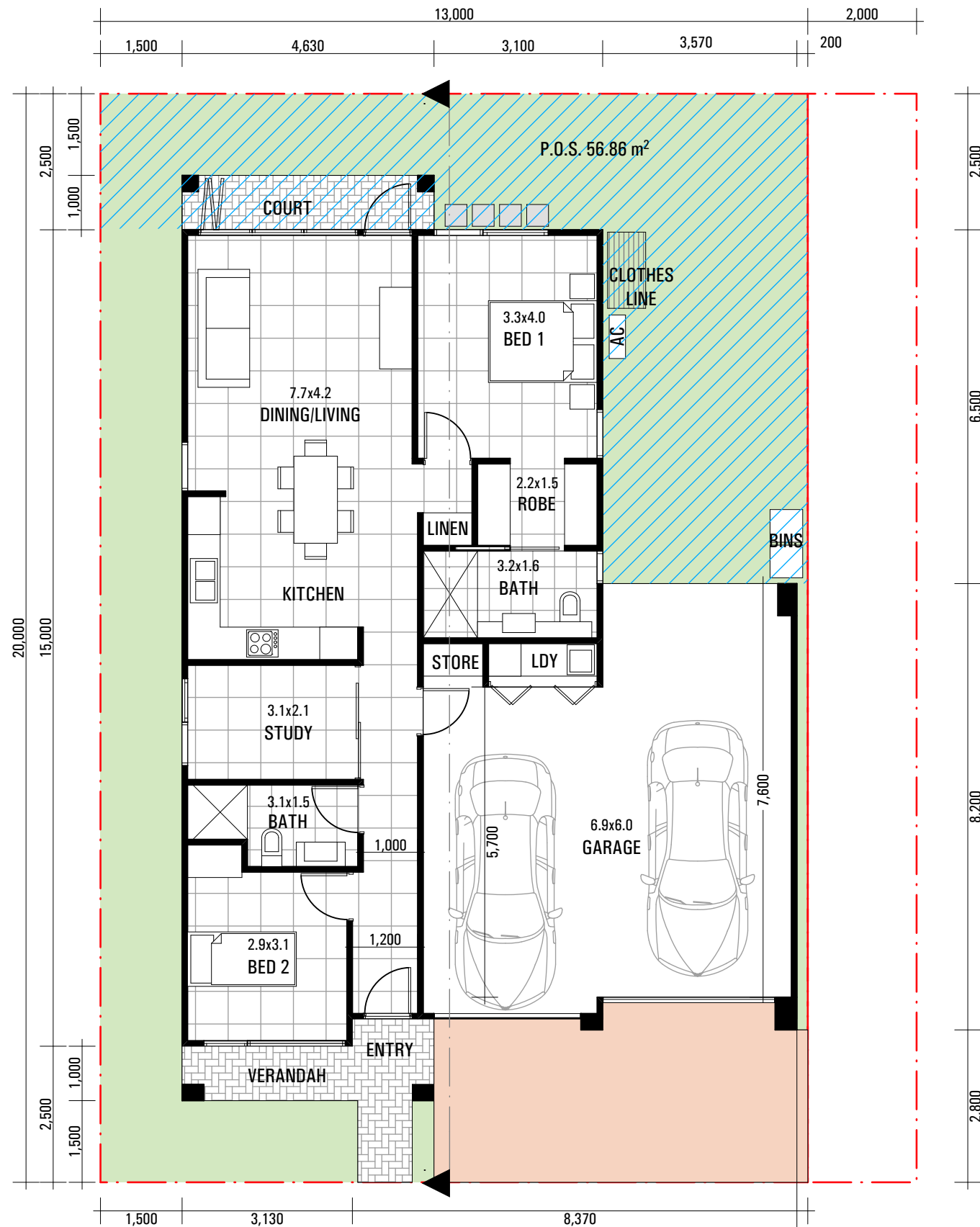
Nominated NSW Architects Reg. 9401 - Mark P. Alves
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MAP

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drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AF1002	issue D	HOUSE TYPE F ROOF/SECTION

drawing



ISSUE	AMENDMENT	DATE
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C	ISSUE C	W.I.P.
D	ISSUE D	17.06.2021

ISSUE	AMENDMENT	DATE

Do not scale drawings
Verify all dimensions on site

TYPE G

1 STOREY
2 BED + STUDY
2 BATH
2 GARAGE

AREAS

DWELLING AREA: 89.25 m²
GARAGE: 46.87 m²
EXTERNAL COVERED AREA: 9.59 m²
TOTAL = 145.71 m²

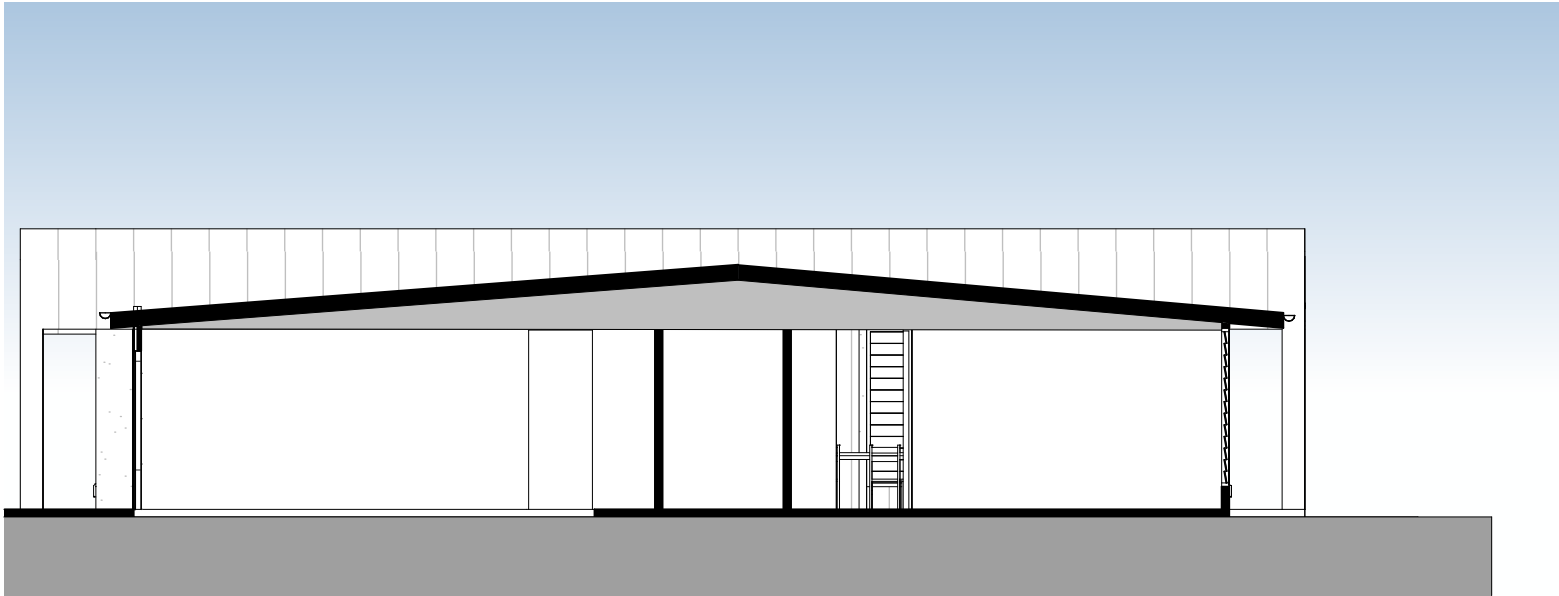
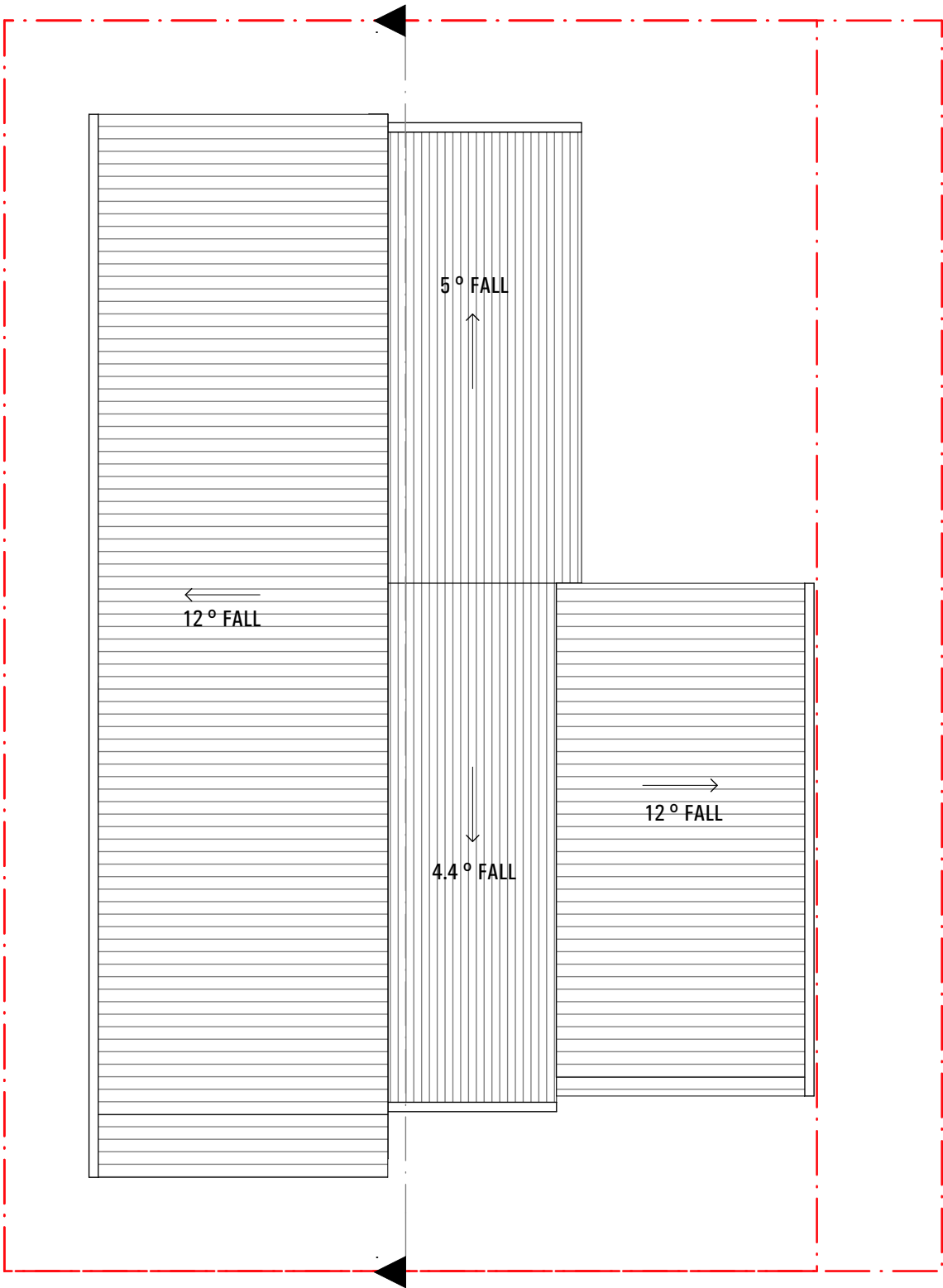
 P.O.S. 56.86 m²

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drawn GF/EH checked MA/RP
date 17.06.2021 scale 1:100 @ A3
project no 2_21_07 drawing no AG1000 issue D

project SITE ADDRESS
MUDGE
drawing HOUSE TYPE G



SECTION

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
B	ISSUE B	17.05.2021			
C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			

Do not scale drawings
Verify all dimensions on site


RUSSELLPRESCOTT ARCHITECTS

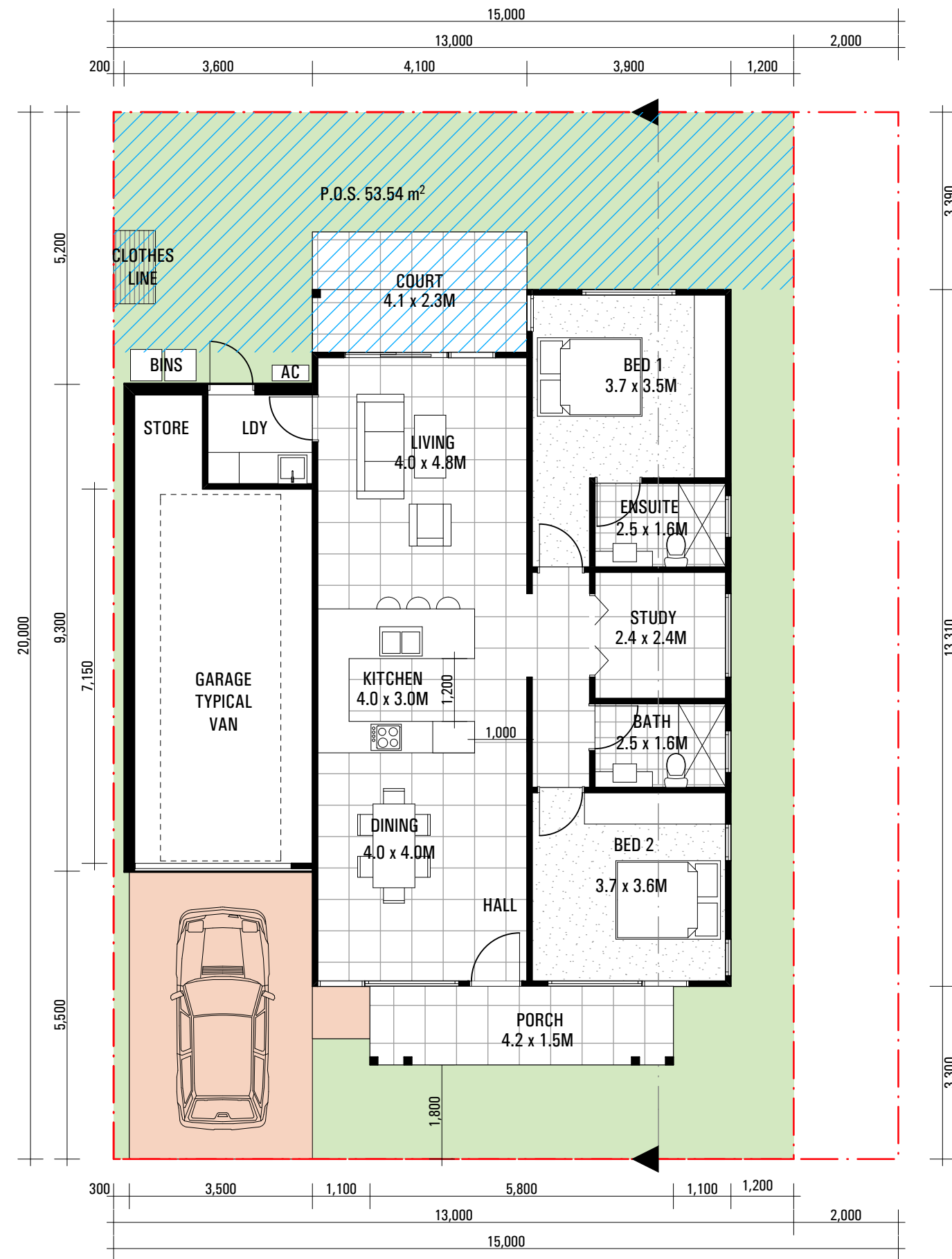
Nominated NSW Architects Reg. 9401 - Mark P. Alves
ABN: 37 615 694 356
Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

MAP ARCHITECTS

p: 02 8065 6975
e: mark@maparch.com.au
www.maparch.com.au

drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AG1002	issue D	HOUSE TYPE G ROOF/SECTION





ISSUE	AMENDMENT	DATE
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D	ISSUE D	17.06.2021

ISSUE	AMENDMENT	DATE

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TYPE H

1 STOREY
2 BED + STUDY
2 BATH
1 GARAGE

AREAS

DWELLING AREA: 101.3 m²
GARAGE: 26.65 m²
EXTERNAL COVERED AREA: 13.62 m²
TOTAL = 141.57 m²

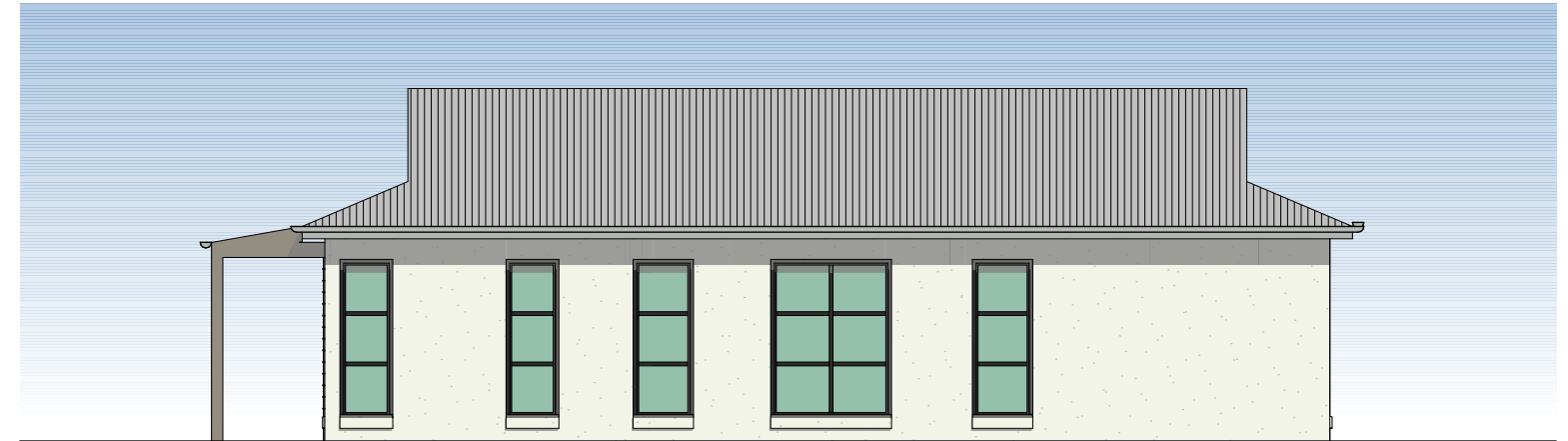
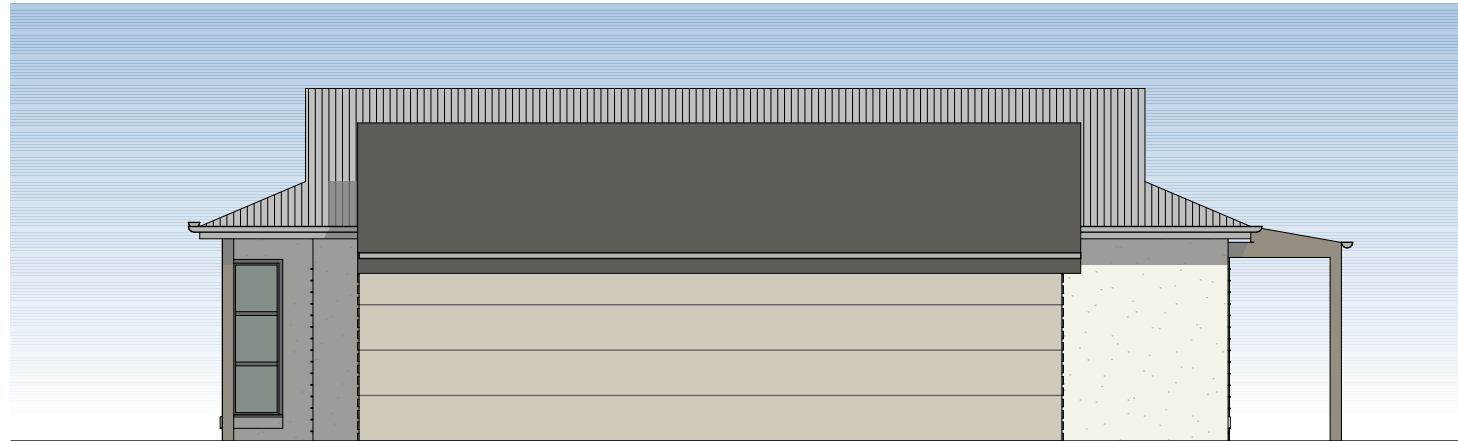
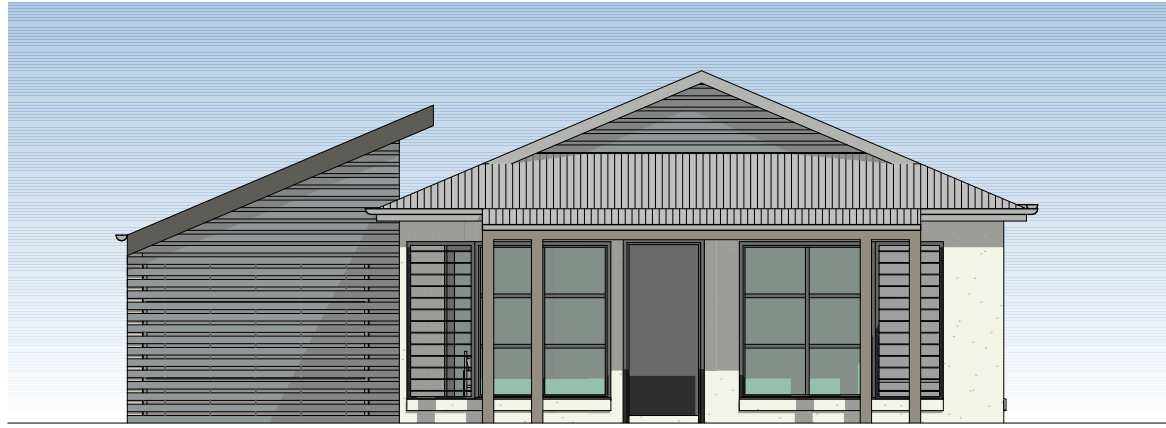
P.O.S. 53.54 m²

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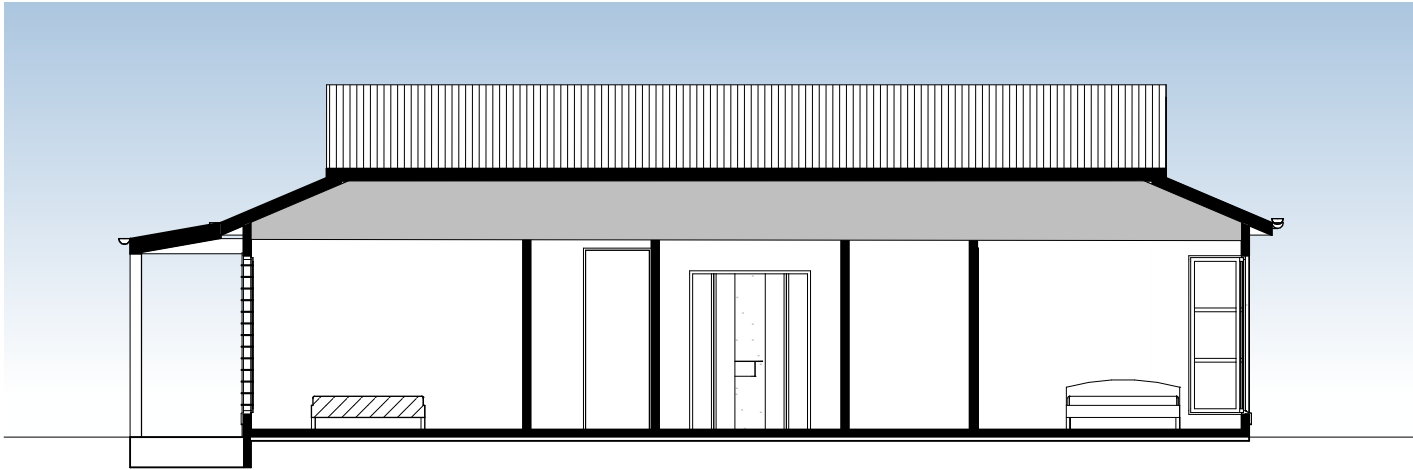
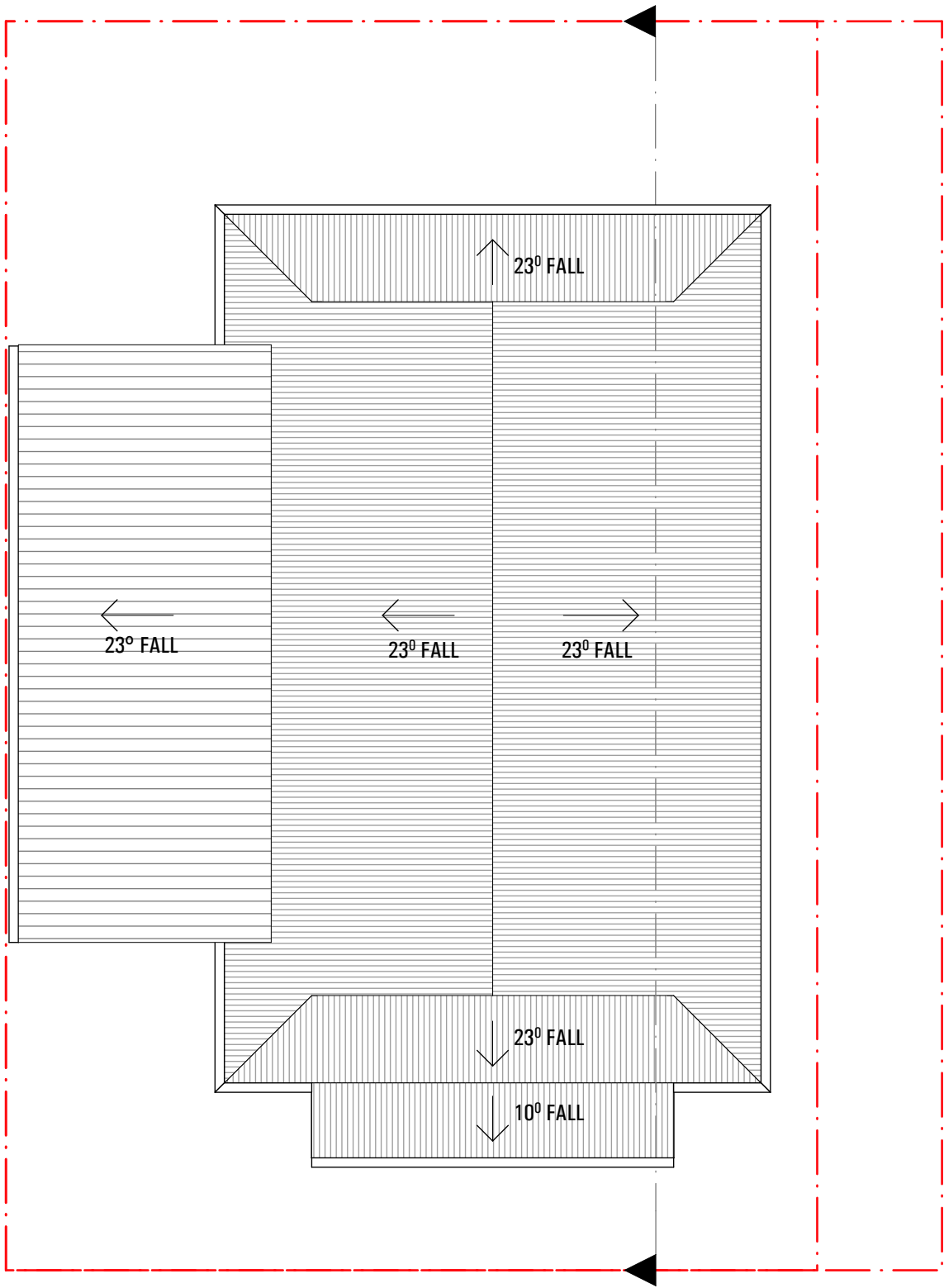
drawn GF/EH checked MA/RP
date 17.06.2021 scale 1:100 @ A3
project no 2_21_07 drawing no AH1000 issue D

project SITE ADDRESS
MUDGE
drawing HOUSE TYPE H



ISSUE	AMENDMENT	DATE
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drawn GF/EH	checked MA/RP	project	SITE ADDRESS
date 17.06.2021	scale 1:100 @ A3		MUDGE
project no 2_21_07	drawing no AH1002	issue D	HOUSE TYPE H ROOF/SECTION






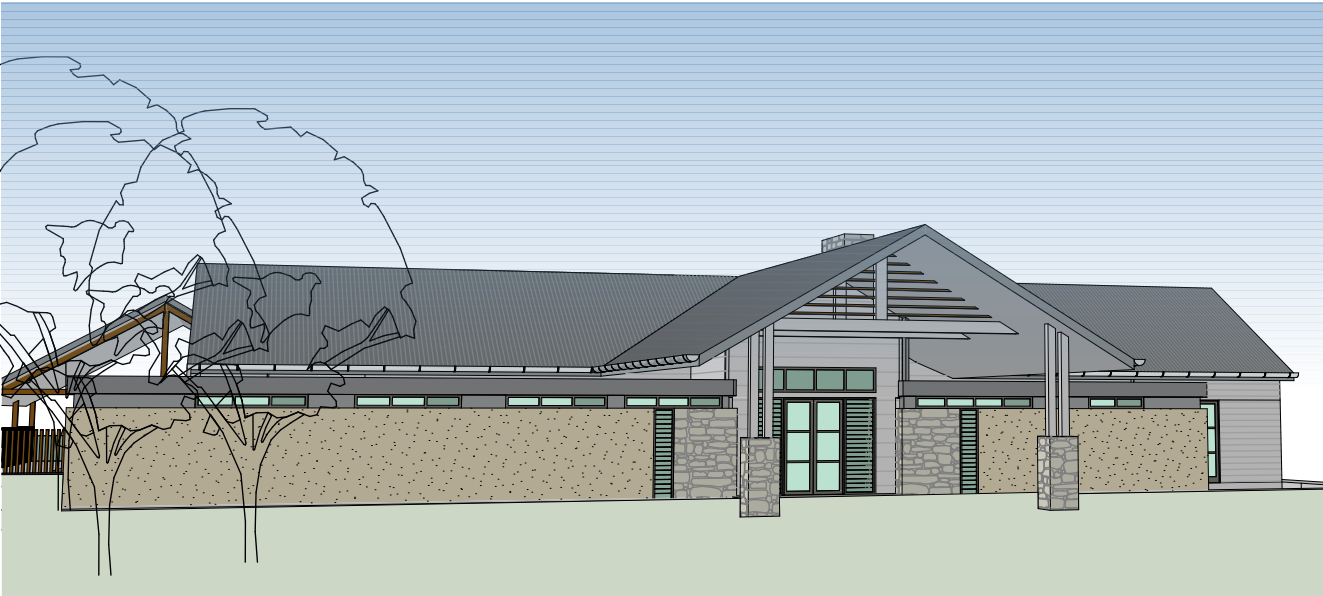
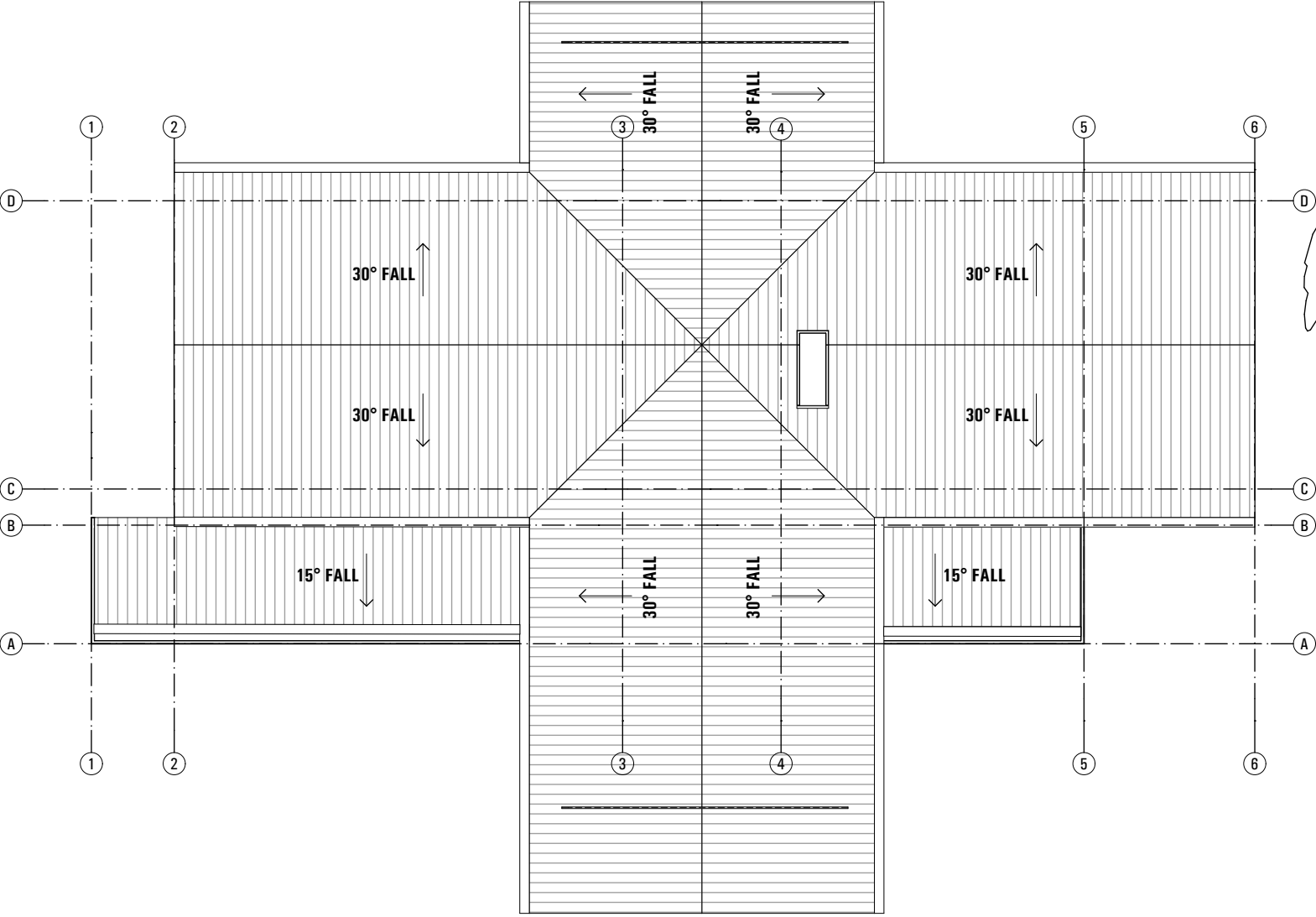
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The logo for MAP ARCHITECTS features a large, stylized 'M' composed of thin grey lines. To the right of the 'M', the word 'MAP' is written in a bold, sans-serif font, with 'ARCHITECTS' in a smaller, all-caps, sans-serif font below it.

drawn GF/EH		checked MA/RP		project		SITE ADDRESS	
date 13.07.2021		scale @A3 1:500				MUDGEES	
project no 2_21_07		drawing no A1100				drawing MASTER PLAN - COMMUNITY CENTRE	



COMMUNITY CENTRE - ROOF PLAN
1:200

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	11.03.2021			
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C	ISSUE C	W.I.P.			
D	ISSUE D	17.06.2021			
E	ISSUE E	13.07.2021			
F	ISSUE F	24.08.2021			

Do not scale drawings
Verify all dimensions on site

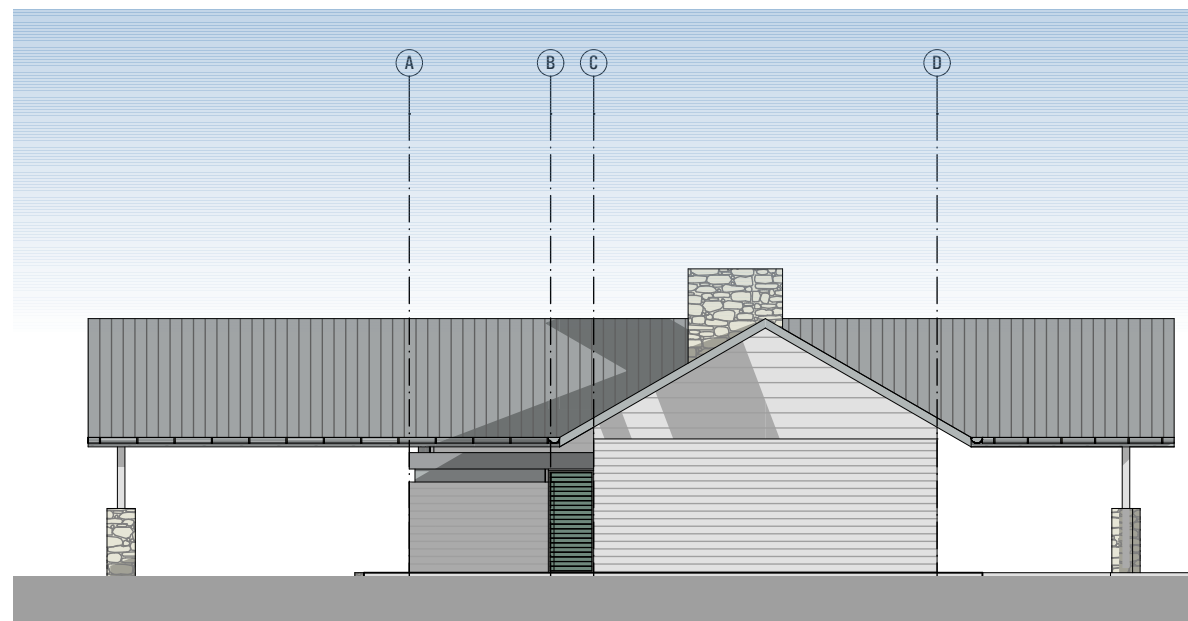
RUSSELLPRESCOTT ARCHITECTS

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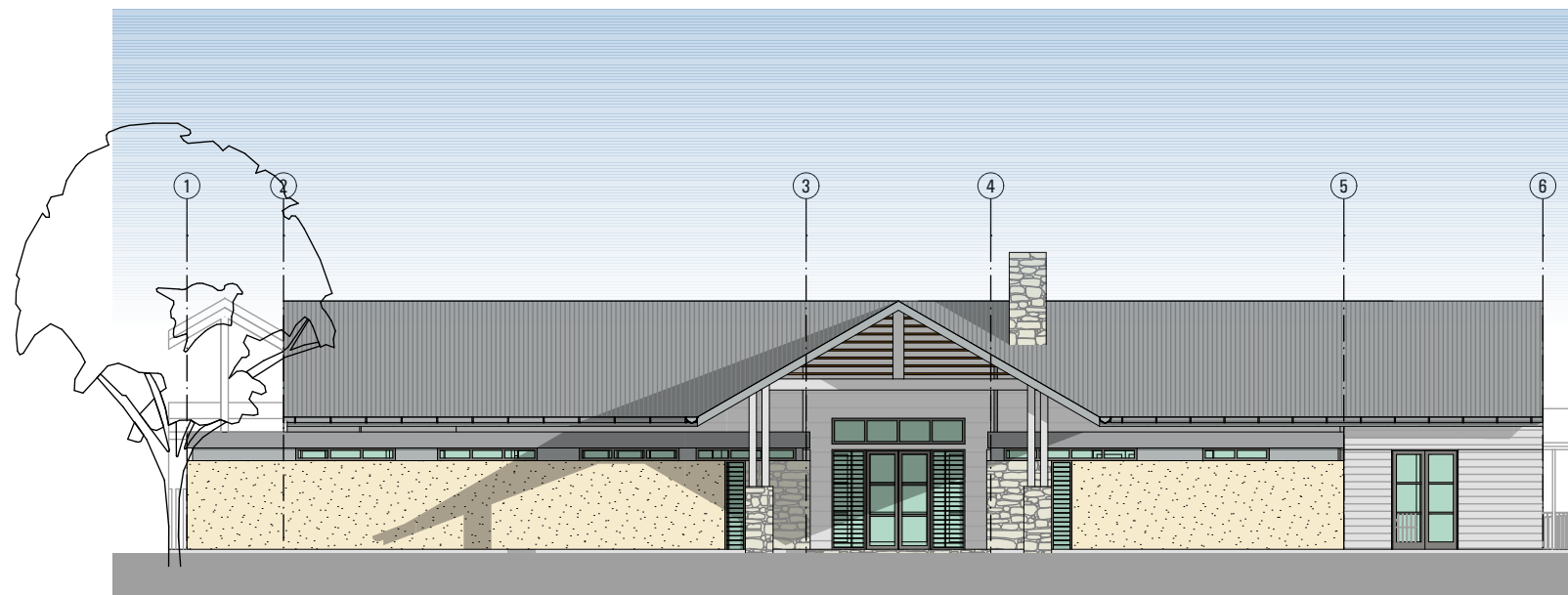
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date 13.07.2021	scale @A3 1:200		MUDGE
project no 2_21_07	drawing no A1102	issue E	drawing COMMUNITY CENTRE - ROOF PLAN



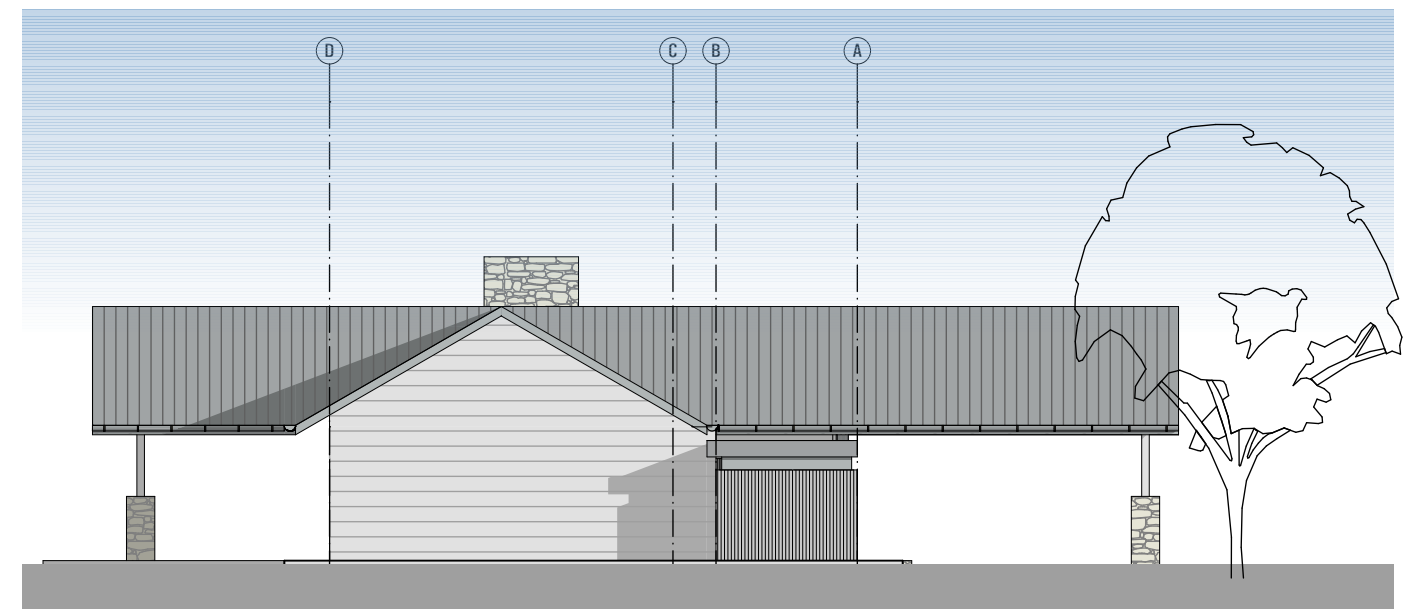
EAST ELEVATION
1:200



NORTH ELEVATION
1:200



SOUTH ELEVATION
1:200




WEST ELEVATION
1:200

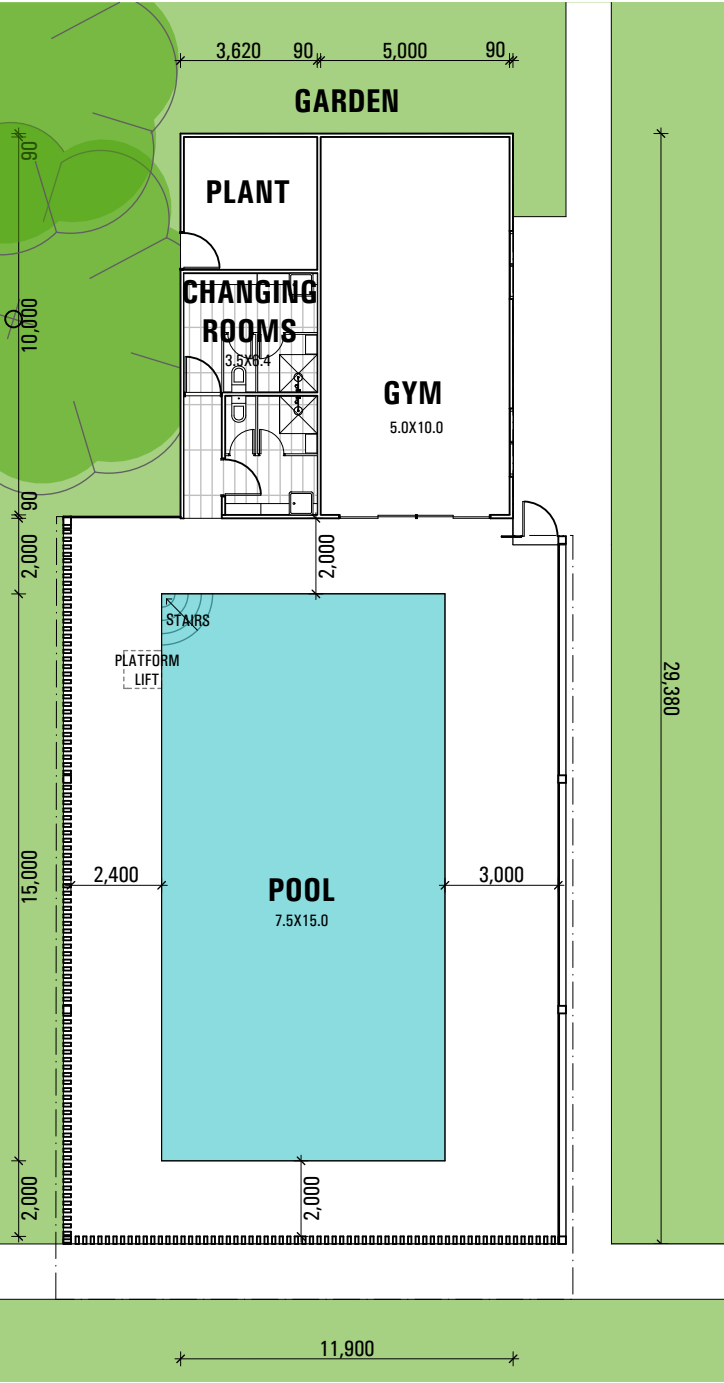
ISSUE	AMENDMENT	DATE
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Do not scale drawings
Verify all dimensions on site

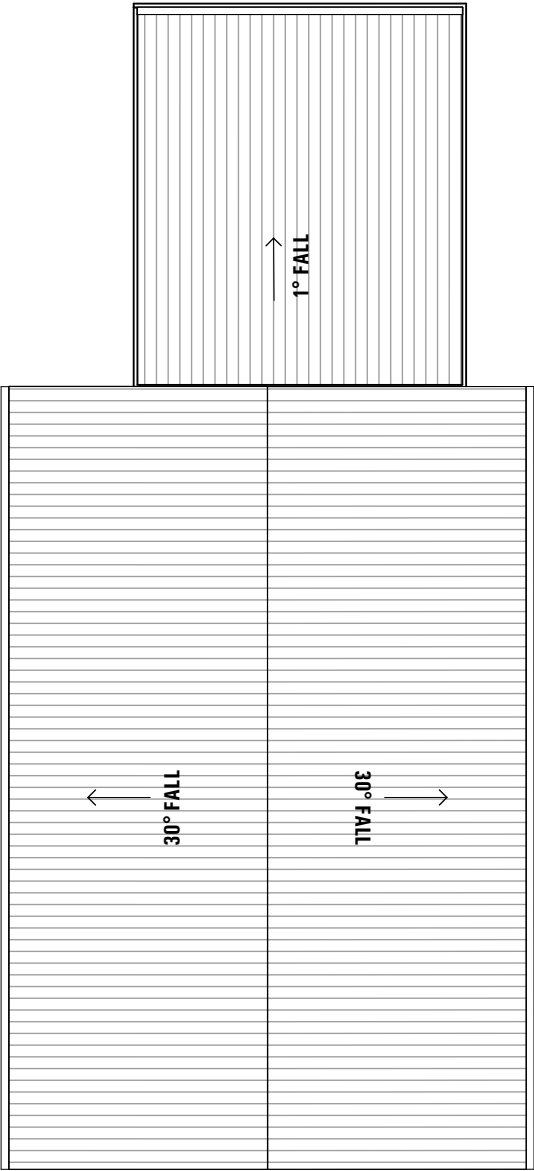
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Suite 4, Building B, 37 Alexandra St. Hunters Hill 2110

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e: mark@maparch.com.au
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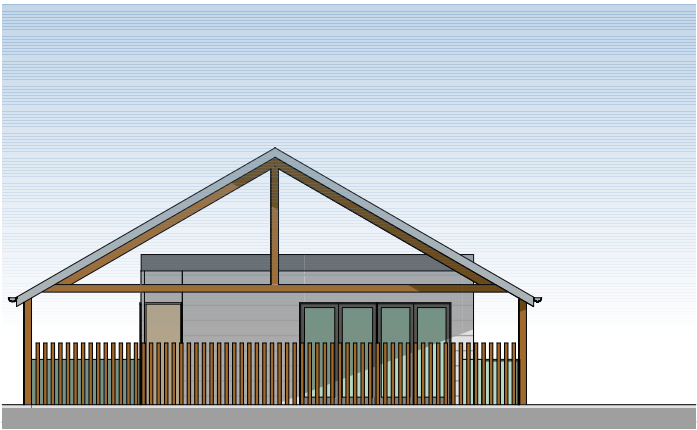
drawn	GF/EH	checked	MA/RP	project	SITE ADDRESS
date	13.07.2021	scale	@A3 1:200		MUDGEE
project no	drawing no	issue	drawing		COMMUNITY CENTRE - ELEVATIONS
2_21_07	A1103	E			



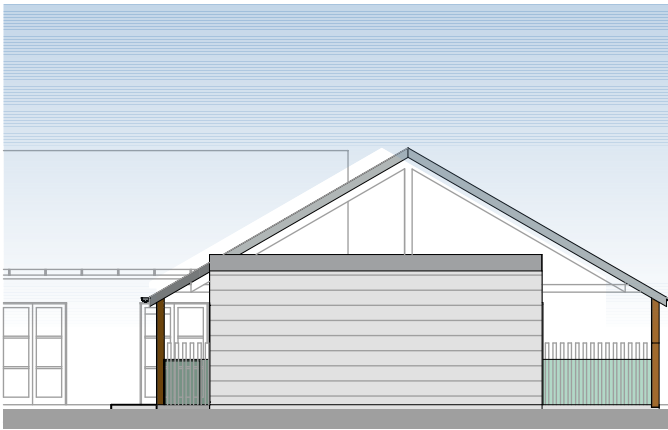
COMMUNITY CENTRE - POOL
1:200



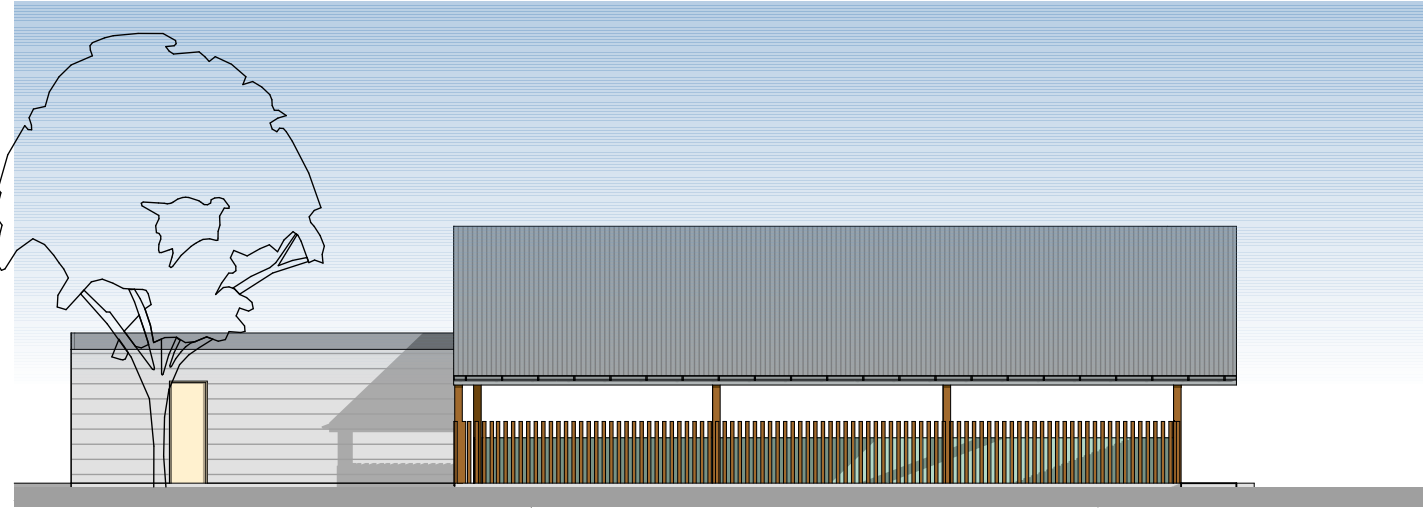
COMMUNITY CENTRE - ROOF PLAN
1:200



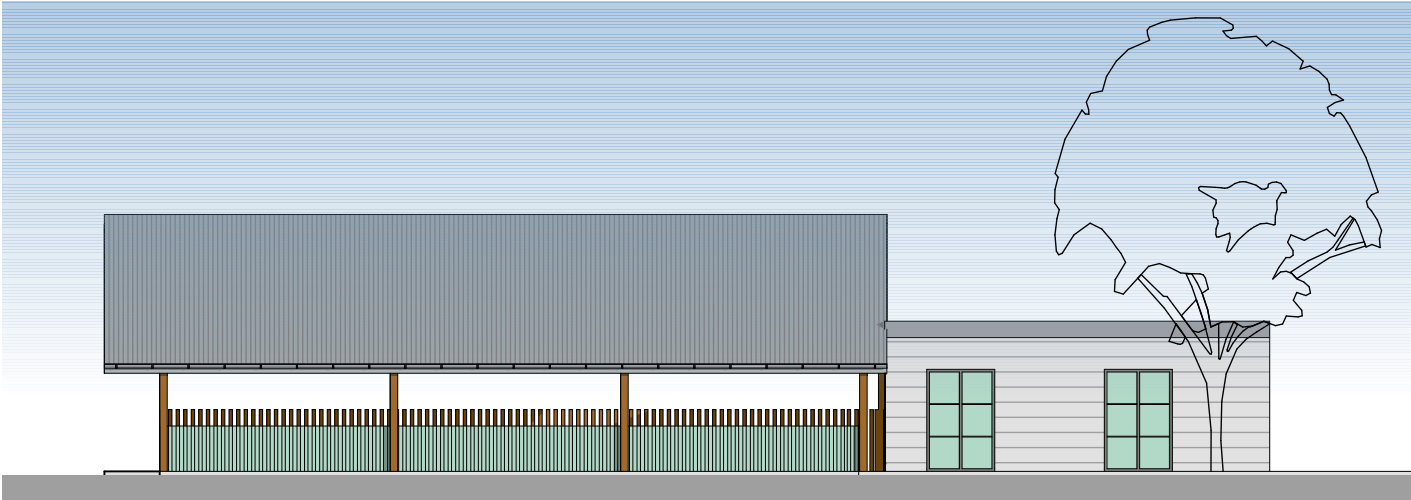
SOUTH
1:200



NORTH
1:200



WEST
1:200



EAST
1:200

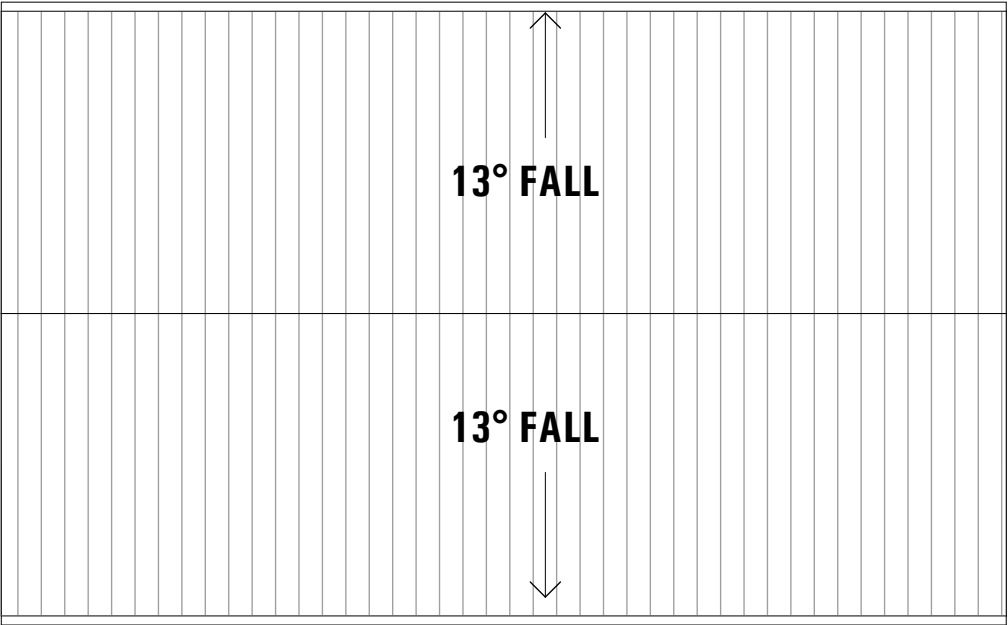
ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
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Do not scale drawings
Verify all dimensions on site

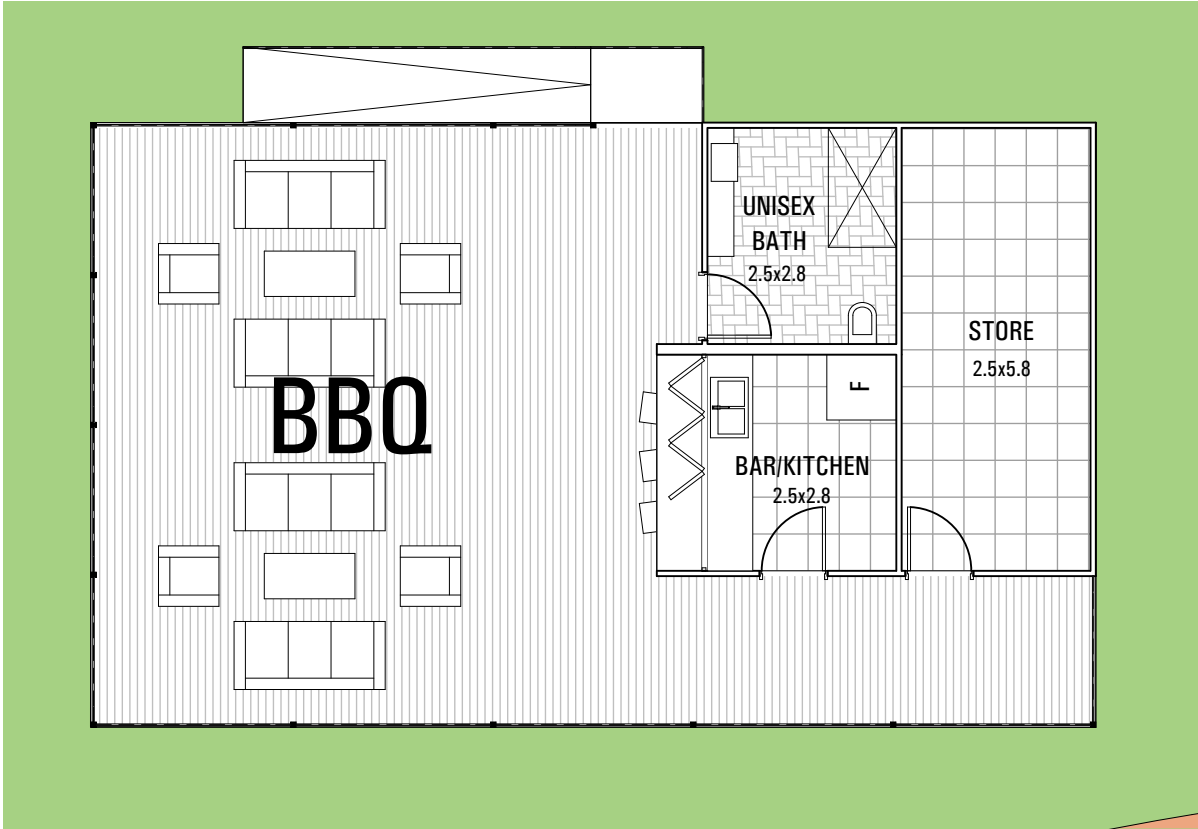
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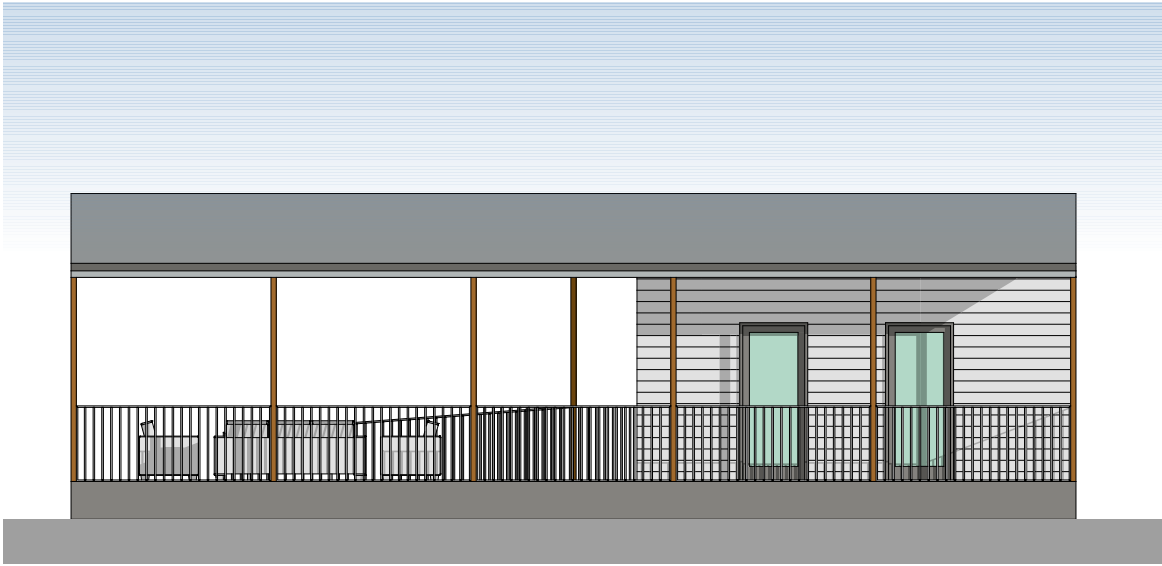
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date 13.07.2021	scale @A3 1:200		MUDGE
project no 2_21_07	drawing no A1104	issue E	drawing POOL - FLOOR PLANS & ELEVATIONS



BBQ - ROOF PLAN
1:100



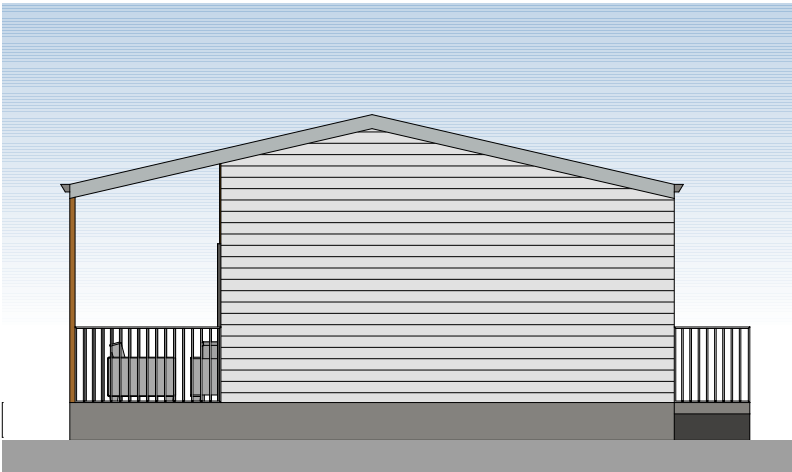
BBQ - FLOOR PLAN
1:100



SOUTH1
1:100



BBQ - FLOOR PLAN
1:100



BBQ - FLOOR PLAN
1:100



NORTH1
1:100

ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
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F	ISSUE F	24.08.2021			
Do not scale drawings					
Verify all dimensions on site					

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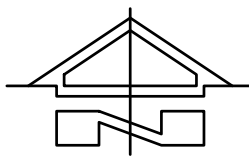
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date 13.07.2021	scale @A3 1:100		MUDGE
project no 2_21_07	drawing no A1105	issue E	drawing BBQ - FLOOR PLANS & ELEVATIONS

Attachment D: Civil Plans

RESIDENTIAL DEVELOPMENT
LOT 3&4 DP1130059, LOT B DP162225
38 SPRING FLAT ROAD, MUDGEE
CIVIL DRAWINGS

DRAWINGS LIST

- C1.00 COVER SHEET
- C1.01 GENERAL NOTES
- C2.00 EXISTING SITE PLAN
- C3.00 CONCEPT CIVIL PLAN
- C4.00 STORMWATER MANAGMENT PLAN
 - C4.01 CONCEPT FLOOD MITIGATION PLAN
 - C4.02 STORMWATER DETAILS
- C5.00 CONCEPT SERVICING PLAN
 - C5.01 FLOOD EVACUATION PLAN
 - C5.02 SEWER LONG SECTION



LOCATION PLAN
N.T.S.

NOTE:
THIS IS A PLANNING DRAWING ONLY, FOR THE PURPOSE OF
CONCEPTUAL DESIGN AND/OR PLANNING. FURTHER DETAILED
ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING
AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO
CONSTRUCTION CERTIFICATE AND FOR CONSTRUCTION ISSUE.

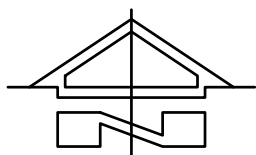
NOT FOR CONSTRUCTION



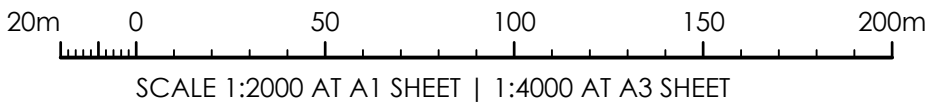
NOTE:

1. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA IF SHOWN, SHOULD BE TAKEN AS A GUIDE ONLY.
2. REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).
3. NO UNDERGROUND SERVICES HAVE BEEN LOCATED.
4. TBM 100.00 - PAINT MARK ON TOP OF CABLE MARKER LID

LEGEND - EXISTING	
SYMBOL	DESCRIPTION
	SPOT LEVEL
	CONTOUR MAJOR (Xm)
	CONTOUR MINOR (Xm)
	FENCE
	BOUNDARY
	DRAINAGE LINE
	SEWER LINE
	WATER LINE
	ELECTRICITY UNDERGROUND
	ELECTRICITY OVERHEAD
	TELSTRA LINE
	GAS LINE
	ROAD CENTRELINE
	TREE



EXISTING SITE PLAN
SCALE 1:2000 AT A1



ISSUED FOR APPROVAL	09.12.21	D	J.I.D
ISSUED FOR APPROVAL	04.09.21	C	J.I.D
ISSUED FOR APPROVAL	15.07.21	B	J.I.D
ISSUED FOR APPROVAL	15.03.21	A	J.I.D
AMENDMENTS	DATE	ISSUE	BY

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ARCHITECT
RUSSELL PRESCOTT ARCHITECTS
SUITE 4, BUILDING B,
37 ALEXANDRIA STREET
HUNTERS HILL NSW 2110

CLIENT
LINCOLN PLACE
GROUND FLOOR
137 MACQUAIRE STREET
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEES NSW

DESIGNED	DRAWN	DATE	SIZE	CAD REF
J.I.D.	J.I.D.	APR 22	SIZE	TX15448.00- C01



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PO BOX 1075, MUDGEES NSW 2850

TO BE PRINTED IN COLOUR

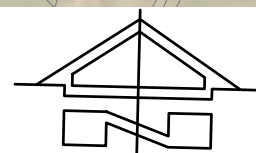
DRAWING TITLE
EXISTING SITE PLAN

PROJECT No. **TX15448.00 - C2.00** DRAWING No. **D** ISSUE



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SERVICES NOTE:
1. EXISTING SERVICES SHOWN ARE BASED ON SURVEY DATA RECEIVED BY THIS OFFICE.
2. ALL EXISTING SERVICES ARE SHOWN DIAGRAMMATIC ONLY. ALL SERVICES ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.



SITE CIVIL WORKS PLAN
SCALE 1:2000 AT A1

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20.0m 0.0 40.0 80.0 120.0 160.0 200.0m
SCALE 1:2000 AT A1 SHEET | 1:4000 AT A3 SHEET

ISSUED FOR APPROVAL	09.12.21	D	J.D.
ISSUED FOR APPROVAL	04.04.22	G	J.D.
ISSUED FOR APPROVAL	29.03.22	F	J.D.
ISSUED FOR APPROVAL	20.12.21	E	J.D.
AMENDMENTS	DATE	ISSUE	BY

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ARCHITECT
RUSSELL PRESCOTT ARCHITECTS
SUITE 4, BUILDING B,
37 ALEXANDRIA STREET
HUNTERS HILL NSW 2110

CLIENT
LINCOLN PLACE
GROUND FLOOR
137 MACQUAIRE STREET
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEES NSW

DESIGNED J.I.D. DRAWN J.I.D. DATE APR 22 SIZE SIZE CAD REF TX15448.00- C01



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DRAWING TITLE
SITE CIVIL WORKS PLAN

PROJECT No. TX15448.00 - C3.00 DRAWING No. ISSUE G

LEGEND - STORMWATER

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR MINOR - 1m
	EXISTING CONTOUR MAJOR - 5m
	SITE AREA DRAINING TO BASINS 3 & 4
	SITE AREA DRAINING TO BASINS 1 & 2
	OVERLAND FLOW PATH



WARNING:
BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF SERVICES IF SHOWN, ARE INDICATIVE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES HAVE BEEN DOCUMENTED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE WORKS AFFECTED AREAS PRIOR TO ANY ON-SITE EXCAVATION.

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SITE STORMWATER MANAGEMENT PLAN

SCALE 1:2000 AT A1

INTERNAL SITE STORMWATER SUMMARY				
BASIN	VOLUME REQUIRED	VOLUME AVAILABLE	INFLOW	OUTFLOW
1	3000	800 APPROX	2.12m³/s	0.5m³/s
2		2500 APPROX		
3	3500	1400 APPROX	2.47m³/s	0.3m³/s
4		2500 APPROX		

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20.0m 0.0 40.0 80.0 120.0 160.0 200.0m
SCALE 1:2000 AT A1 SHEET | 1:4000 AT A3 SHEET

ISSUED FOR APPROVAL	09.12.21	D	JID
ISSUED FOR APPROVAL	04.09.21	C	JID
ISSUED FOR APPROVAL	06.04.22	F	JID
ISSUED FOR APPROVAL	29.03.22	E	JID
AMENDMENTS	DATE	ISSUE	BY

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ARCHITECT
RUSSELL PRESCOTT ARCHITECTS
SUITE 4, BUILDING B,
37 ALEXANDRIA STREET
HUNTERS HILL NSW 2110

CLIENT
LINCOLN PLACE
GROUND FLOOR
137 MACQUAIRE STREET
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEES NSW

DESIGNED J.I.D. DRAWN J.I.D. DATE APR 22 SIZE SIZE CAD REF TX15448.00- C01



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DRAWING TITLE
**SITE STORMWATER
MANAGEMENT PLAN**

PROJECT No. TX15448.00 - C4.00 DRAWING No. ISSUE F

LEGEND

1% AEP Depths
Depth/Maximums



MODELLING NOTES

FLOOD MODELLING NOTES:

1. FLOWS THROUGH SITE BASED ON CALCULATED FLOW RATES. CONFIRMATION OF FLOW RATES TO BE PROVIDED TO ENSURE CONCURRENCE WITH MUDGEE FLOOD STUDY ONCE PUBLICALLY AVAILABLE.
2. FOR ALL MODELLING NOTES REFER TO TRIAXIAL CONSULTING REPORT TX15448.00
3. TUFLOW MODEL PREPARED USING AVAILABLE LIDAR SURFACE DATA PROVIDED BY E.L.V.I.S. WEBSITE.

WARNING:

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EXTENT OF 1%AEP
INUNDATION

STORMWATER MANAGEMENT PLAN

SCALE 1:2000 AT A1

NOTE:
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20.0m 0.0 40.0 80.0 120.0 160.0 200.0m

SCALE 1:2000 AT A1 SHEET | 1:4000 AT A3 SHEET

ISSUED FOR APPROVAL - UPDATED LAYOUT	29.03.22	E	J.I.D
ISSUED FOR APPROVAL - UPDATED LAYOUT	09.12.21	D	J.I.D
ISSUED FOR APPROVAL	04.09.21	C	J.I.D
ISSUED FOR APPROVAL	15.03.21	A	J.I.D
AMENDMENTS	DATE	ISSUE	BY

NOT FOR CONSTRUCTION

ARCHITECT
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SUITE 4, BUILDING B,
37 ALEXANDRIA STREET
HUNTERS HILL NSW 2110

CLIENT
LINCOLN PLACE
GROUND FLOOR
137 MACQUAIRE STREET
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEE NSW

DESIGNED
J.I.D.

DRAWN
J.I.D.

DATE
APR 22

SIZE
SIZE

CAD REF
TX15448.00- C01



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CONSULTING

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PO BOX 1075, MUDGEE NSW 2850

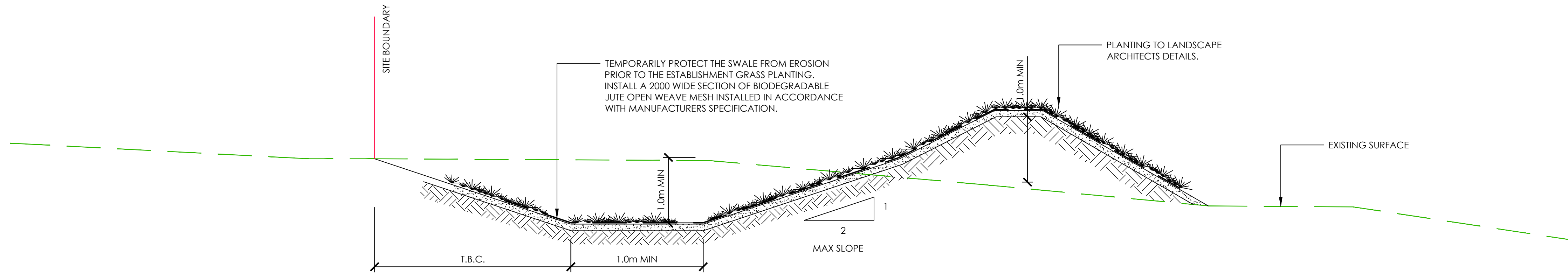
TO BE PRINTED IN COLOUR

DRAWING TITLE
FLOOD MITIGATION MEASURES

PROJECT No.
TX15448.00 - C4.01

DRAWING No.
E

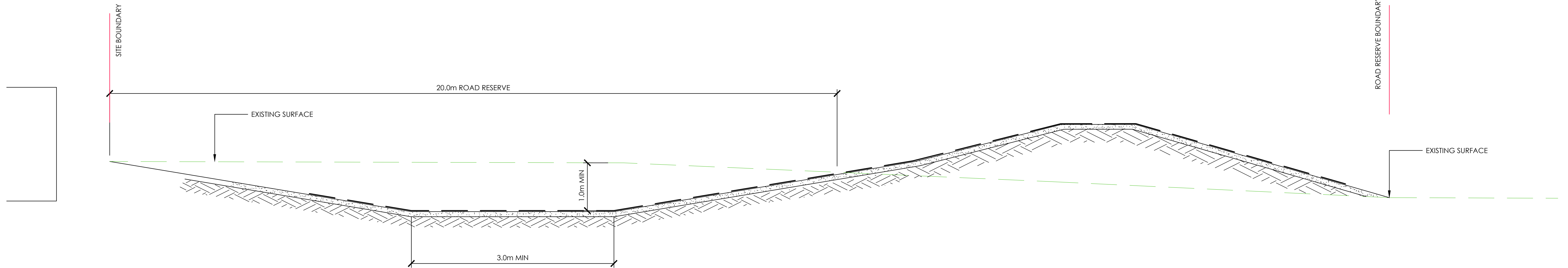
ISSUE



SECTION NTS
DIVERSION BANK

A
C4.00

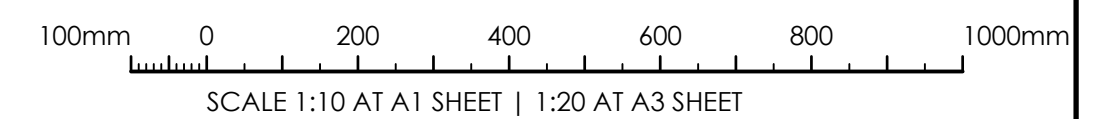
NOTE: FINAL SWALE DESIGN INCLUDING SCOUR AND EROSION PROTECTION TO BE CONFIRMED



SECTION NTS
DIVERSION BANK

B
C4.00

NOTE: FINAL DESIGN INCLUDING SCOUR AND EROSION PROTECTION TO BE CONFIRMED



ISSUED FOR APPROVAL	09.12.21	D	J.I.D
ISSUED FOR APPROVAL	04.09.21	C	J.I.D
ISSUED FOR APPROVAL	15.03.21	A	J.I.D
AMENDMENTS	DATE	ISSUE	BY

NOT FOR CONSTRUCTION

ARCHITECT
RUSSELL PRESCOTT ARCHITECTS
SUITE 4, BUILDING B,
37 ALEXANDRIA STREET
HUNTERS HILL NSW 2110

CLIENT
LINCOLN PLACE
GROUND FLOOR
137 MACQUAIRE STREET
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEE NSW

DESIGNED J.I.D.	DRAWN J.I.D.	DATE APR 22	SIZE SIZE	CAD REF TX15448.00- C01
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DRAWING TITLE
CIVIL DETAILS

PROJECT No. **TX15448.00 - C4.02** DRAWING No. **D** ISSUE

LEGEND

1% AEP Depths
Depth/Maximums



EVACUATION NOTES

1. SHELTER IN PLACE NOT CONSIDERED. SHELTER IN PLACE POSSIBLE DURING 1% EVENT AS SITE WILL NOT BECOME INUNDATED.
2. SAFE TRAVEL ASSUMED FOR SMALL VEHICLES WITH FLOOD DEPTH OF FLOW BELOW 0.3m DEEP AND VELOCITY LESS THAN 1m/s

WARNING:

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FLOOD DEPTH ALONG SPRING FLAT ROAD APPROXIMATELY 0.2m DEEP. EVACUATION POSSIBLE FOR TRAVEL ALONG SPRING FLAT ROAD

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FLOOD EVACUATION PLAN

SCALE 1:2000 AT A1

20.0m 0.0 40.0 80.0 120.0 160.0 200.0m

SCALE 1:2000 AT A1 SHEET | 1:4000 AT A3 SHEET

ISSUED FOR APPROVAL
ISSUED FOR APPROVAL
AMENDMENTS

29.03.22
30.09.21
DATE
B
A
J.L.D.
J.L.D.
BY

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CLIENT
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137 MACQUAIRE STREET
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEES NSW

DESIGNED J.L.D.
DRAWN J.L.D.
DATE APR 22
SIZE
CAD REF TX15448.00- C01



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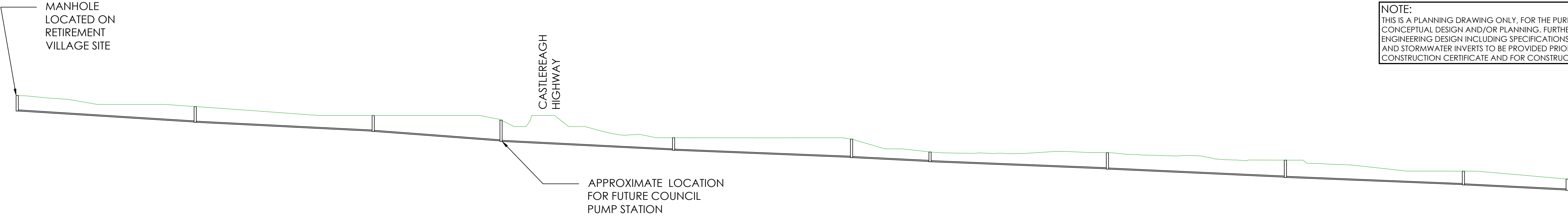
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DRAWING TITLE
FLOOD EVACUATION PLAN

PROJECT No.
TX15448.00 - C5.01
DRAWING No.
ISSUE
B

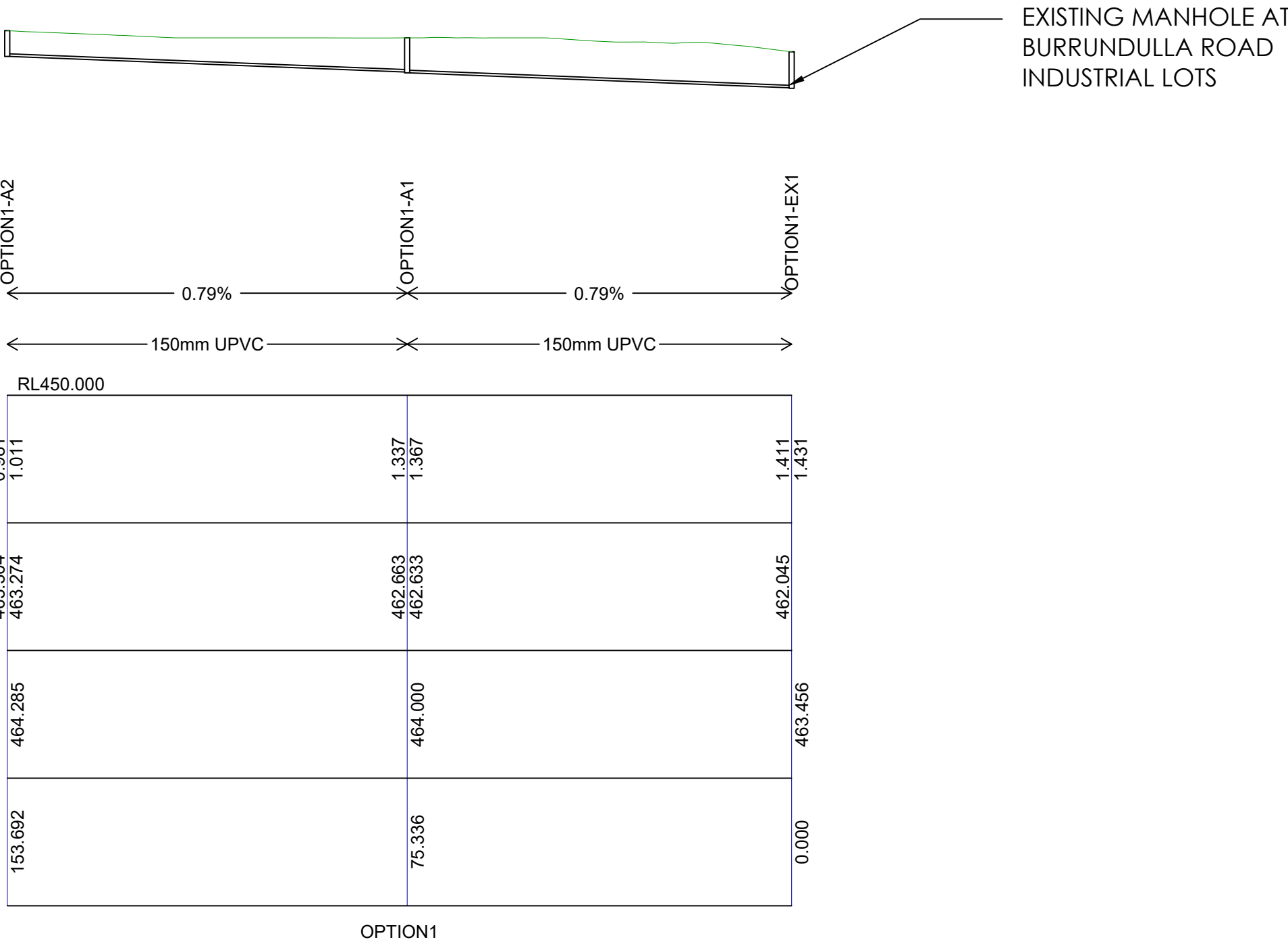
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GRADE	OPTION1-A12 1.25% OPTION1-A11 1.00% OPTION1-A10 1.50% OPTION1-A9 1.00% OPTION1-A8 0.80% OPTION1-A7 1.00% OPTION1-A6 0.80% OPTION1-A5 0.91% OPTION1-A4 0.81% OPTION1-A3 1.00% OPTION1-A2											
PIPE SIZE	150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC 150mm UPVC											
DATUM R.L	RL450.000											
DEPTH TO INVERT	1.398	1.388 1.418	1.404 1.434	1.887 1.917	1.096 1.126	1.639 1.669	0.851 0.882	1.448 1.478	1.529 1.559	1.211 1.241	0.981 1.011	
INVERT LEVEL	470.404	469.116 468.386	468.596 468.566	467.719 467.669	466.904 466.874	466.242 466.212	465.889 465.839	465.209 465.179	464.459 464.429	463.789 463.759	463.304	
SURFACE LEVEL	471.802	470.804	470.000	469.586	468.000	467.881	466.720	466.657	465.988	465.000	464.285	
CHAINAGE	850.336	770.336	690.336	632.866	555.336	475.336	440.057	360.336	280.336	200.336	153.692	

OPTION1
SEWER LONG SECTION
GRAVITY MAIN



ISSUED FOR APPROVAL
21.03.22 B J.I.D.
28.02.22 A J.I.D.
AMENDMENTS DATE ISSUE BY

NOT FOR CONSTRUCTION

ARCHITECT
RUSSELL PRESCOTT ARCHITECTS
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LINCOLN PLACE
GROUND FLOOR
137 MACQUAIRE STREET
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEE NSW

DESIGNED J.I.D. DRAWN J.I.D. DATE APR 22 SIZE SIZE CAD REF TX15448.00- C01



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DRAWING TITLE
SEWER LONG SECTION

PROJECT No. TX15448.00 - DRAWING No. C5.02 ISSUE B

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EXISTING WATER MAIN
CONNECTION POINT.
PROVIDE Ø150mm
LINE TO DEVELOPMENT

NEW Ø150mm WATER
MAIN TO SERVICE ENTIRE
DEVELOPMENT

CONNECTION POINT AT
EXISTING SEWER MAINS
BETWEEN EXISTING
MANHOLES
KM05 - KM04

LEGEND

SYMBOL	DESCRIPTION
	EXISTING SPOT LEVEL
	EXISTING CONTOUR MINOR - 1m
	EXISTING CONTOUR MAJOR - 5m
	PROPOSED NEW SEWER MAIN
	PROPOSED NEW WATER MAIN
	APPROXIMATE BIODIVERSITY VALUES EXTENT

SEWER SERVICING DESIGN NOTES:

SEWER CAPACITY DETERMINED BASED ON "EQUIVALENT POPULATION" METHOD OUTLINED IN WSA02-2002

- 204 DWELLINGS PROPOSED TO BE SERVICED IN THE DEVELOPMENT.
- EQUIVALENT POPULATION (EP) ACCORDING TO WSA SEWERAGE CODE OF AUSTRALIA WSA02-2002:
 - POPULATION OF 3 PEOPLE PER DWELLING, ALLOWANCE FOR STANDARD RESIDENTIAL DWELLING ACCORDING TO WSA. POPULATION DENSITY OF MANUFACTURED HOME ESTATE DEVELOPMENTS EQUIVALENT TO 1.7 PEOPLE PER DWELLING.
 - TOTAL POPULATION FOR 204 DWELLINGS = 618
 - ALLOWANCE FOR COMMUNITY CENTRE BASED ON WSA02 TABLE A1 FOR COMMERCIAL /SPECIAL CASES = 75 EP PER GROSS HECTARE OF LOCAL COMMERCIAL AREA. TOTAL COMMUNITY AREA = 0.5Ha (INCLUDING ALL SITE RECREATIONAL AND COMMUNITY FACILITIES). EP = 38 EP.
 - TOTAL DEVELOPMENT SITE EP = **656 (ACCORDING TO WSA)**
 - TOTAL DEVELOPMENT SITE EP = 389 (ACCORDING TO SIMILAR MHE DEVELOPMENTS)
- ADJACENT SITES ZONED RESIDENTIAL
 - RU4 ZONING. POTENTIAL LOADING = 25 EP PER GROSS HECTARE
 - ALLOWS FOR AREA ON LOT 2, DP1079362, LOT 1 DP1096525, LOT 40 DP1124695, KNOWN AS 18 CASTLEREAGH HIGHWAY, 134 LIONS DRIVE, 16 SPRING FLAT ROAD. AREA = 8.2Ha
 - LOADING = **205 EP (MAXIMUM)**

TOTAL REQUIRED POPULATION LOADING = **861 (ACCORDING TO WSA)**
TOTAL REQUIRED POPULATION LOADING = **594 (ACCORDING TO SIMILAR MHE DEVELOPMENTS)**

DESIGN FLOW ESTIMATION
DETERMINED USING WSA GUIDELINES TO CONFIRM PIPE SIZE OF 300mm DIAMETER UPVC SEWER MAIN. PIPE CHECKED FOR SELF-CLEANSING, SEPTICITY AND MINIMUM AIR SPACE AS REQUIRED. DESIGN VALUES CHECKED USING COLEBROOK-WHITE METHOD WITH $K_c = 1.5$.

Ø300mm UPVC MAXIMUM EP LOADING = **3200**

DESIGN FLOW = IIF + PDWF + GWI

- IIF = INFLOW AND INFILTRATION (RAINFALL DEPENDENT)
 - $IIF = 0.028 \times A_{eff} \times C \times I$
 - A_{eff} = ASSUMED $A = 11.1Ha$
 - $C = 1.6$ (ASSUMED HIGH IMPACT FOR SOIL ASPECT AND NETWORK DEFECTS - CONSERVATIVE)
 - $I = 28mm/hr$ (MUDGEE AREA TYPICAL)
 - $IIF = 13.92L/s$
- PDWF = PEAK DRY WEATHER FLOW
 - $= d \times ADWF$
 - $ADWF = 0.0021L/s \times EP = 1.81L/s$
 - $d = [11.1Ha] = 3.5$
 - $PDWF = 6.33L/s$
- GWI = $0.025 \times A \times \text{Portion}_{wet}$
 - $= 0.025 \times 11.1 \times 0.7$ (ASSUMES 70% OF SEWER LINE INUNDATED BY WATER TABLE LEVEL)
 - $GWI = 0.19L/s$

DESIGN FLOW = $13.92 + 6.33 + 0.19 = \mathbf{20.45L/s}$

- MINIMUM AIR SPACE
 - AT PDWF, FLOW LIMITED TO 60% OF PIPE DIAMETER
 - $PDWF = 6.33L/s$, FLOW DEPTH CALCULATED AT 60mm = 20% OF PIPE DIAMETER = ACCEPTABLE FOR MINIMUM AIR SPACE
- SELF CLEANSING
 - MINIMUM GRADE = 0.8%
 - REQUIRED $= v = 0.7m/s$ AT $PDWF + GWI = 0.7m/s$ AT 6.52L/s
 - $v = 0.71m/s$ AT 6.52L/s (COLEBROOK WHITE) = ACCEPTABLE FOR SELF-CLEANSING
- MAXIMUM GRADE FOR SEPTICITY
 - MAX. VELOCITY = 3.0m/s
 - DESIGN GRADE MAXIMUM = 1.5%
 - MAX DESIGN VELOCITY AT DESIGN FLOW = 1.93m/s = ACCEPTABLE FOR SEPTICITY

ADOPTED PIPE SIZE 300mm DIAMETER SUITABLE FOR CAPACITY AT DESIGN FLOW BASED ON ASSESSMENT WITH ALL WSA DESIGN CRITERIA

25.0m 0.0 50.0 100.0 150.0 200.0 250.0m
SCALE 1:2500 AT A1 SHEET | 1:5000 AT A3 SHEET

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CONCEPT SERVICING PLAN

SCALE 1:2500 AT A1

ISSUED FOR APPROVAL	29.03.22	I	JLD
ISSUED FOR APPROVAL	21.03.22	H	JLD
ISSUED FOR APPROVAL	27.04.22	K	JLD
ISSUED FOR APPROVAL	06.04.22	J	JLD
AMENDMENTS	DATE	ISSUE	BY

NOT FOR CONSTRUCTION

ARCHITECT
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PROJECT
RESIDENTIAL DEVELOPMENT
38 SPRING FLAT ROAD
MUDGEE NSW

DESIGNED JLD. DRAWN JLD. DATE APR 22 SIZE SIZE CAD REF TX15448.00- C01



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DRAWING TITLE
SITE SERVICING PLAN

PROJECT No. TX15448.00 - C5.00
DRAWING No. K
ISSUE