



**ATTACHMENTS TO REPORTS –
Item 10.1 – DA 16/0233 Proposed Six Lot
Subdivision “Warrawong” 2 Young Road, Moss
Vale**

ORDINARY COUNCIL MEETING

Wednesday 22 June 2016

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Attachments to Reports

Item

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ATTACHMENTS TO REPORT

Item 10.1

DA 16/0233 Proposed Six Lot Subdivision "Warrawong" 2 Young Road,
Moss Vale

Attachment 1

Proposed Subdivision Layout

Attachment 2

Locality Plan

Attachment 3

Draft Consent Conditions

Attachment 4

Tree Location Plan

10.1 DA 16/0233 Proposed Six Lot Subdivision "Warrawong" 2 Young Road, Moss Vale

ATTACHMENT 1 Proposed Subdivision Layout



ATTACHMENT 1



(A) EASEMENT TO DRAIN WATER 2 WIDE (PROPOSED)

(B) BUILDING ENVELOPE (PROPOSED)

C Survey Added 08/06/16 JC
 B Lots & BE's Amf'd 01/06/16 JC
 A Initial Issue 18-5-16 JC



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WINGECARRIBEE SHIRE COUNCIL DA: -
LOT 2, DP 616479
YOUNG ROAD,
MOSS VALE
 done: **S.J. WELLARD**

PROPOSED
SUBDIVISION PLAN

SCALE: 1:1000 METRES

designed R.J.A.	A4 sheet	revision C
drawn: J.C.	Job Drawing Number	
checked: R.A.	1541	
datum: A.H.D.	DA02	
date: 08/06/16	sheet 1	sheets 1

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Attachment 2 – Locality Plan





ATTACHMENT 3

GENERAL – DEVELOPMENT CONSENT CONDITIONS

ADMINISTRATION AND COMPLIANCE

Compliance

1. Approved Development

The development shall be generally in accordance with development application number DA16/0233 submitted by the applicant on 30 April 2014 and in accordance with the submitted supporting documentation.

Drawing No.	Revision/ Issue	Name of Plan	Date
Subdivision Plans prepared by Civil Development Solutions.			
1541 DA 02	C	Proposed Subdivision Sheet 1	8/06/2016
1541 CD01	B	Concept Erosion Sediment Control Plan (ESCP) Sheet 2	8/03/2016
1541 CD01	B	Concept Erosion Sediment Control Plan (ESCP) Sheet 3 (2 nd part)	8/03/2016
1541 CD01	B	Concept Drainage Plan Sheet 1	8/03/2016
Statement of Heritage Impact by Pip Giovanelli dated 6 June, 2016			
Statement of Environmental Effects by Richard Anderson, Civil Development Solutions, Issue A dated March (Amended May), 2016 Ref 1541.			

except where amended by any conditions below.

2. Inconsistencies between Notice of Determination and Plans

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail to the extent of the inconsistency.

3. Qualifications and Responsibility for Documentation

Council requires that all design plans be prepared to Council's standards by a person, who has proven experience and suitable relevant qualifications in the preparation of plans specifications and any other relevant documentation for the approved development. All of these requirements are outlined in Council's Engineering Policies.



The Developer will be responsible for the correctness of all information contained in the drawings, specifications or any other documentation. The Council will not accept responsibility for any errors or inaccuracies that may be found in such documents, regardless of whether these documents have been checked and/or approved by Council.

4. Responsibility for Works

The Council will hold the Developer (Applicant/Owner), to whom the subdivision approval was issued, solely responsible for constructing the required development works to Council's satisfaction and maintaining them during any specified period.

5. Developers Representative during Construction of Works

A minimum of 48 hours prior to commencement of any construction works on site the Developer must nominate to Council in writing their representative (Construction Supervisor) who will be responsible for all aspects of construction and site control, including Traffic Control, Sediment and Erosion Control and liaison with Council Officers and all other Authorities.

Details to be submitted include:-

- Name of Representative:
- Company :
- Position:
- Contact Ph:
- Contact Fax:
- After Hours Contact:
- Signature of Representative:
- Signature & Acceptance of representative by the Developer:
- Council requires that the nominated " Construction Supervisor" either hold qualifications acceptable for Corporate Membership of the Institute of Engineers, Australia, or be Approved by the Director and/or has proven experience and suitable relevant qualifications for the control, supervision and management of civil engineering works as required for carrying land development.

Prior to commencing any works on site the representative shall:-

- Inform Council in writing of their intention 7 days before entering the site.
- Submit to Council a proposed Schedule of Works.

The Developer may be required to arrange for Council to peruse all other contract documentation **PRIOR TO THE CONTRACTOR ARRIVING ON SITE TO COMMENCE WORK** (Schedule of Works, Specifications, Bill of Quantities, Traffic Control Plan and Soil and Water Management Plan).

Failure to comply with the requirements as set out above will result in an immediate stop work order.



6. Hours of Construction Works

In order to minimise impacts upon the locality construction activities must be limited to between 7.00am - 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no work on Sundays and public holidays. Any variation of these hours will only occur with Council's consent.

7. Workers Compensation & Public Liability

It is the Developer's responsibility to ensure that Contractors engaged to carry out works indicated on the approved plans carries current Workers Compensation Insurance and hold Public Liability Insurance for \$20,000,000 cover.

8. Construction Certificate (Subdivision)

Subdivision work in accordance with the consent must not be commenced until a Construction Certificate has been applied for and issued by Council, pursuant to Section 81A (4) (a, b & c) of the *Environmental Planning and Assessment Act 1979*. The application for a Construction Certificate needs to be accompanied by detailed engineering plans and specifications and completed design checklists found in Council's Engineering Policies. The Construction Certificate fee is payable at time of lodgement of the application.

9. Subdivision Certificate

In accordance with Section 109J of the *Environmental Planning and Assessment Act 1979* an application for a Subdivision Certificate along with a Linen Plan suitable for lodgement with Land and Property Information NSW plus eight (8) copies and relevant other documentation, will be made on the completion of works and the relevant application fee paid. All works specified in Council's Development Consent and approved Construction Certificate plans must be completed and all Development Consent conditions complied with prior to making a Subdivision Certificate application.

Land Title

10. Permanent Road Survey Marks

The provision by the Developer of road permanent survey marks to the satisfaction of the Director Environment and Planning.

11. Stormwater Facilities Maintenance

The creation of a "Positive Covenant" on the linen plan and title of proposed Lots showing the location of stormwater facilities and requiring that the proposed stormwater facilities be maintained in a safe and functional manner. In addition, the Section 88B Instrument is to make provision for Council to conduct maintenance on the subject stormwater facilities at the owner's expense if the stormwater facilities are not maintained to the agreed standard. Details shall be provided for the approval of the Council **WITH THE APPLICATION FOR A SUBDIVISION CERTIFICATE.**

12. Stormwater Facilities Alterations

The creation of a "Restriction as to User" on the linen plan and title of proposed Lots to prevent any change in shape or alteration in structure of the proposed stormwater facilities after the final approval of the structure has been given by Council. Details shall be provided for the approval of the Council **WITH THE APPLICATION FOR A SUBDIVISION CERTIFICATE**.

13. Dedication of Right of Carriageway / Easements

The creation or obtaining by the Applicant of the following easements and right of carriageways at the Applicant's expense **WITH THE APPLICATION FOR A SUBDIVISION CERTIFICATE**:

- (a) Right of carriageway and easement for services 12.5 metres wide over proposed Lot 4 in favour of proposed Lots 4 and 6.
- (b) Right of carriageway and easement for services 7.0 metres wide over proposed Lot 3 in favour of proposed Lots 2 and 4.
- (c) Interallotment drainage easements over proposed Lots 2,3,4 and 6 in favour of Lots 1, 2, 3, 4 and 5 a minimum of 2.0 metres wide.

14. Section 88B Instrument - Various

The linen plans of subdivision shall be accompanied by a Section 88B Instrument benefitting Wingecarribee Shire Council, which requires:

- (a) Dwelling houses to be single storey only (roof space may be used as a second habitable level). *Dwellings shall be designed with a full or partial encircling verandah as apparent on both Warrawong House and Cottage to reflect the historic form and character of these buildings.*
- (b) Fencing shall be restricted to 1.2m high post and wire / post and rail fencing with hedging so as to maintain the semi rural character of the site.
- (c) Roof cladding of dwellings to be terra – cotta tiled with a main roof pitch between 27.5 – 35 degrees (a shallower pitch will be accepted for skillion verandah roofs);
- (d) External cladding of dwellings to be rough cast render and/ or textured bagging or weatherboard as per the existing materials used in the Warrawong house. Limited use of face brick and other materials may be appropriate, however buildings should generally utilise natural materials and finishes;
- (e) Windows to be of a traditional style profile. Large windows can be achieved by repeating smaller glazing units as evident in Warrawong House. Building



elevations not visible to Warrawong House or the Cottage may interpret these character guidelines more liberally;

- (f) Creation of building envelopes as detailed in the approved plan by Civil Development Solutions dated 1 June, 2016;
- (g) Tree removal to be restricted to the building envelopes, right of accesses and easements for services (all others to be retained, removal subject to Council approval).
- (h) Crushed granite paving for driveways and paths within each Lot shall be used to reflect existing landscape character.
- (i) Garages to be free-standing or within an attached wing. Garages should be designed with a lower roof and gutter-line than the main dwelling to reflect traditional proportions of a garage as a 'lesser' structure.
- (j) Landscape species may be based on the existing garden species or be native plants of a complimentary form and character. Each development application for a dwelling shall be accompanied by a landscape plan showing additional plantings. Landscape plans shall indicate all ground surface materials, noting that it is not appropriate to have large areas of reflective hard-standing within the subdivision.

Full details, including draft Section 88B Instrument, shall be submitted for the approval of the Delegate of the General Manager **WITH THE APPLICATION FOR A SUBDIVISION CERTIFICATE.**

Protection of Council Assets

15. Provision of Services

Provision of a separate access, sewer connection, stormwater drainage connection, water service and electricity supply to each allotment within the subdivision at the Developer's expense **PRIOR TO RELEASE OF THE SUBDIVISION CERTIFICATE.**

16. Maintenance and Bond for Public Assets

The Developer shall at their own expense maintain all civil works constructed by them which will fall into Council's care with respect to the subdivision for a period of twelve (12) months after the date of the signing of the Subdivision Certificate or approval for occupation of the development. Prior to the issue of any Subdivision or Occupation Certificate the Developer shall lodge a cash bond with regard to maintenance of the public assets constructed in an amount equal to 5% of the total engineering works with a minimum bond value of \$1,000. The bond shall be assessed by Council for release after the twelve (12) month period on request by the Developer.



17. Developer Must Advise of Damage to Property

The Developer must advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site. Failure to identify existing damage will result in all damage detected after completion of the work being repaired at the Developer's expense.

ENVIRONMENTAL MANAGEMENT

Sediment and Erosion Control

18. Erosion Control

In addition to measures outlined in the Concept Erosion and Sediment Control Plan – Drawing No. 1541 – CD01 - Issue (C) prepared by Civil Development Solutions and dated 11 May 2016 and to minimise soil erosion and sediment movement during construction, the following measures shall be implemented:-

- (a) Removal and/or disturbance of vegetation shall be confined to within two metres of the site of required works and the site(s) of permanent accessways.
- (b) Topsoil stripped from the construction site shall be stockpiled and protected from erosion until re-use during landscaping. Soil is to be retained within the property.
- (c) Stockpiles of construction and landscaping materials, and of site debris shall be located clear of drainage lines and in such a position that they are protected from erosion and do not encroach upon any footpath, nature strip or roadway.
- (d) Vehicular access shall be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where sediment is deposited on adjoining roadways the same shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.
- (e) All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for more than 14 days or such other period as may be approved after earthworks cease. All driveways and parking areas shall be stabilised with compacted sub-grade as soon as possible after their formation.

19. Erosion Control on Completed Subdivisions

Adequate erosion and sediment control measures are to be maintained in place on the subdivision to the satisfaction of Council until site stabilisation and revegetation is finalised.



CIVIL ENGINEERING WORKS AND SERVICES

20. Provision of Works and Services

The provision, by the Developer, at their expense, of the following works and services to be documented and constructed in accordance with Council's Engineering Policies, to the satisfaction of the Development Control Engineer. **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**, the Developer must obtain approval for the works to be undertaken by submitting adequate documentation including plans, standard notes and completed design checklists, calculations and specifications, to Council which justify that the proposed works are in accordance with all Council's standards and all other relevant Codes and guidelines.

(a) **Stormwater Drainage**

(i) Construction of Stormwater

Provision of adequate stormwater drainage infrastructure (pits/pipes/open channels/detention storage) for the conveyance of stormwater passing through the site from upstream, and sourced from the development to a discharge outlet to be approved by the Development Control Engineer.

(ii) Control of Peak Discharge

Adequate and suitable stormwater drainage infrastructure (OSD Tank/Basin and water quality treatment to ensure the peak discharge from the site is no greater than the pre-developed peak discharge. This infrastructure shall be provided in accordance with Council's Engineering Policies and Concept Drainage Plan prepared by Civil Development Solutions and dated 11 May 2016

(iii) Control of Water Quality

Provision of adequate infrastructure (gross pollutant traps / trash racks / water quality ponds) is to be provided to guarantee satisfactory discharge quality from the site.

(iv) Inter-allotment Drainage for Upstream/Adjoining Property

Inter-allotment drainage is to be provided for all lots that do not drain naturally to a public system (i.e. road, water course etc). All inter-allotment drainage system (pipes, pits, etc) are to be contained within a suitable easement to drain water a minimum of 2 metres wide.

(v) Construction of Kerb & Gutter and Drainage

Concrete kerb and gutter and associated drainage pits in Young Road on the frontage to the development for the adequate discharge of stormwater.



(vi) Infrastructure Maintenance Considerations

The design of all infrastructures shall take into consideration the maintenance aspects and costs associated with the techniques being proposed.

(b) **Access and Roadworks**

(i) Construction of Right of carriage way

Construction of Right of Carriageway surfaced with a suitable 'soft' appearance to complement the landscape scheme to the satisfaction of Council. 'Soft' may be interpreted as exposed gravel aggregate except in heritage areas or sites where decomposed granite is approved. Exposed gravel aggregate should be stabilised with a minimum of 5% cement. Where grades exceed 5% (i.e. 1:20) the pavement is to be sealed for a minimum of 4.5 metres wide within the lots.

(ii) Construction of Road Shoulder

All road shoulder construction is to be in accordance with Council's Engineering Policies.

(a) Construction of road shoulder surfaced with asphaltic concrete in Young Road on the frontage to the subdivision.

(iii) Construction of Footpath in Footway on Frontage

Concrete paving 1.2 meters wide in footway on the frontage to the subdivision in Young Road. The remainder of the footway is to be regraded and grassed.

(iv) Construction of Footway Crossing

Residential vehicular footway crossings in accordance with Standard Drawing Nos SD107 and SD123, for access to the subdivision.

(iv) Approval Required for Work within Road Reserve – Section 138 Roads Act 1993

Where works are proposed within the road reserve, the Developer must obtain approval from Council (as the Roads Authority and / or as required under Section 138 of the *Roads Act 1993*) before any works are undertaken. Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to Council in order to obtain the Section 138 approval:



- A copy of approved design plans related to the development and proposed works to be undertaken.
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "*Traffic Control at Work Sites*". Warning and protective devices shall comply with the provisions of AS1742.3 – 2002 *Traffic Control Devices for Works on Roads*. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, a copy of which is to be submitted with the plan.
- Insurance details – Public Liability Insurance to an amount of \$20 million, to be held by applicant / contractor undertaking the works.

(c) Sewer Mains

(i) Engineering Design

The submission to and approval by the Director Infrastructure Services and Director Environment and Planning of a master plan indicating how the provision of sewer collection is to be carried out including all mains, sidelines pumping station as required. This shall include all existing infrastructure, to which it is proposed to be connected.

The developers shall determine where applicable the normal size of the sewer trunk main required to service any upstream areas which may be developed in the future.

The masterplan shall include details of calculations of the loads adopted for the system and peak flows throughout the system.

(ii) Construction of Sewer Mains

Sewerage mains shall be constructed to serve all lots in the subdivision.

The written permission of those affected landowners, allowing the construction of the sewer works on their property, is to be submitted with the Construction Certificate.

(iii) Construction of Sewer Sidelines

Sidelines and junctions shall be installed for sewer connections to all lots in the subdivision.

Council's application form shall be completed by the Developer and the appropriate fee paid.



If sideline is to be extended from a sewer main in adjoining property, written permission of affected landowner allowing work to be undertaken, is to be submitted with the application form.

(d) Water Mains Supply

(iii) Construction of Water Service

A water service shall be installed to each lot in the subdivision.

Council's application form shall be completed by the Developer and the appropriate fee paid.

General

21. Energy Service Provider Requirements

The provision of underground electricity to service the development in accordance with the requirements of the Energy Service Provider. The Developer prior to release of a Construction Certificate will be required to submit to Council documentary evidence from the Energy Service Provider qualifying that the requirements of that provider have been obtained. The requirements of the supply authority will need to be met prior to occupation of the development or the application for a Subdivision Certificate.

22. Telecommunications Provider / Gas Provider – Where Applicable

The Developer is to obtain the Telecommunications Provider / Gas Provider to ascertain the requirements of the organisations for the development.

Advisory Note:

The Developer is also requested to contact the National Broadband Network Company Ltd in regard to the installation of fibre in all new developments.

23. Works as Executed Plans

Following the completion of the work, one full set of work-as-executed drawings shall be submitted to and retained by Council. Sufficient details including locations and levels of the below ground infrastructure are required in order to enable a complete check of the work as executed as compared to the original approved design. Any deviation from the approved engineering plans shall be shown on the work-as-executed drawings. Each sheet of the drawings shall carry the certification of the developers supervising engineer.

24. Engineering Details in DXF Format

The Developer is to provide a copy of the work as executed information on disk in DXF format **PRIOR TO SUBMISSION OF THE SUBDIVISION CERTIFICATE APPLICATION**, to enable Council to update the Geographical Information System (GIS) to incorporate the subdivision with its asset register. The Developer should contact Council's GIS Officer for further details and technical specifications.

25. Asset Management

The Developer is to provide a detailed summary of the Assets that will fall into Council's care and control at the end of the maintenance period. The details are to be provided in a tabular form so as to allow Council to update its Assets register.

The assets to be identified include;

- Roadways length and width and type of surface
- Drainage systems length and size of pipes, number of pits, total area (m²)
- Sewer

MONETARY CONTRIBUTIONS AND DEVELOPER CHARGES26. Section 94 Contributions

Under Section 94 of the Environmental Planning and Assessment Act 1979 (as amended), Council has satisfactorily determined that Development Contributions are applicable to this development consent, as the development is likely to require the provision of or increase the demand for public amenities and public services within the Wingecarribee Local Government Area.

The following Wingecarribee Shire Council Developer Contributions Plans are applicable to the Development:

- **Roads & Traffic Facilities 2012 to 2031 (Moss Vale Recoup and Future Work & Shirewide Future and Recoup)**
- **Resource Recovery Centre 2009**
- **Central Library Facility**
- **Section 94 Administration 2011 to 2031**
- **Open Space, Recreation, Community & Cultural Facilities 2013 to 2036 (Acquisition, Recoup and Future Works)**

A Developer Charges – Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent. The contributions listed in the Notice of Payment must be paid prior to the release of **Construction** Certificate.

All contributions are indexed quarterly in accordance with upward movements in the Indices as specified in each of the above listed plans; and Section 25I of the Environmental Planning and Assessment Regulation 2000.

Copies of the Contributions Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website www.wsc.nsw.gov.au.

27. Certificate of Compliance

A Certificate of Compliance under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 must be obtained prior to the issue of **Construction** Certificate.

Notes:

Section 64 of the Local Government Act 1993 authorises Council to issue Certificates of Compliance under Section 306 of the Water Management Act 2000. Section 64 of the Local Government Act 1993 also authorises Council to impose pre-conditions to the issuing of Certificates of Compliance.

As a precondition to the issuing of a Certificate of Compliance Council requires the payment of Developer Charges, prior to the issue of **Construction** Certificate, as prescribed by Wingecarribee Shire Council's Development Servicing Plans:

- **Water Supply Development Servicing Plan;**
- **Sewerage Development Servicing Plan; and**
- **Stormwater Development Servicing Plan**

A developer Charges – Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent.

The water, sewer and stormwater head works levies are indexed quarterly in accordance with upward movements in the Consumer Price Index (All Groups, Sydney) as published by the Australian Bureau of Statistics (www.abs.gov.au); and Council's Development Servicing Plans

Copies of Development Servicing Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website www.wsc.nsw.gov.au.

The Water and Sewerage Development Servicing Plans (DSP's) were adopted by Council on 22 November 2006 and came into effect on 1 January 2007. The Stormwater DSP was adopted on 9 November 2010 and came into effect on 8 December 2010. The current charges under these Plans are listed as follows:

CPI Period	Water DSP	Sewer DSP	Stormwater DSP
1 February 2016 to 30 April 2016	\$6,475.11 per ET	\$8,241.07 per ET	\$2,508.22 per ET
Note: The charges shown above are amounts applicable during the stated time period. These amounts will be subject to adjustment quarterly in accordance with upward movements in the Consumer Price Index (CPI) once they become operational. The CPI is published quarterly by the Australian Bureau of Statistics, www.abs.gov.au .			

Should new DSP's be prepared, it is possible that the charges may increase significantly. Draft DSP's must be advertised by Council for a period of 30-days prior to adoption.



Compliance Certificate

Compliance Certificate fees, in accordance with Council's Revenue Policy are as follows and shall be paid prior to the issue of **Construction** Certificate:-

Water \$90 + Sewer \$90 + Stormwater \$90 = \$270.00

Prior to final release, you will need to contact Council's Environmental Assessment Branch for an inspection to ensure that Council will accept the infrastructure constructed. In response, the Development Engineer of Water and Sewer will specify requirements which will have to be met.

In the case of subdivision, the title plan of subdivision will not be certified and released by Council until the Water Management Act charges have been paid and/or secured and the approval of Council has been obtained for all works related to this infrastructure.

In the case of other forms of development, the Construction Certificate will not be issued until the Water Management Act charges have been paid and/or secured and the approval of Council has been obtained.

28. Water NSW

General

- (1) The lot layout of the subdivision shall be as shown on the Plan of Proposed Subdivision prepared by Civil Development Solutions (Dwg. No. 1541 DA01; dated 4/12/2015). No revised lot layout or staging of the subdivision that will impact on water quality, shall be permitted without the agreement of Water NSW.

Reason for Condition 1 - Water NSW has based its assessment under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the subdivision.

Right-of-Accessway

- (2) The right-of-accessway, to provide access to proposed Lots 2, 3 and 4, shall be located and constructed as shown on the Concept Drainage Plan prepared by Civil Development Solutions (Dwg. No. 1541CD01 Rev C; dated 11/05/2016) and be sealed and otherwise constructed in accordance with Council's engineering standards.
- (3) All stormwater structures and drainage works associated with the proposed right-of-accessway shall be wholly included within suitably defined easements.

Reason for Conditions 2 & 3 – To ensure that the right-of-accessway and associated infrastructure will have a sustainable neutral or beneficial impact on water quality during the operational phase of the development.

Stormwater Management

- (4) All stormwater management measures as specified in the MUSIC Model Assessment Report (dated March 2016), amendments dated 11 May 2016, and shown on the Concept Drainage Plan (Dwg. No 1541CD01, Sheet 1, Rev. C;



dated 11/05/16) all prepared by Civil Development Solutions shall be implemented, in particular as elaborated or varied in the following conditions.

- (5) All runoff from the proposed right-of-accessway shall be directed via grass swales to a bioretention basin in proposed Lot 3. The swale shall be constructed and stabilised in accordance with Section 5.4.3 of the NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book" to prevent future erosion.
- (6) The bioretention basins located within the proposed Lots 3 and 5 shall be designed and constructed to capture and treat all runoff from impervious area associated with the subdivision. The bioretention basins shall incorporate the following specifications and requirements:
 - be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems (Payne *et al*, 2015, Melbourne, CRC for Water Sensitive Cities)
 - have a minimum filter area of 10 and 15 square metres for Lots 3 and 5 respectively
 - have an extended detention depth of 400 mm
 - have a filter depth (excluding transition layers) of 500 mm above the underdrain
 - have a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
 - be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
 - direct all discharge via interallotment drainage to easement north east of Lot 6
 - be accessible by machinery to facilitate cleaning, monitoring and maintenance
 - be permanently protected from vehicular damage by bollards, fences, castellated kerbs or similar structures, with a sign to be erected to advise of its nature and purpose in water quality management, and
 - be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.
- (7) The bioretention basin in Lot 3 above, referred to in Condition 6 above, shall include specific sediment capture device that shall be maintained until the dwelling has been constructed on the lot. The sediment capture devices may be removed after 70% effective ground cover has been established.
- (8) No variation to stormwater treatment or management that will impact on water quality shall be permitted without agreement of Water NSW.
- (9) A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW and Council that all stormwater management structures have been installed as per these conditions of consent and are in a functional state.



- (10) There shall be a public positive covenant under Section 88E of the Conveyancing Act 1919, the prescribed authority being Water NSW, placed over proposed Lots 3 and 5 requiring that the bioretention basin be retained, protected and maintained and that no development take place within one metre of the structure.
- (11) There shall be a public positive covenant under Section 88E of the Conveyancing Act 1919, the prescribed authority being Water NSW, placed over proposed Lot 3 requiring that the swales be retained, protected and maintained and that no development take place within one metre of the structure.

Reason for Conditions 4 to 11 – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained so as to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

Operational Environmental Management Plan

- (12) An Operational Environmental Management Plan (OEMP) shall be prepared in consultation with Water NSW by a person with knowledge and experience in the preparation of such plans. The OEMP shall be prepared and provided to Council prior to the issuance of a Subdivision Certificate for the subdivision. The OEMP shall include but not be limited to:
- details on the location, description and nature of stormwater management structures such as pits, swales, bioretention basins and any other stormwater structures and drainage works
 - an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures and water quality controls.
 - the identification of the frequency of such activities and the individuals or responsible for inspection and maintenance activities, and
 - checklists for recording inspections and maintenance activities.

Reason for Condition 12 – To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer term.

Future Dwellings

- (13) There shall be a public positive covenant under Section 88E of the Conveyancing Act 1919, the prescribed authority being Water NSW, placed over proposed Lots 1 to 4 and 6 requiring that any future dwellings have a rainwater collection and reuse system that includes the following specifications and requirements:
- rainwater tanks with a minimum total capacity of 4 000 litres above any volume required for mains top-up
 - roofs and gutters designed so as to maximise the capture of rainwater in the tanks
 - the tanks plumbed to toilets, laundry and other areas for non-potable use including use for gardens, and
 - rainwater tank overflow directed to a raingarden located on the lot.



(14) There shall be a public positive covenant under Section 88E of the *Conveyancing Act 1919*, the prescribed authority being Water NSW, placed over Lots 1, 2, 4 & 6 requiring that future dwellings have a raingarden that incorporates the following specifications and requirements:

- be located so as to capture all runoff from the lot including any rainwater tank overflow
- be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems (Payne *et al*, 2015, Melbourne, CRC for Water Sensitive Cities)
- have a minimum surface and filter area of 10 square metres
- have an extended detention depth of 400 mm
- have a filter depth (excluding transition layers) of 500 mm above the underdrain
- have a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
- be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation, and organic mulch is not suitable)
- direct discharge and overflow to interallotment drainage system
- be accessible by machinery to facilitate cleaning, monitoring and maintenance
- be protected from vehicular or other damage by fences, posts, slotted kerbs or similar permanent structures
- be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised, and
- no development shall take place within one metre of the raingarden, once constructed.

(15) An owner's Operational Environmental Management Plan, detailing the location and nature of each lot's stormwater collection, reuse and treatment system, including gutters, rainwater tanks and raingarden shall be developed in consultation with Water NSW and provided to each future owner of the lot.

Reason for Conditions 13 to 15 - To ensure stormwater runoff from the future dwellings and associated infrastructure is appropriately managed and maintained so as to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.

Other

(16) Conditions 2 to 7, 9, 12 and 15 above shall be carried out prior to the issuance of a Subdivision Certificate.

Reason for Condition 16 – To ensure there is an overall and sustainable neutral or beneficial impact on water quality during all stages of the proposed development.



Construction Activities

- (17) The Concept Erosion and Sediment Control Plans (Dwg. No 1541 CD01, Sheets 2 & 3, Rev. C; dated 11/05/16) prepared by Civil Development Solutions shall be updated by a person with knowledge and experience in the preparation of such plans for all works proposed or required of the subdivision. The Plans shall meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book"; shall be prepared prior to Council issuing a construction certificate for the development and be to the satisfaction of Council.
- (18) Effective erosion and sediment controls shall be installed prior to any construction activity including site access, and shall prevent sediment or polluted water leaving the site or entering any stormwater drain or natural drainage system. The controls shall be regularly maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

Reason for Conditions 17 & 18 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.

ATTACHMENTS TO REPORTS

10.1 DA 16/0233 Proposed Six Lot Subdivision "Warrawong" 2 Young Road, Moss Vale
ATTACHMENT 4 Tree Location Plan

Wednesday 22 June 2016



ATTACHMENT 4

