



**ATTACHMENTS TO REPORTS –
Item 13.3 - DA16/0193 - 20 Lot Residential
Subdivision - Lot 903 DP 1210273 and Lot 8019
DP 1199372, Mary Street Renwick**

ORDINARY COUNCIL MEETING

Wednesday 13 December 2017

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Attachments to Reports

Item

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ATTACHMENTS TO REPORT

Item 13.3

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Proposed Tree Removal and Building Envelopes

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ATTACHMENT 1 – DRAFT CONDITIONS OF CONSENT

GENERAL – DEVELOPMENT CONSENT CONDITIONS

ADMINISTRATION CONDITIONS

1. Development Description

Development consent has been granted in accordance with this notice of determination for the purposes of a 20 lot subdivision.

Reason: To clarify the description of the development.

2. Development in Accordance with Plans and Documents

The development shall be implemented in accordance with the approved plans and supporting documents set out in the following table except where modified by any conditions of development consent.

Plan Title / Supporting Document	Reference / Version	Prepared By	Dated
Subdivision Plan	Ref 15214PS1 Issue E	JMD Development Consultants	1 August 2017
Civil Works and Drainage Concept Plan	Ref 15214PE1 Issue E	JMD Development Consultants	1 August 2017
Soil and Water Management	Sheet 3 Ref 15214PE1 Issue B	JMD Development Consultants	20 February 2017
Culvert Detail Plan	Sheet 4 Ref 15214PE1 Issue B	JMD Development Consultants	20 February 2017
Road Longitudinal Section	Sheet 5 Ref 15214PE1 Issue B	JMD Development Consultants	20 February 2017
Link road Longitudinal Section	Sheet 6 Ref 15214PE1 Issue B	JMD Development Consultants	20 February 2017
Link road culvert profile	Sheet 7 Ref 15214PE1 Issue B	JMD Development Consultants	20 February 2017
Statement Of Environmental Effects	Rev 2 Final	DFP Planning Consultants	February 2016
Response Documents	6946K.4KM(P302-RF1)	DFP Planning Consultants	7 March 2017
Bushfire Report	Ref: A15157B2	Travers Bushfire and Ecology	11/4/2017
Addendum Bushfire Report	Ref: A15157B3	Travers Bushfire and Ecology	16/8/2017
Renwick Sustainable Village Project, Mitagong Flood Study		Bewsher Consulting Pty Ltd	December 2006
Memorandum		Bewsher Consulting Pty Ltd	23 March 2011

Reason: To ensure the development is carried out in accordance with the approved plans and documentation.

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CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

3. Application for a Construction Certificate (Subdivision Works)

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

Reason: *A requirement under the provisions of the Environmental Planning and Assessment Act 1979.*

4. Significant trees within Council reserve on Mary Street

There is a significant remnant tree within the Council reserve on Mary Street, which is proposed to be removed for fire service access. However the removal of this tree is not supported and the proposed fire service access shall either utilise the existing crossover and access gate, or be located further south where there are no trees present. The new crossover shall be a minimum 3 metres from the tree trunk.

Access to two lots from Mary Street is considered acceptable subject to the driveways being sited to ensure no tree removal. The driveway to Lot 3032 shall be limited in width so that no trees need to be removed. In addition, the location of the driveway to Lot 3031 shall be relocated to the north and limited in width so that only one shrub needs to be removed. The specific location of these driveways to these two lots shall be determined on-site prior to issue of Construction Certificate to minimise the loss of vegetation.

Details to be provided to the satisfaction of Council prior to issue of Construction Certificate.

5. Fencing - Public Reserves/Drainage Reserves/Council Lands

The developer at their expense shall erect fencing to all public reserves, drainage reserves or Council owned land to ensure public safety. Post and rail fencing / post and wire fencing shall be provided to the Mary Street boundary (Lots 3021, 3030, 3031, 3032 and 3033) Details of fencing shall be submitted to Council for approval prior to issue of the Construction Certificate. Fencing to be completed to the satisfaction of Council prior to issue of Subdivision Certificate.

Reason: *Public safety.*

6. Construction Management Plan

A Construction Management Plan (CMP) is required to be submitted and approved by Council prior to issue of the Construction Certificate. The CMP shall indicate measures to be implemented to protect the environment as well as public health, safety and convenience. The CMP must include the following:

- (a) Off-street parking for employees, contractors and sub-contractors.
- (b) Site access for construction vehicles and equipment purposes. Heavy vehicle access via Mary Street to be minimised to the extent practicable.
- (c) Public safety in the use of roads and footpaths where development activities adjoin such facilities.
- (d) The storage and removal, on a regular frequency, of builder's rubble and waste by trade waste contractors.

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- (e) Storage of all building materials and equipment wholly within the construction site.
- (f) Public risk policies and management for all contractors' employees using or gaining access over public footpaths and roads.
- (g) External lighting and security alarms proposed for the construction site.
- (h) Fire fighting measures to be available on site during development and construction.
- (i) Sanitary amenities proposed on site during development and construction.
- (j) Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site.

Reason: *To ensure the safety, amenity and protection of public infrastructure and the environment.*

7. Provision of Works and Services

Prior to the issue of the Construction Certificate the Developer shall 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.

Reason: *Statutory requirement.*

8. Stormwater - Control of Peak Discharge

Stormwater Management – Stormwater discharge from the site shall be in accordance with the approved Renwick Flood Study prepared by Bewsher Consulting Pty Ltd dated December 2006 and subsequent memorandum dated 23 March 2011. Adequate and suitable infrastructure shall be provided to ensure there is no increase in flood levels to upstream or downstream properties. This infrastructure shall be designed in accordance with Council's Engineering Policies. Calculations to demonstrate compliance with this condition are to be provided with the application for a Construction Certificate.

Reason: *To ensure the peak discharge from the site is no greater than the pre-developed peak discharge.*

9. Detailed Stormwater Drainage System Design

Prior to the issue of the Construction Certificate, a detailed storm water hydraulic drainage plan for the disposal of storm water from the site, prepared in accordance with Council's Design Standards shall be submitted and approved by Council's Development Engineer.

Should any changes be required to the approved storm water drainage plan, the amended design shall achieve equivalent performance standards in accordance with Design Specifications.

Note: *Construction Certificate Approval does not include approval for works external to the property or civil works.*

Where the proposed design extends beyond the property boundary, separate approval under Section 138 of the *Roads Act 1993*, must be obtained from Council prior to the commencement of works.

The applicant is advised to contact Council for clarification of proposed works for which approval under Section 138 of the *Roads Act 1993* applies.

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Reason: *To ensure adequate storm water management.*

10. Water and Sewer Engineering Design

The submission to and approval by Councils Development Engineer - Water and Sewer of a master plan indicating how the provision of water supply and sewer collection is to be carried out including all mains, services, pumping stations as required. This shall include all existing infrastructure, to which it is proposed to be connected. The master plan shall include details of calculations of the loads adopted for the system and peak flows throughout the system.

For developments greater than 5 lots, the developer shall undertake water and sewer modelling to determine the impact of the development on the existing water and sewer infrastructure. The developer may engage an approved hydraulic consultant or request Councils Modelling Engineer to complete the modelling and development assessment. Council will quote the modelling works at cost, on a case by case basis. The developer is required to complete the Water/Sewer Development Assessment Application form which is available from Councils website. All relevant information for the development must be included on the application form including the number of lots, proposed water and sewer connection points, pump station details including capacity, pump size, rising main diameter (as required) and anything else relevant to water and sewer. Any upstream development potential must be included to ensure a comprehensive assessment can be completed. A copy of master plans and/or design plans will assist with the assessment. Upon receipt of the application form, Councils Engineer will send a quotation to the applicant to undertake the modelling works. Typically, the modelling will be completed within 6-8 weeks of approval of the quotation. The modelling report will be issued via email and an invoice will follow. The outputs of the modelling will determine if and where upgrades of the water and/or sewer network are required.

Reason: *Ensure appropriate servicing of water and sewer reticulation.*

11. Water and Sewer Assets Identification and Location

The site plan as per the water or sewer engineering design shall include the detailed locations, materials, sizes and depths of any water mains or water services, rising mains private or Council owned, or sewer mains, manholes, sewer sidelines, sewer junctions and or boundary traps. The site plans that include these water and sewer assets are to be approved by the Council's Group Manager Planning, Development and Regulatory Services before any demolition works can commence.

Reason: *Ensure appropriate servicing of sewer and water reticulation.*

12. 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 shall 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 the issue of the Interim/Final Occupation Certificate or Subdivision Certificate.

Reason: *To ensure appropriate infrastructure is provided to the development.*

13. Electricity Substation

Any required electricity substation shall be located within the boundaries of the site and covered by an appropriate section 88B instrument or easement under the *Conveyancing Act 1919*.

Documentary evidence of compliance, including correspondence from the energy authority is to be provided to the Accredited Certifier prior to the issue of a Construction Certificate detailing the energy authority's requirements.

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Reason: *To ensure appropriate access to utility is provided.*

14. Waste Management Plan

A Waste Management Plan shall be completed and submitted to Council for approval, prior to the issue of the Construction Certificate for the development.

Requirements of the approved Waste Management Plan shall be complied with during site preparation and throughout demolition and construction. Waste management and its storage must not pose a threat to public health or the environment.

Reason: *To minimise the amount of waste going to landfill.*

15. Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan shall be prepared in accordance with "Landcom's Blue Book" for sedimentation and erosion control plan by a suitably qualified person, and approved by Council prior to issue of the Construction Certificate.

The Erosion and Sediment Control Plan shall include scaled drawings and detailed specifications which can be referred to onsite by project management staff or project construction supervisor. Items to be shown on the Plan shall include:

- (a) Locality of the site, a north point and scale.
- (b) Existing contours of the site including catchment area boundaries and indications of direction of fall.
- (c) Location of and basic description of existing vegetation.
- (d) Diversion of uncontaminated up-slope run-off around the disturbed sites.
- (e) Location of significant natural areas requiring special planning or management including waters, floodplains, seasonally wet areas, areas prone to ponding/water logging, unstable slopes etc.
- (f) Nature and extent of earthworks, including cut and fill roadworks.
- (g) Location of all soil and material stockpiles.
- (h) Location of site access, proposed roads and other impervious areas.
- (i) Potential for the development of acid sulphate soil.
- (j) Existing and proposed drainage patterns.
- (k) Location and type of proposed erosion and sediment control measures.
- (l) Site rehabilitation proposals, including final contours.
- (m) Time of placement of sediment controls.
- (n) Staging of works and how the plan is to be implemented for each stage or activity on site.
- (o) Maintenance schedule.

Reason: *To minimise soil erosion and sediment movement during construction.*

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16. Landscape Plan

A Landscape Plan prepared by a suitably qualified professional to a scale of 1:100 or 1:200, conforming to all relevant conditions of consent shall be submitted to Council for approval prior to the issue of the Construction Certificate.

The plan shall include the following information:

- Location of all existing and proposed landscape features including materials to be used;
- Delineate and identify all trees to be retained, removed or transplanted;
- Existing and proposed finished ground levels;
- Top and bottom wall levels for both existing and proposed retaining and free standing walls and
- Detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names, quantities of each species, pot sizes and the estimated size at maturity.
- Pot size at planting out stage
- Soil treatment prior to planting out, fertilizing and water maintenance schedule.
- Increased street tree planting on the western side of Connolly Close, but not within the drainage reserve area, is also required to soften the visual impact of the proposed subdivision upon Connolly Close.
- There is a significant remnant tree within the Council reserve on Mary Street, which is proposed to be removed for fire service access. However the removal of this tree is not supported and the proposed fire service access shall either utilise the existing crossover and access gate, or be located further south where there are no trees present. The new crossover shall be a minimum 3 metres from the tree trunk. Details to be provided to the satisfaction of Council prior to issue of Construction Certificate.
- Access to two lots from Mary Street is considered acceptable subject to the driveways being sited to ensure no tree removal. The driveway to Lot 3032 shall be limited in width so that no trees need to be removed. In addition, the location of the driveway to Lot 3031 shall be relocated to the north and limited in width so that only one shrub needs to be removed. The specific location of these driveways to these two lots be determined on-site prior to issue of Construction Certificate to minimise the loss of vegetation.
- Street trees (*Acacia Melanoxylon* being a species within the Southern Highlands Shale Woodland Community) shall be planted at a rate of a minimum one tree per lot.
- Planting of replacement vegetation of species representative of the Southern Highlands Shale Woodland ecological community, in areas of the subject site, along the Mary Street frontage within the road reservation and/or elsewhere within the Renwick subdivision.

Consideration within the design should be given to the scale of planting in proportion to the proposed development, consistency with the existing landscape character of the area, potential views, solar access and privacy for neighbouring development.

Reason: *To ensure appropriate landscaping treatments are applied to facilitate amenity.*

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK

17. Construction Certificate

No work shall commence until a:

- (a) Construction Certificate is issued from either the Wingecarribee Shire Council or an Accredited Certifier; and
- (b) Construction Certificate is lodged with Council that was issued by an Accredited

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Certifier (together with associated plans and documents). It is noted that a fee applies for this service.

Reason: *Statutory requirement.*

18. Commencement of Subdivision Works & Appointment of PCA

Subdivision work in accordance with a consent must not commence until:

- (a) A Construction Certificate has been issued;
- (b) The person having the benefit of the development consent has appointed the Principal Certifying Authority (PCA); and
- (c) The PCA (if not Council) has, no later than two (2) days before the subdivision work commences, notified the Council (or other consent authority where applicable) of the PCA's appointment.
- (d) The person having the benefit of the consent has given at least two (2) days' notice to the Council of the person's intention to commence the subdivision work.

Advice: *Crown work certified in accordance with s116G of the Environmental Planning and Assessment Act 1979 is exempted from the above requirements.*

Reason: *Statutory requirement.*

19. Developers Representative during Construction of Works

A minimum of 48 hours prior to commencement of any construction works on site the Developer shall 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:-

- 1 Name of Representative:
- 2 Company:
- 3 Position:
- 4 Contact phone:
- 5 Contact fax:
- 6 After Hours Contact:
- 7 Signature of Representative:
- 8 Signature & Acceptance of representative by the Developer:
- 9 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:

- 10 Inform Council in writing of their intention 7 days before entering the site.
- 11 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 Quantity, traffic control plan and Soil and water management plan).

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

Reason: *Statutory requirement.*

20. Inspection of Demolition Works

Council will require the following inspections of the site with the owner and demolition contractor present:

- (a) Prior to demolition works commencing (fencing must be erected and approved Waste Management Plan to be on site).
- (b) At the completion of demolition works (documents relating to disposal of hazardous waste are to be provided on site).

A minimum of twenty four (24) hours' notice is required to be given to Council prior to these inspections.

Reason: *To ensure compliance with the consent.*

21. Approval Required for Work within Road Reserve - Section 138 Roads Act 1993

Where works are proposed within the road reserve, the Developer shall 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 Maritime Services 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 Maritime Services 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.

Advice: *Where works are required within a Classified Road, the Developer must obtain the concurrence and / or the approval of the Roads and Maritime Services for engineering design plans, Traffic Control Plans and approvals under Section 138 of the Roads Act 1993.*

Reason: *Statutory requirement.*

22. Relocation of Existing Services

Where existing services including drainage, sewerage and water may be required to be relocated as a result of the development, a plumber's permit is required from Council prior to commencing work. Inspection of these works by Council as the Water Supply Authority is required.

Reason: *Statutory requirement.*

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23. Fencing of the Construction Site

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Reason: *To ensure that the safety of the public is not compromised.*

24. Developer to advise of damage to Council property - Dilapidation Report

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 in the form of a dilapidation report. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the Developer's expense.

The construction supervisor is responsible to ensure that all contractors, sub-contractors, and delivery trucks use a designated access point to prevent damage to Council's property. Repairs to damaged grass verges, concrete footpath, kerb and gutter are to be carried out by the contractor/builder to Council's specification and supervision prior to occupation of the development.

Reason: *Public safety.*

25. Tree Retention (Marking)

All trees shown on the development consent to be "retained" shall be appropriately marked and protected prior to the commencement of construction works.

Reason: *To ensure that trees are retained without damage.*

26. Erosion and Sediment Control

Erosion and sediment control measures (as per the approved Erosion and Sediment Control Plan) shall be installed prior to the commencement of works.

Reason: *To ensure that sediment does not leave the site as a result of the construction of the development.*

CONDITIONS TO BE SATISFIED DURING THE CONSTRUCTION PHASE

27. Approved Plans to be available on site

Stamped Council approved plans, specifications, documentation and the consent shall be made available on site at all times during construction.

Reason: *To ensure compliance with approved plans.*

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28. Demolition Requirements

Amongst others, precautions to be taken shall include compliance with the requirements of the SafeWork Authority of New South Wales and Council's Water and Sewer Asset Protection, including:-

- (a) Protection of site workers and the general public.
- (b) Erection of hoardings where appropriate.
- (c) Asbestos removal handling and disposal where applicable by licensed contractors.
- (d) Ensuring only licensed demolition contractors are used as required pursuant to Occupational Health and Safety Legislation.
- (e) Appropriate precautions are taken in regard to lead based paints.
- (f) Water and Sewer Asset Protection

All water and sewer assets on the site or on adjacent road reserve or lands that may be affected by the demolition works are to be clearly identified on site and protected from damage. Those water and sewer protection measures are to be shown on the site plan and are to be approved by Council's Water and Sewer Planning and Development Engineer before any demolition works can commence.

- (g) Sewer Assets Temporary Disconnection or Closure

The site sanitary drainage is to be temporarily disconnected or closed off by a suitably qualified Plumber from any of Council's sewer sidelines, sewer junctions and or boundary traps that are to be retained and reused to prevent ingress contaminants into Council's sewer mains. This work shall be sited and approved by Council's Water and Sewer Development Engineer before demolition works can commence.

- (h) Removal of Redundant Council Sewer Assets and Water Services

The site sanitary drainage is to be temporarily disconnected or closed off by a suitably qualified Plumber from any of Council's sewer sidelines, sewer junctions and or boundary traps that are to be disconnected by Council to prevent ingress of contaminants into Council's sewer mains. This work shall be sited and approved by Council's Water and Sewer Development Engineer before demolition works can commence.

Make application and pay fees for the removal of redundant sewer assets and or water services. These fees shall be paid before any demolition works can commence.

Redundant water meter shall not be removed to allow for final readings and removal by Council staff.

- (i) Temporary Use of Council Sewer Junctions and Water Services

During demolition or building works Council may permit temporary use of sewer junctions and water services. Details of the proposed use shall be shown on the site plan and are to be approved by the Water and Sewer Planning and Development Engineer before any demolition works can commence.

Water services that are to be temporarily retained shall not have the water meter disconnected or removed. An approved backflow prevention device shall be installed. Details shall be shown on the site plan and are to be approved by the Water and Sewer Planning and Development Engineer before any demolition works can commence.

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The disposal of refuse is to occur at an approved location. Council will require documentary proof of destination for hazardous materials such as asbestos and contaminated soils and may request evidence on disposal of other demolition materials - refer approved Waste Management Plan.

Reason: *To comply with statutory requirements.*

29. Engineering Inspections by Council

24 hours prior to the covering of the following works, Council shall be notified by the licensed builder, owner builder or licensed plumber/drainer that the following works are ready for inspection:

- (a) stormwater drains. (Note Council only inspects stormwater drains for residential outbuildings, detached single dwellings and additions thereto. Internal stormwater drainage for medium density residential, commercial and industrial developments will need to be inspected and certified by the developer's Hydraulic Consultant. Any drainage works on Council property must be inspected by Council).
- (b) Stormwater absorption trenches.
- (c) Internal drainage under water test.
- (d) External drainage under water test.
- (e) Water plumbing.
- (f) Septic tank or aerated wastewater treatment system.
- (g) Pump well and associated pump lines.
- (h) Absorption trenches.
- (i) Piers associated with external drainage designed to distribute weight of structure away from sewer main prior to pouring of concrete.
- (j) Sewer / water main extensions (Technical Services).
- (k) Final inspection of water plumbing, sanitary drainage and stormwater drainage.
- (l) Works in relation to road reserves, footpath, kerb and gutter, road shoulder and drainage within public lands or road reserves;

Note: *The subject building is not to be occupied until an Interim or Final Occupation Certificate is issued.*

Note: *An accredited certifier may not be substituted for Council in respect of these inspections, as Council remains the sole responsible authority for these matters.*

Reason: *Statutory requirement.*

30. Stormwater - Construction

During construction, the applicant shall provide adequate storm water drainage infrastructure (pits/pipes/open channels/detention storage) for the conveyance of storm water passing through the site from upstream, and sourced from the development to a discharge outlet to be approved by Council. The point of discharge shall be clearly depicted and the legal right to discharge at that point to be justified. Status of the point of discharge is to be made clear (i.e. provision of drainage easements).

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Reason: *To assist in the prevention of erosion of the site from storm water.*

31. Stormwater - Discharge

During construction, all stormwater runoff from the development shall be collected within the property and discharged to an approved stormwater management system.

Reason: *To ensure that stormwater is appropriately disposed of.*

32. Erosion and Sediment Control Plan Compliance

All site works shall be carried out in accordance with the approved Erosion and Sediment Control Plan. Implementation of the Erosion and Sediment Control Plan shall be supervised by personnel with appropriate qualification and experience in erosion and sediment control.

Note: *In the event of non-compliance with the approved plan, Council Officers have the ability to issue Penalty Notices, being an on the spot fine and/ or orders.*

Reason: *To ensure that the environment is protected.*

33. Soil and Water Management - Site Maintenance

Roads servicing the construction site shall be maintained in a condition free of mud, soil and other construction/demolition materials at all times.

Reason: *To minimise construction / demolition materials being trucked off site.*

34. Prevention of Nuisance

All possible and practical steps shall be taken during the construction/demolition period to prevent nuisance to the inhabitants of the surrounding neighbourhood from windblown dust, debris, noise, excavation and building works.

Reason: *Health and amenity.*

35. Noise & Vibration

The construction of the development and preparation of the site, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions shall be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise or vibration problem arising, the person in charge of the premises shall, when instructed by an authorised officer of Council or the Accredited Certifier, cease work and carry out an acoustical survey and/or investigation by an appropriately qualified acoustical engineer or qualified and experienced professional consultant and submit the results to Council. The person in charge of the site shall implement any or all of the recommendations of the consultant and any additional requirements of Council. Any requirements of Council in this regard must be complied with immediately.

Reason: *Safety and amenity.*

36. Dust Control

Dust Suppression – The applicant shall use water cart, vegetation etc. to control dust from the

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site whenever conditions are favourable to dust formation. A water cart is to be available on-site at all times during construction.

Small Works

Where a dust nuisance is likely to occur, suitable screens and/or barricades shall be erected during the demolition, excavation and building works. If necessary, water sprays shall be used on the site to reduce the emission of dust. Screening shall consist of minimum 2 metres height of shade cloth or similar material secured to a chain wire fence of the like.

Major Works

The following measures must be taken to control the emission of dust on site:

- (a) Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work.
- (b) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the stormwater system.
- (c) All stockpiles of materials that are likely to generate dust must be kept damp or covered.

Reason: *Environmental amenity.*

37. (a) Tree Removal/Tree Preservation

Tree removal shall only occur in accordance with the approved plans. The process of tree removal shall also be conducted in accordance with the Tree Removal Protocol as detailed within the Flora and Fauna Assessment Report prepared by Hayes Environmental dated November 2015.

Advice: *Tree removal should be carried out by a level 3 and above professional arborist to avoid any risk to life or damage to property. This person should have adequate public liability insurance cover.*

Reason: *To comply with the Wingecarribee Local Environmental Plan 2010.*

(b) Protection of Fauna

Prior to the removal of any Hollow Bearing Tree (HBT), the following matters MUST be addressed:

- a) Ensure that a suitably qualified and licensed Ecologist (who is vaccinated for Australian Bat Lyssavirus) is engaged to supervise the removal of the HBTs in order to rescue or relocate any fauna displaced during the clearing process.
- b) Check for fauna in the zone of disturbance before clearing and scare off or remove them before commencing clearing works.
- c) Remove any non-HBTs prior to the removal of the HBTs.
- d) Leave HBTs standing for at least one night after other non-HBT clearing to allow any fauna the opportunity to remove themselves after site disturbance.
- e) After clearing, re-check the site to ensure no fauna have become trapped or injured during clearing operations. Any fauna found should be moved to adjacent habitat.
- f) Before felling the HBTs, tap trunk using heavy machinery to scare fauna from the hollows. Repeat several times. The aim is to 'substantially' shake the tree and encourage fauna to exit.
- g) Carefully fell the HBT by gently lowering the tree to the ground using an excavator arm fitted with grapples. Alternatively, arrange for qualified tree surgeons to fell the HBT using chainsaws and pulleys.

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- h) After felling the tree, thoroughly check the tree for fauna in the case that any have become trapped or injured during clearing operations. Any fauna should be safely moved into adjacent habitat.
- i) If taking the tree down in stages, the non-hollow bearing branches should be removed before the hollow bearing branches are removed.
- j) Fell trees into the already disturbed areas to avoid damaging adjacent vegetation.
- k) Take care when moving equipment near vegetation to be retained.
- l) Logs from felled trees should be distributed into areas of vegetation so that they can continue to provide habitat for fauna such as terrestrial reptiles and mammals.
- m) Relocate woody debris to areas where they will not contribute a fire hazard.
- n) Provide written evidence to Council in order to document that a suitably qualified person was engaged for the specific tasks listed above.

Reason: To ensure that the removal is undertaken in an environmentally responsible manner.

38. Approved hours of Construction/Demolition

Construction/demolition activities shall be limited to the following hours:

DAY	HOURS
Monday to Saturday	7:00am to 5:00pm
Sunday	Nil
Public Holidays	Nil

Reason: To ensure that the amenity of the surrounding area is not compromised as a result of the construction of the proposal.

Note: Any variation to these hours shall require Council consent via the lodgment of an application under section 96 of the Environmental Planning and Assessment Act 1979.

39. Construction Management Plan

All development activities and traffic movements shall be carried out in accordance with the approved Construction Management Plan.

All controls in the Plan shall be maintained at all times. A copy of the Plan must be kept on site at all times and made available to the Accredited Certifier and Council on request.

Reason: Compliance with condition of consent.

40. Maintenance of the site

All materials and equipment shall be stored wholly within the work site.

Waste materials (including excavation, demolition and construction waste materials) shall be managed on the site and then disposed of at a waste management facility.

Any run-off and erosion control measures required shall be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

During construction:

- (a) all vehicles entering or leaving the site shall have their loads covered, and
- (b) all vehicles, before leaving the site, shall be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

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At the completion of the works, the work site shall be left clear of waste and debris.

Reason: *Environmental amenity.*

41. Protection of Public Places

The adjoining or adjacent public area shall not be obstructed by any materials, vehicles, refuse skips and the like, under any circumstances unless approved in writing by Council.

If the work involved in the demolition or construction of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the closure of a public place, a barrier, fence or hoarding shall be erected prior to the commencement of any work subject to approval of a Traffic Management Plan.

An application to occupy public space shall be submitted to Council for approval prior to commencement of works.

Where a hoarding is required, an application for hoarding shall also be submitted to and approved by Council prior to commencement of any work. Hoardings shall be erected to comply with the requirements of WorkCover, the Principal Certifying Authority and with relevant Australian Standards.

Reason: *Public safety.*

42. Construction and delivery vehicles

A suitable entry point shall be nominated on site and utilized by construction and delivery vehicles. The entry point shall be located so that the possibility of damage to Councils property is minimized during construction. The access point shall be surfaced with all-weather materials of a minimum of 40mm in size.

Reason: *To minimize the potential for damage to Councils assets.*

43. Temporary Onsite Toilet

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

Each toilet shall:

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

Reason: *To ensure that there are appropriate facilities on-site for construction workers.*

44. Waste Management

The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle shall be emptied periodically to reduce the potential for rubbish to leave the site.

Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

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Reason: *To ensure that all wastes generated from the construction of the development are contained on the site.*

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF SUBDIVISION CERTIFICATE

45. Maintenance and Bond for Public Assets - Civil Works

The Developer shall at their own expense maintain all civil works constructed by them and which will fall into Councils care with respect to the development for a period of 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 Interim or Final 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 12 month period on request by the Developer.

Reason: *To ensure appropriate warranty periods apply for defect liability.*

46. Site Classification

The developer's geotechnical engineer shall to provide a site classification in accordance with the current version of Australian Standard (AS2870) for each lot in the subdivision that will be built upon. The site classification shall be registered on the Section 88B Instrument under the *Conveyancing Act 1919*, prior to the issue of the Subdivision Certificate.

Reason: *To advise future landowners of the site classification.*

47. Storm water Facilities Alterations

A "Restriction as to User" shall be included on the linen plan and title of the proposed development to prevent any change in shape or alteration in structure of the proposed storm water facilities after the final approval of the structure has been given by Council. Details shall be provided for the approval of Council prior to the issue of the Subdivision Certificate.

Reason: *To provide appropriate storm water management.*

48. Storm water Facilities Maintenance

A "Positive Covenant" shall be included on the linen plan and title of the proposed development showing the location of storm water facilities and requiring that the proposed storm water facilities be maintained in a safe and functional manner. In addition, the section 88B Instrument shall make provision for Council to conduct maintenance on the subject storm water facilities at the owner's expense if the storm water facilities are not maintained to the agreed standard. Details shall be provided for the approval of Council prior to issue of a Subdivision Certificate.

Reason: *To provide appropriate storm water management.*

49. Subdivision Certificate

An application for a Subdivision Certificate shall be lodged with Council or an Accredited Certifier (in accordance with Section 109J of the *Environmental Planning and Assessment Act 1979*) for approval to enable the subdivision plans to be submitted to and registered with Land and Property Information (LPI). Should the Subdivision Certificate application be lodged with Council, a final plan of subdivision and 3 copies shall be included with the application.

All works specified in Council's development consent and approved Construction Certificate plans shall be completed and all development consent conditions complied with prior to issue of

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the Subdivision Certificate.

The application for a Subdivision Certificate is to be accompanied by a letter outlining how each condition of consent has been complied with.

Reason: *To comply with the provisions of the Environmental Planning and Assessment Act 1979.*

50. Dedication of Right of Carriageway / Easements

The creation or obtaining by the Applicant of the following easements at the Applicant's expense prior to the issue of the Subdivision Certificate.

- (d) Stormwater drainage easements over Lots 3021, 3022, 3023, 3024, 3025, 3026 in favour of Council a minimum of 5m wide.

- (k) Stormwater drainage easements over all lots affected by interallotment drainage lines in favour of those lots which benefit from the relevant interallotment drainage line a minimum of 2m wide

Reason: *To protect infrastructure.*

51. Section 88B Instrument - Various

The original plans of subdivision shall be accompanied by a Section 88B Instrument under the *Conveyancing Act 1919*, which requires:

- (a) Dwellings/buildings to be sited within nominated building envelopes so as to minimise tree removal".

- (b) Application for dwelling houses shall be accompanied by a Landscape Plan showing proposed plantings including, but not limited to species chosen from the Southern Highland Shale Woodland Endangered Ecological Community group of species.

Full details, including draft Section 88B Instrument, shall be submitted for the approval of Council with the application for a Subdivision Certificate.

Reason: *To ensure compliance with Council policy positions.*

52. Provision of Public Lighting

The applicant shall provide public lighting in accordance with the requirements of Council Development Engineering Standards and relevant Australian Standards for street lighting to subdivision roads prior to the issue of the Subdivision Certificate.

Reason: *To ensure appropriate street lighting is provided.*

53. Civil Engineering Works and Services

All approved civil engineering works and services as per the approved engineering plans are to be constructed prior to the issue of the Subdivision Certificate.

Reason: *To ensure that the works and services are constructed in accordance with the approved plan.*

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54. Stormwater CCTV

Stormwater CCTV – the contractor is to provide CCTV footage of all stormwater pipes/culverts with the application for subdivision certificate.

55. Engineering Details in DXF Format

The Developer shall provide a copy of the Works As Executed information on disk in DXF format prior to the issue of the Subdivision Certificate. The developer may contact Council's GIS Officer for further details and technical specifications.

Reason To ensure appropriate records are held and asset management.

56. Asset Management

The developer shall provide a detailed summary of the Assets that will be handed to Council at the end of the maintenance period. The details shall 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
- Water
- Open Space and total area being dedicated (m²)

Reason: To ensure appropriate asset management.

57. Provision of Services

A separate access, sewer connection, storm water drainage connection, water service and electricity supply shall be provided to each allotment within the subdivision at the applicants expense prior to the issue of the Subdivision Certificate.

All property services shall be located within the lots that they serve in accordance with Councils Engineering Standards. The applicant shall provide to Council written confirmation of compliance.

Reason: To ensure that all available services are provided to each lot within the subdivision.

58. Inter-allotment Drainage for Upstream/Adjoining Property

Inter-allotment drainage shall be provided for all lots that do not drain natural to a public system (road, watercourse etc.) prior to the issue of the Subdivision Certificate. All inter-allotment drainage system (pipes, pits, etc.) shall be contained within a suitable easement to drain water a minimum of 2 metres wide.

Reason: To control stormwater flows.

59. Detention Systems

Any open drainage system which is designed to reduce peak flows shall be designed in accordance with the requirements of the current edition of the Australian Rainfall & Runoff. All batters shall be in accordance with Council's Engineering Standards to facilitate maintenance and provide a safe environment.

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Reason: *To control storm water flows.*

60. Permanent Road Survey Marks

Permanent road survey marks shall be provided to the satisfaction of the Group Manager Planning, Development and Regulatory Services prior to the issue of the Subdivision Certificate.

Reason: *Engineering Requirements.*

61. Street Name Signs and Posts

Street signage shall be provided prior to the issue of the Subdivision Certificate in accordance with Council's Engineering Policies.

Blades

(a) 150mm Blade – Hawthorne green, powder coated background and bracket, 100mm high, series 'C', biscuit, class 1 reflective lettering 6 mm wide, red, class 2 reflective band applied above and below, and 6mm from lettering.

Posts

(b) Posts shall be powder coated Hawthorne Green and installed in accordance with Standard Drawing No 119.

Reason: *To comply with Councils requirements.*

62. Construction of Footpath in Subdivision

Concrete paving 1.5 metres wide on one side of road reserve within the footway of the subdivision roads shall be provided prior to the issue of the Subdivision Certificate. Footpath shall be constructed in accordance with Standard Drawing No SD118. Kerb ramps where required are to be constructed in accordance with Standard Drawing No SD111.

Reason: *To provide pedestrian access to the development.*

63. Construction of Road

Construction of road pavements surfaced with asphaltic concrete in residential subdivision roads All road construction shall be in accordance with Council's Engineering Standard and to the satisfaction of the Group Manager Planning, Development and Regulatory Services, prior to the issue of the Subdivision Certificate.

Note: *Where the subdivision is staged and required roadworks are incomplete, Council may require the construction of temporary cul-de-sacs or turning facilities for large vehicles such as garbage trucks. These works are to be constructed to the requirements of Council.*

Reason: *To ensure that adequate access is provided.*

64. Vehicle access

Access to each lot of the subdivision shall be provided by means of a vehicle crossing as per Standard drawing SD107 and approved by Councils Development Engineer prior to issue of the Subdivision Certificate.

Reason: *To enable adequate means of vehicular access to the proposed development.*

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65. Provision of Reticulated Sewer to Each Lot

Reticulated sewer service shall be constructed to each allotment in accordance with the approved civil engineering plans prior to the issue of the Subdivision Certificate.

Sewerage mains shall be constructed to serve the development.

Reason: *To ensure that the development is serviced.*

66. Construction of Sewer Sidelines

Sidelines and junctions shall be installed for sewer connections to the development by Council at the Developer's cost prior to the issue of the Construction Certificate.

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

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

Reason: *To ensure that the development is serviced.*

67. Construction of Water Mains to Lots

A reticulated water service shall be constructed to each allotment in accordance with the approved civil engineering plans prior to the issue of the Subdivision Certificate.

Reason: *To ensure that the development is serviced.*

68. Construction of Water Service

A water service shall be installed to each lot in the subdivision prior to the issue of the Subdivision Certificate.

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

Reason: *To ensure that the development is serviced.*

69. Property Services within Lots

All property services shall be located within the lots that they serve in accordance with Council's Engineering Policies. The developer shall provide to Council written confirmation of this prior to the issue of the Subdivision Certificate.

Reason: *To ensure that the development is serviced.*

70. Street Trees

Prior to the issue of the Subdivision Certificate, street trees (Acacia Melanoxylon being a species within the Southern Highlands Shale Woodland Community) shall be planted at a rate of one tree per lot. Council's Street Tree Master Plan shall be adhered to with respect to any street plantings.

Increased street tree planting on the western side of Connolly Close, but not within the drainage reserve area, is also required to soften the visual impact of the proposed subdivision upon Connolly Close.

Reason: *To improve the visual appearance of the development.*

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71. Tree Clearing in New Subdivisions

Where the development involves the clearing of vegetation for road construction the Applicant is responsible for removal / disposal (to an approved and licensed facility)/mulching of cleared material prior to issue of the Subdivision Certificate.

Reason: *To ensure that the site is left in a clean manner.*

72. 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, to the extent that any of the proposed lots exceed the number stated in the Renwick Planning Agreement, 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 Section 94 Developer Contributions Plans are applicable to the development:

- Roads & Traffic Management Facilities
- Resource Recovery Centre 2009
- Central Library Facility
- Section 94 Administration 2011 to 2031
- Open Space & Recreation Facilities

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 issue of the Subdivision Certificate.

All contributions 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 <<http://www.abs.gov.au>>); Section 25I of the *Environmental Planning and Assessment Regulation 2000*; and Council's Developer Contributions Plans.

Note: *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 <<http://www.wsc.nsw.gov.au>>.*

Note: *Payment of the attached contributions is to be by BANK CHEQUE OR CASH and is to be accompanied by the attached sheet entitled "Notice of Payment - Developer Charges & Section 94". Should the Applicant pay by personal or company cheque the plans subject to this approval will not be available for collection until such time as the cheque has been honoured (i.e. a minimum of 10 days).*

Reason: *To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments.*

73. Water Management Act - Certificate of Compliance

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

Note: *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.*

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As a precondition to the issuing of a Certificate of Compliance Council requires the payment of Developer Charges prior to the issue of Subdivision 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 headworks 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 <<http://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 <<http://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 November 2017 – 31 January 2018	\$10,752	\$10,424	\$3,520
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 < http://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.

Note: *Payment of the above charges is to be by BANK CHEQUE OR CASH and is to be accompanied by the attached sheet entitled "Notice of Payment - Developer Charges & Section 94". Should the Applicant pay by personal or company cheque the plans subject to this approval will not be available for collection until such time as the cheque has been honoured (i.e., a minimum of 10 days).*

Compliance Certificate

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

Water \$92.66 + Sewer \$92.66+ Stormwater \$92.66 = \$277.98

Prior to final release, you will need to contact Council's Infrastructure Services Division for an inspection to ensure that Council will accept the infrastructure constructed. In response the Manager 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 2000* charges have been paid and/or secured and the approval of Council has been obtained for all works related to this infrastructure.

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Reason: *To retain a level of service for the existing population and to provide the same level of service to the population resulting from new developments.*

INTEGRATED DEVELOPMENT CONDITIONS

74. General Terms of Approval - NSW Rural Fire Service

General Terms of Approval have been granted by the NSW Rural Fire Service for the development pursuant to section 100B of the *Rural Fires Act 1997* and form part of this Notice of Determination.

The development proposal is to comply with the subdivision layout identified on the drawing prepared by JMD Development Consultants numbered 15214PS1.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the issue of subdivision certificate and in perpetuity all lots within the subdivision and all road reserves shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

3. Water, electricity and gas are to comply with the following requirements of section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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- Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'.
- Reticulated or bottled gas is to be installed and maintained in accordance with Australian Standard AS/NZS 1596:2014: 'The storage and handling of LP gas' and the requirements of relevant authorities. Metal piping is to be used.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

5. Public road access shall comply with the following requirements of section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
 - Road(s) shall be two-wheel drive, all weather roads.
 - Urban perimeter roads are two-way, with a carriageway 8 metres minimum kerb to kerb.
 - Traffic management devices are constructed to facilitate unobstructed access by emergency services vehicles.
 - Public roads have a cross fall not exceeding 3 degrees.
 - Non perimeter road widths comply with Table 4.1 in 'Planning for Bush Fire Protection 2006'.
 - Curves of roads (other than perimeter roads) are a minimum inner radius of 6 metres.
 - The minimum distance between inner and outer curves is 6 metres.
 - Maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.
 - There is a minimum vertical clearance to a height of 4 metres above the road at all times.
 - The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.
 - Public roads greater than 6.5 metres wide locate hydrants outside of parking reserves to ensure accessibility to reticulated water supply for fire suppression.
 - Public roads between 6.5 metres and 8 metres wide are 'No Parking' on one side with services (hydrants) located on this side to ensure accessibility to reticulated water for fire suppression.
 - Public roads 5.5 to 6.5 metres wide (kerb to kerb) provide parking within parking bays located outside the kerb to kerb space and located services outside of the parking bays to ensure accessibility to reticulated water for fire suppression.
 - Public roads directly interfacing the bush fire hazard vegetation provide roll top kerbing to the hazard side of the road.
6. Access roads within the proposed subdivision are to be fully constructed prior to issue of subdivision certificate for all lots.

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CONCURRENCE CONDITIONS

75. Concurrence - Water NSW

Concurrence has been granted by Water NSW for the development pursuant to *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*. The conditions provided by Water NSW form part of this Notice of Determination.

General

1. The lot layout of the subdivision shall be as shown on the Proposed Subdivision Plan prepared by John M Daly and Associates Pty Ltd (Ref. No. 15214PS1, Issue C, dated 20-02-2017). No revisions to 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.

Drainage Reserve Crossing

2. The new link road crossing over the drainage channel and connecting with Connolly Close shall be appropriately sized box culverts as shown on the Civil Works Plans prepared by John M Daly and Associates Pty Ltd (Ref. No. 15214E1, Sheets 2, 4, 6, and 7; Issue B; dated 20-02-2017); consistent with the guidelines Environmental Practice Manual of Rural Sealed and Unsealed Roads (ARRB Transport Research Ltd, 2002), and shall be to the satisfaction of Council. Such crossings shall also be consistent with any requirements for Controlled Activities Approval under the *Water Management Act, 2000* issued by the DPI Water.

Reason for Condition 2 - To ensure the subdivision road and associated crossing and drainage works and water quality control measures are appropriately managed and maintained so as to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.

Stormwater Management

3. All stormwater management measures as specified in the Water Cycle Assessment Report (dated 18-12-2015) and Plan of Proposed Civil Works & Drainage Concept Plan (Ref. No. 15214E1; Sheet 2, Issue B; dated 20-02-2017) both prepared by John M Daly and Associates Pty Ltd, shall be incorporated in the final stormwater drainage plan to be approved by Council, in particular as elaborated or varied in the following conditions.
4. Lot 8019, drainage reserve, shall have a combined sediment/bioretention basin as detailed in the Proposed Civil Works Plans (Ref. No. 15214E1; Sheets 2 and 5; Issue B; dated 20-02-2017). The basin shall initially be constructed as a sediment basin, and bonded by the developer so it can be converted to a combined OSD/bioretention basin when effective groundcover is achieved on 70% of the future built area in Lots 3021 to 3040. The bioretention basin in Lot 8019 shall be designed, constructed and located to capture and treat all runoff from the road and the future dwelling envelopes. The bioretention basin shall incorporate the following specifications and requirements:
 - be designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems Version 2 (Payne *et al*, 2015, Melbourne, CRC for Water Sensitive Cities)
 - have a minimum surface area of 357 square metres and a minimum filter area of 295 square metres
 - have an extended detention depth of 300 mm
 - have a filter depth (excluding transition layers) of 500 mm above the underdrains
 - 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)

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- direct discharge and overflow to the drainage channel
 - be accessible for machinery to facilitate cleaning, monitoring and maintenance of the structures
 - 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.
5. Interallotment drainage shall be constructed, that allows future dwellings to be connected. All discharge and overflow to the basin shall be via an armoured discharge point, such that discharge does not cause erosion.
6. Overland flow from land to the south of Lot 903 shall be collected in a 5 metre wide grassed swale at the rear of proposed Lots 3021 to 3026. The swale shall be vegetated and stabilised with bitumen and jute matting or equivalent as soon as possible after construction.
7. No changes to stormwater treatment and management that will impact on water quality, shall be permitted without the agreement of Water NSW.
8. 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.

Operational Environmental Management Plan

9. An Operational Environmental Management Plan (OEMP) shall be prepared in consultation with Water NSW and Council by a person with knowledge and experience in the preparation of such plans prior to the issuance of the Subdivision Certificate and shall be provided to Council. The OEMP shall include but not be limited to:
- details on the location, description and nature of stormwater management structures such as pits, pipes, inlet filters and bioretention basin
 - an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
 - the identification of the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
 - checklists for recording inspections and maintenance activities.

Reason for Conditions 3 to 9 – 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.

Future Dwellings

10. There shall be a public positive covenant under Section 88E of the *Conveyancing Act 1919*, the prescribed authority being Water NSW, placed over all residential lots requiring that
- future dwellings have a rainwater collection and reuse system that include rainwater tanks with a minimum total capacity of 5,000 litres above any volume required for mains top-up rainwater
 - the rainwater collection and reuse system shall also include 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 interallotment drainage.
11. An owner's Operational Environmental Management Plan, detailing the location and nature of the each lot's stormwater collection, reuse and treatment system, including gutters and rainwater tanks shall be developed in consultation with Water NSW and provided to each future owner of the lot.

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ATTACHMENT 1 Draft Conditions



Reason for Conditions 10 & 11 - 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

12. Conditions 2 to 6, 8, 9 & 11 above shall be carried out prior to the issuance of the Subdivision Certificate.

Reason for Condition 12 – To ensure there is an overall and sustainable neutral or beneficial impact on water quality during all stages of the proposed development.

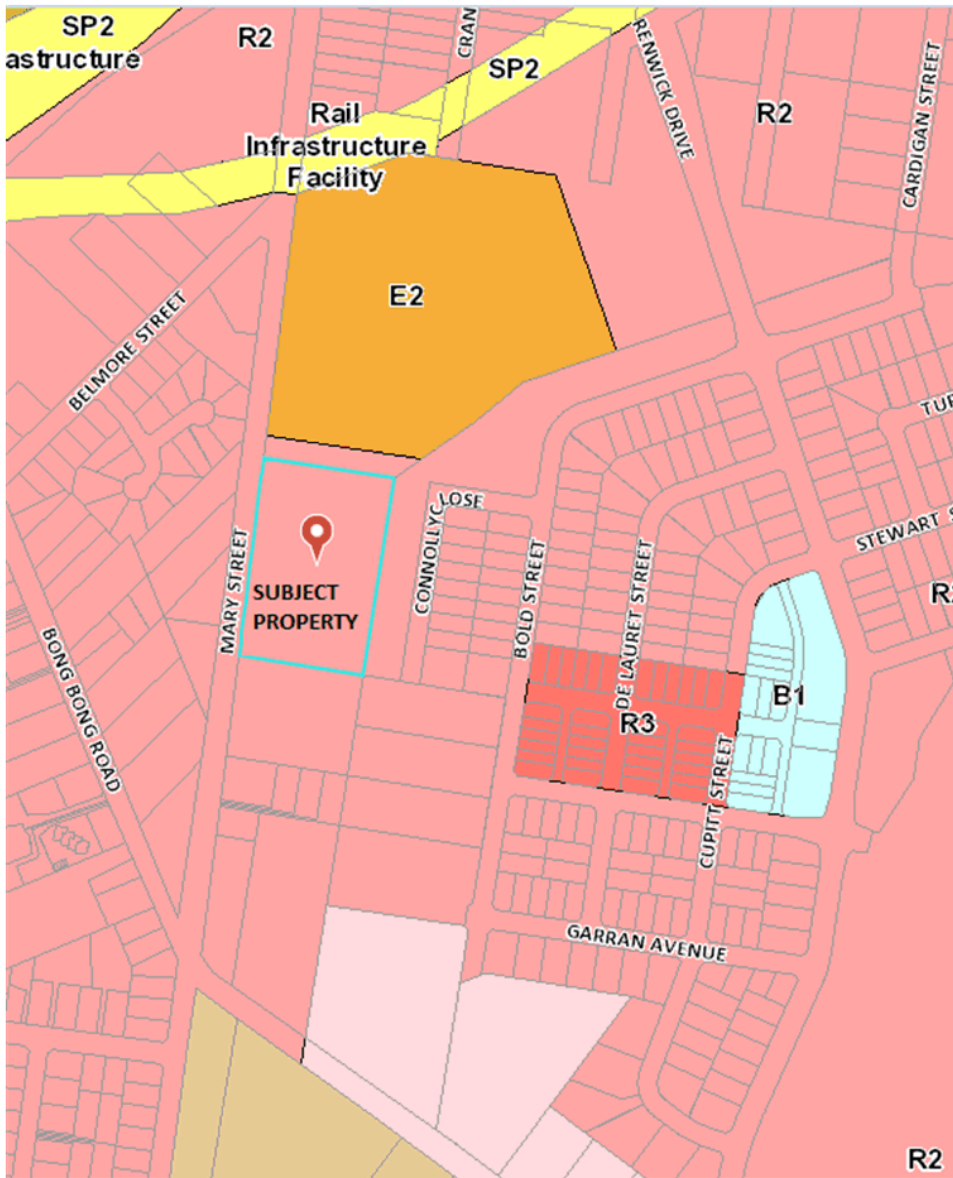
Construction Activities

13. A Soil and Water Management Plan shall be prepared by a person with knowledge and experience in the preparation of such plans for all works. The Plan can incorporate the elements of the Civil Works Plans (Ref. No. 15214E1; Issue B; Sheets 2 & 3; dated 20-02-2017) both prepared by John M Daly and Associates Pty Ltd, and shall meet the requirements outlined in Chapter 2 of NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual - the "Blue Book". The Plan shall be developed prior to the commencement of construction in consultation with Water NSW, be to the satisfaction of Council and shall be implemented.
14. 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 13 & 14 – 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.



ATTACHMENT 2 – SITE LOCATION





ATTACHMENT 3 – AERIAL PHOTO





ATTACHMENT 4 – RENWICK MASTERPLAN

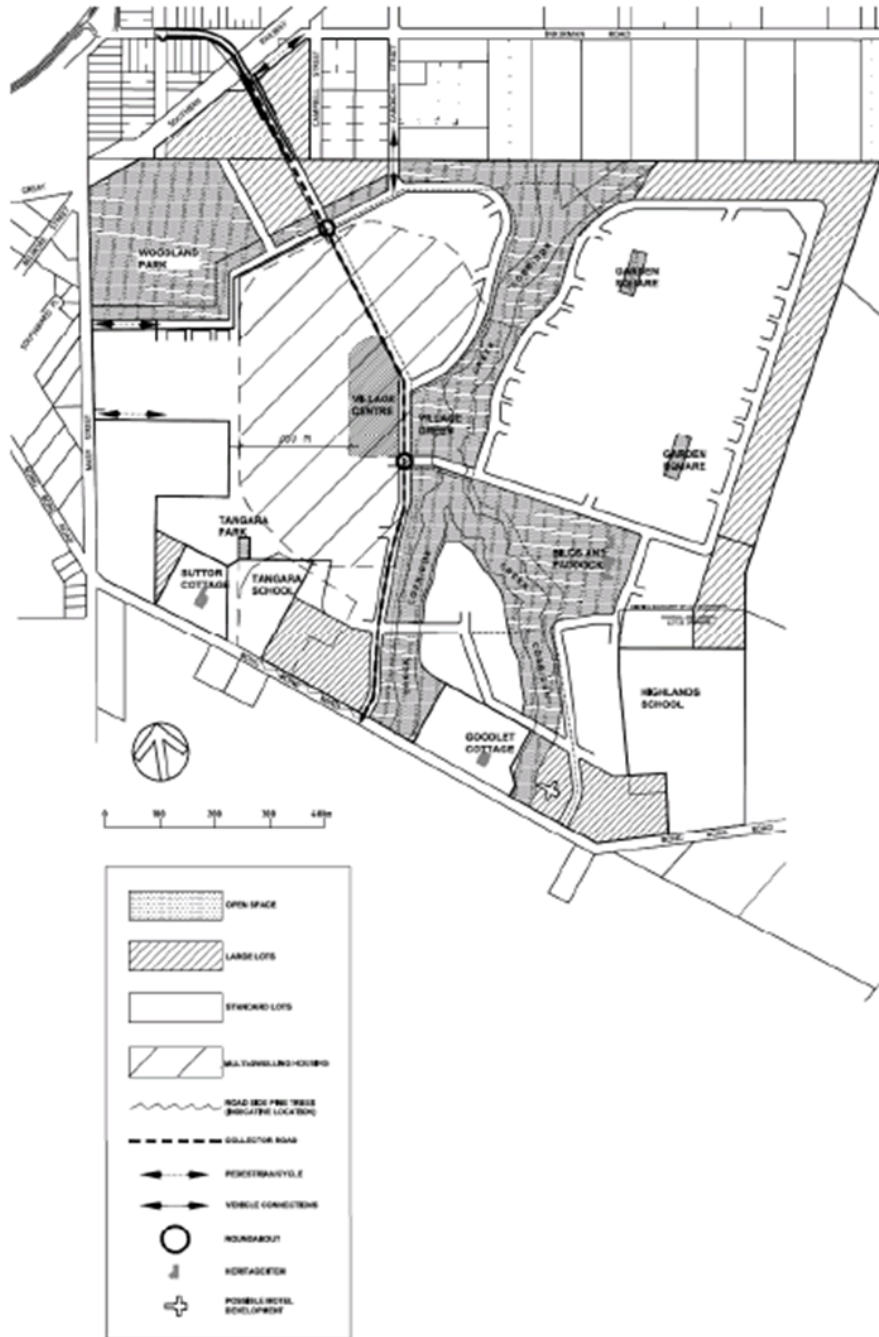
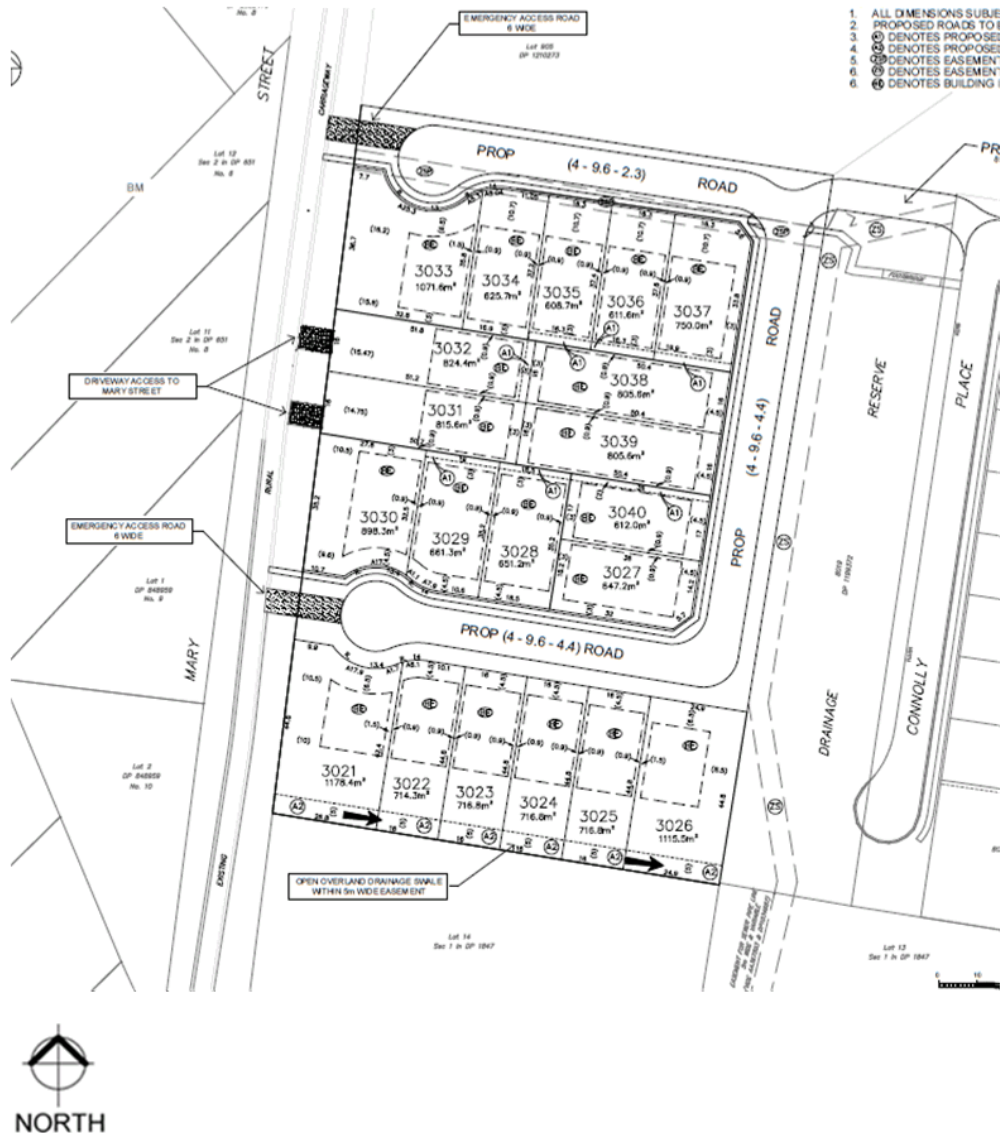


Figure C18.2 Renwick Master Plan

13.3 DA16/0193 - 20 Lot Residential Subdivision - Lot 903 DP 1210273
 and Lot 8019 DP 1199372, Mary Street Renwick
 ATTACHMENT 5 Proposed Subdivision



ATTACHMENT 5 – PLAN OF PROPOSED SUBDIVISION



13.3 DA16/0193 - 20 Lot Residential Subdivision - Lot 903 DP 1210273
and Lot 8019 DP 1199372, Mary Street Renwick
ATTACHMENT 6 Proposed Tree Removal and Building Envelopes



ATTACHMENT 6 – PROPOSED TREE REMOVAL AND BUILDING ENVELOPES

