ATTACHMENTS TO REPORTS –

Item 10.2 – DA 17/0794 –Tourist and Visitor Accommodation and Function Facility at Lot 1 DP 10658, 42 Oldbury Road, Sutton Forest

ORDINARY COUNCIL MEETING

Wednesday 13 December 2017

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Attachments to Reports

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ATTACHMENTS TO REPORT

Item 10.2

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Attachment 1

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Attachment 2

Locality Plan

Attachment 3

Aerial Image

Attachment 4

Development Proposal Plans for Southern Highlands Wines

ATTACHMENT 1

DRAFT CONDITIONS OF CONSENT

Schedule 1 – Conditions of Development Consent that must be satisfied prior to the operation of any consent.

(Note: RMS must provide their concurrence to the proposal prior to any notice of determination being issued by way of approval subject to deferred commencement).

DEFERRED COMMENCEMENT CONSENT CONDITIONS

1. Deferred Commencement

The development consent is not to operate until such time as the following matters are completed to the satisfaction of Council:

A. Concurrence from the Roads and Maritime Services (RMS)

The proponent shall provide to the Council correspondence from the Roads and Maritime Services demonstrating concurrence to the development as proposed and subsequent intersection treatments to the Illawarra Highway.

B. Cut and Fill Plan

The proponent shall provide a professional earthworks plan which identifies existing and proposed levels of the land across the site including proposed cut and fill. The plan shall be prepared by an appropriately qualified and professional geotechnical engineer and submitted to the Council for approval.

C. Site Analysis Plan

The proponent shall provide a site analysis plan which identifies opportunities and constraints associated with the site. The site analysis plan should also detail existing vegetation and also vegetation proposed to be removed on the site. The plan should be prepared by a suitably qualified, professional and experienced architect and submitted to Council for approval.

D. Landscape Plan

The proponent shall provide a landscaping plan that identifies additional landscaping treatments in order to ameliorate any visual impacts of the development in the visual catchment. The plan shall include species names, location and number of proposed plantings. The Landscaping Plan shall be prepared by a suitably qualified Landscape Architect and be submitted to Council for approval.

E. Vegetation Management Plan

The proponent shall provide a Vegetation Management Plan in order to measure the level of impact of the development on riparian lands within the subject property. The plan shall be prepared by a suitably qualified, professional and experienced person and submitted to Council for approval.

F. Concurrence of Federal Agencies - Helipad

The proponent shall provide to the Council a copy of the concurrence of Government Agencies in particular but not limited to the Civil Aviation Safety Authority (CASA) to ensure a workable and safe airstrip or helipad is constructed in accordance with the Civil Aviation Regulations 1988, with the design considering the requirements of the relevant guidelines and appropriate design documentation provided.

G. Acoustic Assessment

The proponent shall provide to the Council an acoustic assessment demonstrating that both construction and operational noise will not exceed 5dBA above background noise levels when measured at the boundary of the property. The acoustic assessment shall be undertaken by an appropriately qualified, experienced and professional acoustic engineer and the report shall be submitted to Council for approval.

H. Water Modelling

The proponent is required to undertake water modelling at the developer's expense to identify potable water network capacity in order to service the development. If upgrades are required in order to service the development or ameliorate impacts on the reticulated water network then these upgrades will be required to be undertaken at the developer's cost. The water modelling shall be either undertaken by the Council upon application by the applicant and payment of the fee or an appropriately qualified, profession and experienced hydraulic engineer. The report shall be submitted to Council for approval.

I. Heritage Assessment

The proponent shall submit a heritage impact assessment that identifies the impact of the development on adjoining and adjacent heritage items within the visual catchment of the development site. The assessment shall be prepared by an appropriately qualified, experienced and professional heritage consultant and submitted to Council for approval.

J. Waste Management and Disposal

The proponent shall submit to Council a waste management plan that identifies the proposed waste streams to be generated during demolition, construction and also operation of the development. The waste management plan shall include the proposed tonnage of materials and also disposal methods. The waste management plan shall be prepared by a qualified professional and submitted to Council for approval.

K. Preliminary Site Investigation

A Stage 1 Preliminary Investigation of the site shall be carried out in accordance with the Managing Contaminated Land Planning Guidelines under State Environmental Planning Policy No. 55 - Remediation of Land and the *Contaminated Land Management Act 1997* and relevant Office of Environment and Heritage guidelines. This Preliminary Investigation shall be carried out by a suitably qualified, professional and experienced environmental auditor and shall be submitted to Council.

Evidence of compliance with the above conditions, sufficient to satisfy the Council as to those matters, must be provided within 12 months of this notice. If satisfactory evidence is produced in accordance with this requirement, the Council shall give notice to the applicant of the date from which the consent operates.

If Council has not notified the applicant within a period of 28 days after the applicant's evidence is produced to it, the council is for the purposes of section 97 of the Environmental Planning and Assessment Act 1979, taken to have notified the applicant that Council is not satisfied as to those matters on the day on which that 28 days expires.

ADMINISTRATION CONDITIONS

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
Site Plan	0150517EX-01	SOWDES Pty Ltd	May 2017
Elevation Plan	TAK SHW DP AR GA 200 1	Gumuny Holdings Pty Ltd	May 2017
Illustrative Master Plan	TAK SHW DP LS IL 100 01	Gumuny Holdings Pty Ltd	May 2017
Statement Of Environmental Effects		Bureaucracy Busters Town Planning Consultants	June 2017
Function Hall Noise Assessment	BA161204	Blackett Acoustics	June 2017
Helicopter Noise Assessment	BA160112	Blackett Acoustics	June 2017
Water Cycle Management	3869.1	SOWDES Pty Ltd	May 2017
Stormwater Management Site Plan	0150517SWMP-01	SOWDES Pty Ltd	February 2017
Sewer Drainage & Water Supply Site Plan	0150517SEW-01	SOWDES Pty Ltd	May 2017
Erosion & Sediment Control Plan	0150517ESC-01	SOWDES Pty Ltd	May 2017
Traffic Impact & Parking Assessment	16-00155	Calibre Consulting	June 2017
Water Cycle Management Study	0150517	SOWDES Pty Ltd	May 2017

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

3. Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989

(a) That the work must be carried out in accordance with the requirements of the National Construction Code.

(b) In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

***Reason**:* The condition is prescribed under Clause 98 of the *Environmental Planning and Assessment Regulation 2000.*

4. Erection of Signs

A sign must be erected in a prominent position on any site on which building work, is being carried out:

(a) Showing the name, address and telephone number of the principal certifying authority for the work, and

(b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

(c) Stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

***Reason**:* The condition is prescribed under Clause 98A of the *Environmental Planning and Assessment Regulation 2000.*

5. Compliance with Disability Discrimination Act 1992

This approval does not protect or guarantee against a possible claim of discrimination (intentional or unintentional) under the *Disability Discrimination Act 1992*, and the applicant/owner is therefore advised to investigate their liability under this Act.

***Reason**:* *To inform of relevant access requirements for persons with a disability.*

***Note**:* *Disability (Access to Premises - Buildings) Standards 2010 -As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.*

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

General

6. Application for a Construction Certificate (Building Works)

The applicant shall apply to Council or an Accredited Certifier for a Construction Certificate to carry out the relevant building works in accordance with this consent. The details to be included in the application for a Construction Certificate are:

(a) Architectural plans and building specifications complying with the National Construction Code (NCC) relevant Australian Standards, and the development consent and conditions.

(b) If Council or a private accredited certifier issues the Construction Certificate, engineering details must be submitted for approval for all structural elements, including but not limited to, piers, footings, reinforced concrete slab, first floor joist layout, roof trusses, steel beams and the like. The details must be prepared by a qualified chartered professional practicing consulting structural

engineer. Also a certificate from the engineer must be included certifying that the design fully complies with appropriate SAA Codes and Standards and the Building Code of Australia requirements.

(c) Geotechnical report for the site, prepared by a qualified geotechnical engineer detailing the foundation conditions of the site and solutions for consideration by a structural Engineer.

(d) Essential services plan outlining the existing and proposed fire safety measures.

(e) Disabled access provisions to common and public areas in accordance with AS1428 Design for Access and Mobility and the Premises Code.

(f) If an alternative solution to the "deemed to satisfy" provisions of National Construction Code is proposed, the following details must be lodged:

- Performance requirements that the alternative solution intends to meet.
- Assessment methods used to determine compliance with the performance requirements, including if and how each performance objective impacts on other requirements of the BCA; and
- A statement about the person who prepared the alternate solution, indicating qualifications, experience, insurance details, and membership of an approved accreditation body

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

Note: *Construction work may only commence upon the issue of a Construction Certificate, appointment of a Principal Certifying Authority (PCA), and lodgement of Notice of Commencement.*

Note: *Please note that if demolition works forms part of the extent of works approved in the same application, then demolition must not commence prior to the issue of a Construction Certificate.*

7. Appointment of Principal Certifying Authority

No work shall commence in connection with this Development Consent until:

(a) A Construction certificate for the building work has been issued by:

(i) the consent authority; or
(ii) an accredited certifier; and

(b) the person having the benefit of the development consent has:

(i) appointed a principal certifying authority for the building work, and
(ii) notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and

(b1) the principal certifying authority has, no later than 2 days before the building work commences:

(i) notified the Council of his or her appointment, and
(ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and

(b2) the person having the benefit of the development consent, if not carrying out the work as an owner builder, has:

(i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
(ii) notified the principal certifying authority of such appointment, and

(iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and

(c) the person having the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the erection of the building.

***Reason**: To ensure that there is certainty as to the consent applying to the land.*

8. Access for People with Disabilities

Access for people with disabilities shall be provided in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and with regard to the *Disability Discrimination Act 1992*.

Prior to the issue of a Construction Certificate, the plans shall demonstrate compliance.

***Note**: Disability (Access to Premises - Buildings) Standards 2010 - As of 1 May 2011, if access is provided to the extent covered by this Standard, then such access cannot be viewed as unlawful under the Disability Discrimination Act 1992.*

***Reason**: To inform of relevant access requirements for persons with a disability.*

9. Long Service Levy Payments

The payment of a long service levy as required under part 5 of the *Building and Construction Industry Long Service Payments Act 1986*, in respect to this building work, and in this regard, proof that the levy has been paid, is to be submitted to Council prior to the issue of a Construction Certificate. Council acts as an agent for the Long Services Payment Corporation and the levy may be paid at Councils Office.

***Reason**: Statutory requirement*

Other Approvals

10. Road Opening Permit

Pursuant to section 138 of the *Roads Act 1993*, should any work on the verge, footpath, public road reserve or public reserve (open space) be required, approval will need to be obtained from Council. A Road Opening Permit is to be obtained prior to the issue of the Construction Certificate.

***Note:** Road Opening Permits do not include driveway and layback construction.*

***Reason**: Maintain public asset.*

11. Installation Requirements

All sewer and water plumbing and drainage work shall be carried out by a licensed plumber. A Permit in accordance with the NSW Code of Practice Plumbing and Drainage is to be obtained from Council (as the local Water Supply Authority) for the work to be carried out prior to the issue of the Construction Certificate.

***Reason:** To comply with legislation.*

Contributions

12. Section 94A Contributions

Under section 94A 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 Plan is applicable to the Development:

- Section 94A Contributions 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 contributions listed in the Notice of Payment must be paid prior to the release of [Subdivision/Construction/Occupation] Certificate.

All contributions are indexed quarterly in accordance with upward movements in the Producer Price Index (Tables 15. Output of the General Construction Industry, Index Numbers and Percentage Changes – Index Number; Non-residential Building Construction (3020) New South Wales) as published by the Australian Bureau of Statistics (www.abs.gov.au); Section 25J(4) of the *Environmental Planning and Assessment Regulation 2000*; and Council's Developer Contributions Plans.

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.

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.*

13. 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 Construction 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.*

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 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); 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 26 July 2017 and came into effect on 15th September 2017 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 2017	$10,752 per ET	$10,424 per ET	$N/A
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.

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 **a Construction** Certificate:-

Water $92.50+ Sewer $92.50 + Stormwater $92.50 = $277.50

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.

In the case of other forms of development, the Construction Certificate will not be issued until the *Water Management Act 2000* charges have been paid and/or secured and the approval of Council has been obtained.

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.*

Engineering Plans – Building

14. Structural Engineer's Details

Structural engineering plans are to be prepared by an experienced professional chartered practising Structural Engineer for the following work shall be lodged with the Principal Certifying Authority and approved prior to commencing the works in accordance with a Construction Certificate:

(a) reinforced concrete strip footings.

(b) reinforced concrete raft slab.

(c) suspended reinforced concrete slabs.

(d) structural steelwork.

(e) structural timber work exceeding the design parameters of AS1684 "National Timber Framing Code".

(f) retaining walls.

(g) roof trusses.

(h) the existing structure is to be certified as being structurally adequate to carry out the proposed additional loadings.

Advice: *The name, address and qualifications of the practising Structural Engineer certifying the design shall be clearly indicated on the plans and any accompanying documentation. Such engineer is to hold qualifications appropriate to the project as defined in the Building Code of Australia. The design shall relate to the particular site.*

Advice: *Any such Certificate is to set forth the extent to which the Engineer has relied on relevant Specifications, Rules, Codes of Practice or Publications in respect of the construction.*

Reason: *To ensure the structural integrity of the building is achieved.*

Site Management

15. 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.

(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.

(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) Firefighting 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*

Engineering– Civil Engineering and Services

16. 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 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.*

Engineering – Stormwater Drainage

17. Stormwater - Control of Peak Discharge

Adequate and suitable infrastructure shall be provided to ensure the peak discharge from the site is no greater than the pre-developed peak discharge. This infrastructure shall be designed in accordance with Council's Engineering Policies. Calculations to demonstrate that the post-development peak discharge will not exceed the pre-development peak discharge shall 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.*

18. 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.

***Reason**: To ensure adequate storm water management.*

Engineering – Parking, Loading, Access, Roadworks

19. Submission of Plans for works within the Road Reserve

The applicant shall submit to Council 3 copies of Civil Engineering plans for the design of all works within the road reserve required adjacent/near/outside the property including long and cross sections, details of proposed structures and specifications.

The drawings must be approved by Council in writing and any fees and charges paid prior to the issue of the Construction Certificate.

Such design shall be:

(a) Prepared and submitted on A1 or A3 size sheets, undertaken by a chartered professional consulting Civil Engineer, and

(b) Approved by Council under section 138 of the *Roads Act 1993*, prior to the issue of the Construction Certificate, and

(c) Upon completion of the works and prior to the issue of an Occupation Certificate, the Applicant is to provide to Council 2 copies of "Work as Executed Plans" (WAE). The plans are to show relevant dimensions and finished levels and are to be certified by a surveyor. Also the Applicant is to provide to Council, in an approved format, details of all public infrastructure created as part of the works, and

(d) All civil engineering works adjacent/near/outside [address] is to be supervised by Council. A maintenance period of 12 months shall apply to the work, after it has been completed and approved.

In that period the Applicant shall be liable for any part of the work which fails to perform in the manner outlined in Council's specifications, or as would reasonably be expected under the design conditions.

***Reason**: To ensure compliance of engineering works/Council assets are constructed to acceptable standards for engineering works.*

20. Tree Retention – Road Design and Construction

The proposed road design and construction shall preserve and retain existing vegetation within the road reserve. Any trees proposed to be removed within the road reserve must be approved by Council and are to be clearly identified by survey and shown on submitted Construction Certificate plans.

All trees shown on approved engineering plans as being retained are to be appropriately marked and protected during construction works.

Reason: *To ensure preservation of as many existing trees as possible.*

21. Carpark Design - Site Servicing

The car park shall be designed to accommodate the turning movements of the largest vehicle servicing the development. The car park design shall incorporate the following:

(a) The site shall accommodate the turning movements of (subject to provision of a traffic report) m service vehicle.

(b) Service vehicles shall manoeuvre into and out of the site in a forward direction.

(c) The front overhang, and swept path made by the service vehicle shall not obstruct car park traffic or encroach onto parking spaces.

(d) The vehicle swept path shall be reflected on the engineering design plans.

(e) Loading and unloading of service vehicles shall be undertaken onsite with no intrusion onto the road system.

(f) The footpath crossing shall be splayed from the property boundary to the kerb line to accommodate the swept path made by the service vehicle.

Reason: *To ensure that the car parking area is constructed to Council requirements.*

22. Vehicular Crossings

Full-width, heavy-duty concrete vehicular crossing(s) shall be provided across the foot path at the entrance(s) and/or exit(s) to the site, subject to approval by Council's Development Engineer. In this regard the Applicant shall obtain a copy of Council's Standard Drawing and lodge an application for vehicular crossing(s) (available from Council's Customer Services Centre or downloaded from Council's website), and pay the appropriate fees and charges prior to the lodgement of the Construction Certificate.

Reason: To ensure appropriate access to the site can be achieved.

23. Disabled Car Parking Spaces

Subject to a traffic report (number) of the car parking spaces provided as part of the total requirement shall be reserved for disabled persons. These spaces shall be a minimum of 3.2m wide x 5.5m long and located near pedestrian access routes designed for disabled persons. Each space shall be clearly marked for disabled persons in accordance with the Premises Code.

Car parking for people with disabilities shall be provided in accordance with the National Construction Code (NCC), relevant Australian Standards and with regard to the *Disability Discrimination Act 1992* and Premises Code. Prior to the issue of a Construction Certificate, the plans shall demonstrate compliance.

The above details shall be submitted to and approved by the Accredited Certifier prior to the issue of the Construction Certificate.

Reason: To inform of relevant access requirements for persons with a disability.

24. Off Street Parking Provision - General

169 off-street car parking spaces suitably marked in accordance with the approved plans (unless elsewhere specified) shall be provided. Each space shall have minimum dimensions in accordance with Australian Standard AS2891.1 Off Street Car Parking.

Details shall be submitted to the Accredited Certifier prior to the issue of a Construction Certificate showing compliance with this condition.

Reason: *To ensure adequate parking and access.*

25. Off Street Car Parking Space Provision

Car parking spaces shall be provided in accordance with the approved plans for the parking of resident and visitor vehicles on the site. In this regard, no less than 169 spaces are required and designated as follows:

(a) 48 spaces for the Hotel Rooms,
(b) 1 space for the Presidential Suite,
(c) 16 spaces for the 2 Bedrooms Suites,
(d) 5 spaces for the Serviced Apartments,
(e) 9 spaces for the Spa Centre,
(f) 54 spaces for the Function Hall,
(g) 20 spaces for the Bar and Café,
(h) 16 spaces for Staff Parking

- All car spaces shall be allocated and marked accordingly. If the development is to be strata subdivided, the car park layout must respect the above allocation and thereafter regarded as part of the entitlement of that unit.
- Each space shall have minimum dimensions in accordance with the relevant Australian Standard.
- Under no circumstances shall parking spaces be sold, let or otherwise disposed of for use other than in accordance with this condition.
- Visitor spaces shall only to be used by persons visiting residents of the property or persons with legitimate legal reason to be upon the land.
- Access to visitor parking shall not be restricted without development approval.
- A sign shall be erected at the vehicular entrance indicating the availability of visitor parking. Such spaces shall be clearly marked.

Reason: *To ensure adequate parking and access.*

26. Performance Bond

Council shall require payment of a monetary performance bond of 5% of the construction cost to ensure effective performance of the approved Construction Management Plan. Non-performance of the Construction Management Plan will lead to forfeiture of the bond monies being allocated by Council to achieve the performance standard.

Reason*: To ensure effective performance of the approved Construction Management Plan.*

Notes:

1. *Council will require payment of a monetary performance bond of 0.1% of the construction cost to ensure effective performance of the approved construction Management Plan. Non-performance of the plan will lead to forfeiture of bond monies being allocated by Council to achieve the performance standard.*

2. *The above documentation SHALL be submitted for the approval of Council's Building Surveyor and SHALL define the responsibilities of the property owner and construction agents.*

3. *Construction Certificate shall NOT be granted UNTIL the above matters have been resolved to the satisfaction of the Council's Building Surveyor.*

27. Pedestrian Safety

The Contractor shall endeavour to minimise disturbance to pedestrian / vehicle traffic in the vicinity of the site. If required by Council a hoarding shall be erected and consent required in accordance with section 138 of *Roads Act 1993*.

Details shall be submitted to the Accredited Certifier prior to the issue of a Construction Certificate showing compliance with this condition.

Reason: *To ensure pedestrian and vehicular safety.*

28. Provision of Vehicular Direction Signs

Vehicle direction signs indicating the entry and exit points to the proposed development together with direction to the location of visitor parking spaces prior to the issue of the Construction Certificate. Size and type of sign to be approved by the Group Manager Planning, Development and Regulatory Services.

Reason: *To comply with Council's Engineering Standards.*

Engineering – Sewer and Water Supply

29. 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.

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

30. 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.*

31. Water and Sewer Authority Conditions

Prior to issue of a Construction Certificate, the developer shall obtain approval from Council (as the Water Supply Authority and/or as required under section 68 of the *Local Government Act 1993*) for the works to be undertaken by submitting adequate documentation including plans, calculations and specifications which justify that the required works are in accordance with all Council's standards and all other relevant codes and guidelines.

Reason*: To ensure water and sewer retaliation are in accordance with Council's standards.*

Utilities

32. Telecommunications Provider / Gas Provider

Prior to the issue of the Construction Certificate, the applicant shall obtain the requirements of the Telecommunications Service / Gas Provider to service the development.

Note*: The Developer is also advised to contact the National Broadband Network Company Ltd (NBN) in regard to the installation of fibre in all new developments.*

Reason*: To ensure that telephone and gas infrastructure is provided to service the development.*

33. 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.*

34. Electricity Connection

Provision shall be made for connection to future underground distributions mains to the development. This shall be achieved by installing:

- An underground service line to a suitable existing street pole; or
- Sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre)

***Note**: A limit of one (1) pole per site will apply.*

Details shall be submitted with the application for a Construction Certificate.

***Reason**: To ensure adequate electricity service is provided to the development.*

35. Telecommunications

Provision shall be made for relocation of telecommunications network assets including underground placement of any existing aerial cables and infrastructure. Any costs associated with the relocation of the above are at the requestor's expense.

Details shall be submitted with the application for a Construction Certificate.

***Reason**: To ensure appropriate access to utilities.*

***Note**: Should you need to discuss access to or relocation of any Telstra assets please contact Telstra's Network Integrity Division (www.telstra.com.au or phone 1800 810 443).*

Environmental – Erosion and Sediment Control

36. Erosion and Sediment Control Plan

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) Final site spoil shall be disposed of to conform to the specifications and standards quoted and to any conditions of approval of those measures and must comply with any relevant NSW Department of Planning and Environment requirements.

(e) Trenches shall be backfilled, capped with topsoil and compacted to a level at least 75mm above adjoining ground level.

(f) 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.

(g) 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.

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

Landscaping and Vegetation

37. Tree Retention

Road design and construction shall ensure preservation of existing roadside vegetation. All trees proposed to be removed within the road reservation shall be clearly identified by survey and submitted to Council for approval prior to issue of Construction Certificate.

All trees shown on the development consent as being retained shall be appropriately marked and protected during construction works with fencing that shall be maintained throughout construction activities.

Reason: *To ensure retention and preservation of local vegetation.*

C CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK

General

38 Prior to Commencement of Work

(a) Prior to commencement of any works, the following information shall be forwarded to Council and approved.

- Document demonstrating RMS support for the proposed treatment of Oldbury Road/Illawarra Highway intersection
- Phase 1 Preliminary Site Investigation
- Site Analysis to show existing trees and those to be removed
- Consultation with government agencies regarding proposed Helipad
- Assessment of impacts on riparian lands and associated VMP
- Waste Management Plan

(c) Notification of Licensed Builder

Building work shall not commence until the name and licence number of the builder is advised to Council. Notification shall be in writing and shall include the written concurrence of the builder for their licence to be used and a copy of this builders licence.

(d) Certification of Structural Details

Building works shall not commence until the submitted (structural steel/reinforced concrete) details are certified as structurally adequate by a chartered, professional and experienced Structural Engineer.

Note: The name, address and qualifications of the practising structural engineer certifying the design shall be clearly indicated on the plans and any accompanying documentation. Such engineer is to hold qualifications sufficient to gain admission to the Institute of Engineers of Australia. The design shall relate to the particular site.

Any such Certificate is to set forth the extent to which the Engineer has relied on relevant Specifications, Rules, Codes of Practice or Publications in respect of the construction.

(e) Fencing of Building Site

The building site shall be fenced in accordance with WorkCover guidelines prior to any building works commencing on site.

Additionally a driveway is to be constructed in accordance with the attached specification prior to any works commencing on the site.

Reason: *To comply with Council's requirements prior to the commencement of works.*

39. Notice of commencement

No work shall commence until a notice of commencement (form will be attached with issue of a Construction Certificate or available from Council's website is submitted) giving Council:

(a) Not less than two (2) days' notice of the date on which it is proposed to commence work associated with this Development Consent;

(b) Details of the appointment of a Principal Certifying Authority (either Wingecarribee Council or another Accredited Certifier)

(c) Details of the name, address and licence details of the Builder.

Reason: *Statutory requirement.*

40. Principal Certifying Authority Sign

Prior to commencement of any work, signage must be erected in a prominent position on the work site identifying:

- The Principal Certifying Authority (PCA) by showing the name, address and telephone number of the PCA;
- The Principal Contractor by showing the Principal Contractor's name, address and telephone number (outside of work hours) for that person.
- The sign must state that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work, subdivision work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Advice: *Where Council is the PCA, signage is available from Council.*

Reason: *Statutory requirement.*

41. Construction Certificate

No work shall commence until a:

(a) Construction Certificate is obtained from either the Wingecarribee Shire Council or an Accredited Certifier; and
(b) Construction Certificate lodged with Council obtained from an Accredited Certifier (together with associated plans and documents) - a fee applies for this service.

Reason: *Statutory Requirement.*

42. 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:-

- Name of Representative:
- Company:
- Position:
- Contact phone:

- 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 Quantity, 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.

Reason: *Statutory requirement.*

Site Management

43. 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.*

44. 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.*

Environmental

45. 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.*

D CONDITIONS TO BE SATISFIED DURING THE CONSTRUCTION PHASE

General

46. 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.*

47. Imported 'Waste-derived' Fill Material

The only waste derived fill material that may be received at the development site is:

- Virgin excavated natural material within the meaning of the *Protection of the Environment Operations Act 1997* (POEO); or
- Any other waste-derived material the subject of a resource recovery exemption under cl.51A of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material

Note: *Any waste-derived fill material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority.*

The application of waste-derived material to land is an activity that may require a licence under the *Protection of the Environment Operations Act 1997*. However, a licence is not required if the only material applied to land is virgin excavated natural material or waste-derived material that is the subject of a resource recovery exemption under cl.51A of the *Protection of the Environment Operations (Waste) Regulation 2005*.

Resource recovery exemptions are available on the NSW EPA website at http://www.epa.nsw.gov.au/waste/.

Reason: *To ensure that imported fill is of an acceptable standard for environmental protection purposes.*

48. Progress Survey - Major Development

In order to ensure compliance with approved plans, a Survey Certificate (prepared to Australian Height Datum), shall be prepared by a Registered Surveyor showing the following:

(a) At the completion of excavation, prior to the placement of any footings, showing the completed level of the excavation and its relationship to the boundaries;
(b) Prior to placement of concrete, the ground floor level, showing the level of the form work and its relationship to boundaries including relevant footpath and roadway levels;
(c) Prior to placement of concrete at each second floor level showing the principal level of the formwork and the intended relationship of the completed works to the boundary;
(d) Prior to roofing, or completion of the highest point of the building, showing the anticipated level of the completed work and the relationship to the boundary; and
(e) At completion, works showing the relationship of the building to the boundary.

Progress certificates in response to points (a) through to (e) shall be produced to the Council or the Principal Certifying Authority at the time of carrying out relevant progress inspections. Under no circumstances will work be allowed to proceed should such survey information be unavailable or reveals discrepancies between the approved plans and the proposed works.

Reason: *To ensure compliance with approved plans.*

Building

49. Structure not to be built over easements/infrastructure

No portion of any structure shall be erected over any existing sullage or stormwater disposal drains, easements, sewer mains, or proposed sewer mains.

Reason: *To protect infrastructure.*

50. Ground Levels

Natural ground levels shall not be altered or adjusted other than shown on the approved plans or where varied by the conditions of consent without the prior consent of Council.

Finished ground levels shall be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the storm water drainage system.

Reason: *To ensure that natural drainage of the property and adjoining properties is not effected*

51. Floor Levels

Prior to pouring concrete for the ground floor slab, a report by a Registered Surveyor shall be submitted to Council by the applicant to confirm that the level of the finished floor level will be a minimum of 500mm above the 1% AEP Flood Level.

Reason: *To ensure that the development is constructed in accordance with the consent and approved plans.*

52. Excavations and Backfilling

All excavations and backfilling associated with the erection or demolition of a building shall be executed safely and in accordance with appropriate professional standards properly guarded and protected to prevent them from being dangerous to life or property.

Reason: *To ensure the safety of life and property.*

53. Utility services

If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.

Reason: *To ensure that utilities are provided appropriately to the development.*

54. Hot water installations

All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at a temperature not exceeding:

(a) 43.5°C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and

(b) 50°C in all other classes or buildings.

(c) Where hot water is being delivered to an outlet of a sanitary fixture, used primarily for personal hygiene purposes on commercial premises or by the public, at a temperature exceeding 50°C, such fixture must have a sign, using symbol and red writing on a white background in appropriate languages, displayed adjacent to the sanitary fixture which states, "*Warning – this fixture may deliver hot water which will scald*".

Reason: *To comply with statutory requirements.*

Engineering – Civil Engineering and Services

55. Vehicular Access Point – Construction and Delivery Vehicles

A suitable entry point shall be nominated on site and utilised by construction and delivery vehicles. This entry point is to be located so that the possibility of damage to Council's property is minimised during construction. The access point shall be surfaced with all-weather materials of a minimum of 40 mm in size. Ballast or crushed gravel (minimum of 40mm rock) for the full width of the kerb from the edge of the road to the property boundary.

Reason: *To reduce the possibility of damage to public property.*

56. 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.*

57. Inspections by the Principal Certifying Authority – Mandatory Critical Stage Inspections

24 hours prior to the covering of the following works, the principal certifying authority appointed pursuant to section 81(2)(b) of the *Environmental Planning and Assessment Act 1979* shall be notified that works are ready for inspection. (Note that all inspections below must be booked in (MyInspect Builders Hotline on 1300 842 361) and those in **bold type** are mandatory critical stage inspections under the Act and shall be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued.

General compliance with plans and conditions of DA and Construction Certificate (if any) will be checked during each inspection (on-site facilities including builder's toilet, erosion control measures and shoring).

(a) Piers (if any) prior to pouring of concrete;

(b) Footing trenches with reinforcement prior to pouring of concrete;

(c) Retaining walls and reinforcement (if any) prior to pouring of concrete;

(d) Concrete slab formwork with reinforcement prior to pouring of concrete;

(e) Structural framework; including roof members. When completed prior to the fixing of any internal sheeting;

(f) Wet area, damp proofing and flashing before lining;

(h) Foundation material before installation of the swimming pool or laying of any bedding material;

(i) This inspection transferred to Inspections by Council Condition No 1001 Selection (I).

(j) Bearers and joist inspection, including tie down requirements and ant capping. When completed and prior to the laying of the floor;

(k) Concrete formwork with reinforcement prior to pouring of concrete;

(l) Final inspection prior to use of the building;

The above listed works may not be covered until approval is obtained from the Principal Certifying Authority or his/her duly appointed delegate.

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

Note: *If the principal certifying authority is the Council, the nomination will be subject to the payment of a fee for the service to cover the cost of undertaking all necessary inspections and the issue of the appropriate certificates. Under the Environment Planning and Assessment (Quality of Construction) Act 2003, a sign must be erected in a prominent position on the work site showing the name, address and telephone number of the principal certifying authority; the name of the principal contractor (if any) for the building work and a telephone number at which that person may be contacted outside working hours. That sign must also state that unauthorised entry is prohibited. The sign must not be removed until all work has been completed.*

Reinspections where non-compliance or when the works are not ready will be charged a reinspection fee based on Councils Fees and Charges Schedule.

58. Stormwater - Construction

The applicant shall provide 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 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).

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

59. Stormwater - Discharge

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.*

60. Earthworks, retaining walls and structural support

(1) Any earthworks (including any structural support or other related structure for the purposes of the development):

(a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and

(b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and

(c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and

(d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.

(2) Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442), published in October 2013 by Safe Work Australia.

Reason: *Structural safety.*

61. Disruption of Traffic

During any construction works on the public road that is associated with this approval, the Applicant shall provide appropriate signage and traffic control facilities as per the requirements of AS 1742.3-2009 Manual of uniform traffic control devices – Traffic control for works on roads and the RMS "Traffic Control at Works Sites" manual.

Reason: *Safety and information.*

Environmental

62. Soil and Water Management – Stockpiles

Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: *To ensure that building materials are not washed into stormwater drains.*

63. 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.*

64. Soil and Water Management – Landscape Materials

Landscaping materials (including woodchips, bark etc.) shall be stabilised and secured on site to avoid being eroded by storm water runoff. Alternatively, storm water protection measures shall be put in place to protect storm water drains so as not to contravene the *Protection of the Environment Operations Act 1997*.

Reason: *To ensure the landscape materials used are not washed into storm water drains.*

65. Prevention of Nuisance

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

***Reason**: Health and amenity.*

66. 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*

67. Noise – Plant and Equipment

All works carried out on site during construction/demolition/excavation or earthworks shall comply with the *Protection of the Environment Operations Act 1997*. Approved and effective silencing measures shall be provided and maintained on all power-operated plant used on site.

***Reason**: Noise attenuation.*

68. Vegetation management

A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation without the prior consent of Council (unless considered exempt development).

Any vegetation removed with Council consent and any other vegetation cleared in association of the approved development shall be disposed of in accordance with the approved Waste Management Plan.

For minor development, vegetation shall be either mulched for reuse on site or transported to an approved waste/recycling facility.

***Reason**: To ensure compliance with Clause 5.9 of the Wingecarribee Local Environmental Plan 2010 by preserving the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.*

***Note**: Failure to comply with this condition may result in prosecution by Council.*

***Note**: No vegetation shall be burnt except with an approval issued by Council pursuant to the Protection of the Environment Operations (Clean Air) Regulation 2010. Failure to comply may result in a penalty of up to $500 for an individual or up to $1,000 for a corporation.*

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

69. Compliance with AS 4373 Pruning of Amenity Tress

All pruning of amenity trees must be undertaken in accordance with the provisions of AS 4373 – Pruning of Amenity Trees.

***Reason:** Statutory requirement.*

Landscaping and Vegetation

70. Tree Removal/Tree Preservation

No trees shall be pruned, removed, damaged or destroyed without the prior written consent of Council. Failure to comply with this requirement will result in prosecution by Council in accordance with the provisions of *Wingecarribee Local Environmental Plan 2010* and associated Development Control Plans.

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.*

Site Management

71. Approved hours of Construction/Demolition

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

DAY	HOURS
Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 1:00pm
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 lodgement of an application under section 96 of the Environmental Planning and Assessment Act 1979.*

72. 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.*

73. Building Operations

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the storm water drainage system.

Reason: *To ensure that building materials are not washed into storm water drains.*

74. 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.

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

Reason: *Environmental amenity*

75. Storage of Building Materials, Plant and Equipment

All building materials, plant and equipment are to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.

No storage, or placing of any building materials to occur on adjacent public roads or footpath areas in association with the construction, maintenance or use of the development or site, without prior Council approval.

Advice: *Specific approval may be obtained via a section 138 Roads Act 1993 application.*

Reason: *To ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.*

76. Site requirements during demolition and construction

All of the following shall be satisfied/complied with during demolition, construction and any other site works:

(a) All demolition shall be carried out in accordance with Australian Standards AS 2601-2001.

(b) Demolition shall be carried out by a registered demolition contractor.

(c) A single entrance shall service the site for demolition and construction. The footway and nature strip at the service entrance must be planked out with close boarded, hardwood timber footpath protection pads. The pad shall cover the entire width of the footpath opening for the full width of the fence.

(d) No blasting shall be carried out at any time during construction of the building.

(e) Care shall be taken during demolition/ excavation/ building/ construction to prevent any damage to adjoining buildings.

(f) Adjoining owner property rights and the need for owner's permission shall be observed at all times, including the entering onto land for the purpose of undertaking works.

(g) Any demolition and excess construction materials shall be recycled wherever practicable.

Reason: *To ensure that the works are carried out in accordance with the approval and relevant legislation and to ensure that there is no disturbance to neighbouring properties.*

77. 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 minimise the potential for damage to Councils assets.*

78. 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

(c) be a temporary chemical closet approved under the *Local Government Act 1993*.

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

79 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.

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

80. Notification of discovery of an archaeological relic

A person who is aware or believes that he or she has discovered or located a relic (in any circumstances, and whether or not the person has been issued with a permit) shall:

(a) within a reasonable time after a person first becomes aware or believes that the person has discovered or located that relic, notify the Office of Heritage of the location of the relic, unless the person believes on reasonable grounds that the Office of Heritage is aware of the location of the relic, and

(b) within the period required by the Office of Heritage, furnish the Office of Heritage with such information concerning the relic as the Heritage Council may reasonably require.

Reason: *To comply with the provisions of the Heritage Act 1977.*

Note: *The relevant application form can be found at following website:*

[http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/S139-S146Frm2013.pdf]

and mailed to:

The Heritage Council
C/- The Conservation Manager
Heritage Division
Office of Environment and Heritage
Locked Bag 5020
Parramatta NSW 2124

or emailed to: heritage@heritage.nsw.gov.au

E CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN INTERIM OR FINAL OCCUPATION CERTIFICATE

General

81. Occupation Certificate

In accordance with section 109J of the *Environmental Planning and Assessment Act 1979,* an application for an Occupation Certificate, shall be made on completion of the works and the relevant application fee paid. All works specified in the development consent and approved Construction Certificate plans shall be completed and all development consent conditions complied with prior to the issue of the Occupation Certificate.

The Principal Certifying Authority is required to be satisfied, amongst other things, that:

- All required inspections (including each applicable mandatory critical stage inspection) have been carried out; and
- Any preconditions to the issue of the certificate required by a development consent have been met.

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

Note: *A person must not commence occupation or use (or change of use where an existing building) of the whole or any part of a new building (within the meaning of section 109H (4) of the Act) unless an Interim Occupation Certificate or Final Occupation Certificate has been issued in relation to the building or part.*

82. Completion Requirements

All of the conditions of this consent shall be at no cost to Council and shall completed prior to the issuing of an Occupation Certificate (unless stated otherwise).

Reason: *To ensure that the development is completed as per this consent and the approved plans.*

Building

83. Smoke Alarms

A Compliance Certificate certifying the installation of smoke alarms shall be provided to Council prior to the issue of an Interim Occupation Certificate.

Reason: *To ensure compliance in accordance with Australian Standard AS 3786 Smoke Alarms and NCC requirements.*

Advice: *Where there is more than 1 alarm to be installed, the certificate shall state that the alarms have been interconnected.*

84. Works as Executed Drainage Diagram

The applicant shall submit to Council a copy of the works as executed plans for the both internal and external drainage prior to the issue of an Interim or Final Occupation Certificate. These plans shall be drawn to scale including all relevant details. The requirements of the Plumbing Act are to be complied with also in this regard.

Reason: *So that Council may ensure that the construction is in accordance with Council's requirements, and so that a permanent record of the drainage details may be held by Council, to assist in future maintenance.*

85. Works as Executed Plans – Building Works

Prior to the issue of the Interim or Final Occupation Certificate, 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.

***Reason**: To ensure that there is a record of final works carried out on the site.*

Engineering – Civil Engineering and Services

86. 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 Occupation Certificate.

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

87. Certification of Engineering Works

Prior to issue of the Occupation Certificate, the following documents shall be submitted to the Principal Certifying Authority. These documents are:

a) A Certificate from a suitably Qualified Engineer, with Corporate Membership standing in the Institution of Engineers, Australia, and registered on the National Professional Engineers Register (NPER) under the appropriate professional category, and

b) A "Work - As - Executed" (WAE) plans of the engineering and/or drainage works.

The abovementioned Certificate shall certify that:

(i) the stormwater drainage system, and/or
(ii) the car parking arrangement and area, and/or
(iii) any related footpath crossing works, and/or
(iv) the proposed basement pump and well system, and/or
(v) the proposed driveway and layback, and/or
(vi) other civil works have been constructed in accordance with the approved plans and details, satisfies the design intent and complies with appropriate SAA Codes relevant Standards and Councils Policies and Specifications.

Where Council is not the Principal Certifying Authority, two (2) copies of the above documents are to be provided to Council prior to the issue of any Occupation Certificate. These documents are to be retained on Council's Construction Certificate file.

***Reason**: Asset management.*

88. Disabled car parking

Prior to the issue of the Interim or Final Occupation Certificate, car parking spaces shall be provided at the rate of not less than one disabled car parking space for each **100/50 spaces** or part thereof in a carpark required to be accessible, and a car parking area on the same allotment as a building required to be accessible. The spaces are not required to be signposted where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with disabilities.

The spaces shall comply with the requirements for parking in the current version of AS 2890.1 for people with disabilities.

All works shall be completed prior to the issue of the Interim or Final Occupation Certificate.

***Reason:** To ensure that there is adequate disabled car parking spaces provided for the development.*

Landscaping & Vegetation

89. Landscaping Plan

Landscaping as per the approved Landscaping Plan shall be established prior to the issue of the Interim or Final Occupation Certificate.

Reason: *To ensure that the landscaping is completed prior to occupation.*

90. Final Fire Safety Certificate

A final fire safety certificate pursuant to clause 172 of the *Environmental Planning & Assessment Regulations 2000* shall be submitted, to the principal certifying authority upon completion of the specified work in the Schedule of Fire Safety Measures. As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:-

(a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades; and

(b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

Reason: *To ensure the safety of the building.*

Plumbing and Drainage

91. Stormwater Drainage

Prior to the issue of the Interim or Final Occupation Certificate:

(a) Existing and new drainage lines shall be located 600 mm clear of the building.

(b) Rainwater shall be conveyed from each downpipe by approved rainwater drains to a 600 mm x 600 mm x 3 m rubble pit located not less than five (5) metres from any building or property boundary.

(c) The additional rainwater drains shall be connected to the existing rain water drains.

(d) Rainwater drains shall be connected to the easement to drain water. The connection is to be inspected by Council's Accredited Certifier prior to backfilling.

(e) Roof and surface water shall be disposed of in conformity with the approved hydraulics drawing(s).

(f) Subfloor excavations or cut shall be provided with an agricultural pipe and rubble drain not less than 300 mm deep or less than 300 mm wide and connected to the rainwater drainage system.

(g) A dish drain having a minimum diameter of 100 mm, or surface water collection points shall be provided at the base of all excavation and shall be connected to the rain water drainage system.

(h) Any regraded areas shall be free draining, away from the dwelling, and shall not concentrate surface water onto adjoining properties.

(i) Roofwater shall be piped to the street water table/kerb and gutter. Where roofwater drains are to be connected to kerb and gutter, an approved UPVC or galvanised steel adaptor is to be used.

(j) Roofwater shall be piped to a minimum 20,000 litre rainwater storage tank and the overflow directed to ***an approved stormwater management system*** to prevent a nuisance occurring.

(k) Roofwater shall be disposed of clear of and downhill of the effluent disposal areas.

Reason: *To comply with legislation.*

92. Landscaping and Preparation of Effluent Application Area

Prior to the issue of the Interim or Final Occupation Certificate, the landscaped area is to have absorptive topsoil to a depth of 150mm. This shall be imported and spread over the area as necessary and rotary hoed into the existing soil.

An underlay material of newspapers, weed matting or hessian shall be installed.

Appropriate layers of turf or lawn seed are to be laid / sown and established.

Pine bark mulch with planting of native shrubs and species shall be completed.

No fruit or salad vegetables growing on the property shall be irrigated with effluent from the system.

***Note**: Plastic membranes are unsuitable for reason that it does not allow for transpiration of effluent liquids to the atmosphere.*

***Reason**: To protect the environment.*

93. Potable Water Storage – Surface Irrigation Area

Prior to the issue of the Interim or Final Occupation Certificate, the surface irrigation area must be sited downhill and as far as practical from any underground potable water storage tank.

***Reason**: To protect the environment.*

94. Warning Signs

Prior to the issue of the Interim or Final Occupation Certificate, at least two warning signs shall be positioned along the boundary of the surface irrigation area. The warning signs shall be clearly visible to inform occupants of the premises that recycled water is used for irrigation. Each sign must have:-

(a) Lettering visible at 3 metres; and

(b) Wording: **Recycled Water**
Avoid Contact
DO NOT DRINK.

The warning signs must be erected prior to the use of the effluent disposal system taking place.

***Reason**: To protect the environment.*

95. Aerated Wastewater Treatment System Specifications and Installation

The Aerated Wastewater Treatment System is to be installed (if the development is not connected to a sewer system) strictly in accordance with the approval issued by the New South Wales Department of Health prior to the issue of the Interim or Final Occupation Certificate. All components within the system are to strictly comply with the prototype approved by the Department for the number of people the system serves.

***Reason**: To protect the environment.*

96. Amended Soil Wastewater System

The wastewater system if no connection is made to the sewer system shall be installed in accordance with the manufacturer's requirements and any specifications of Water NSW prior to the issue of the Interim or Final Occupation Certificate. A Certificate to this effect from a qualified professional shall be submitted to Council upon completion of the installation.

***Reason**: To protect the environment.*

97. Pump Out System

The effluent disposal by a pump out system shall be installed in accordance with the relevant Council Development Control Plan that applies to the land, prior to the issue of the Interim or Final Occupation Certificate.

***Reason**: To ensure appropriate disposal of sewerage.*

98. System Installation

The wastewater management system shall be installed and maintained in accordance with the recommendations any wastewater report prior to the issue of the Interim or Final Occupation Certificate

***Reason**: To ensure appropriate disposal of sewerage.*

99. Pump Out Requirements

Prior to the issue of the Interim or Final Occupation Certificate:

- The connection between the septic tank and collection well shall have two flexible joints.
- The holding well shall be completely sealed on the inside face so as to prevent the intrusion of ground water.
- The top edge of the of the septic tank and collection well shall be finished a minimum 150mm above the surrounding ground level and lids shall be sealed with the tank to be water tight.
- The pump out line shall be of 65mm internal diameter Class 6 PVC (blue brute or similar) with all bends and risers and 1.0 m underground either side at the holding well, and at termination of the pump-out line being galvanised iron.
- The pump out point shall be provided at the property boundary, and in a location suitable to Council's effluent removal contractor.
- The kamlock shall have an internal diameter of 75mm. The riser shall be secured by staking with a minimum 20mm diameter steel stake.
- The pump-out line shall be encased in concrete at all bends beneath ground level.
- The pump-out well shall be fitted with a hardwood dipstick. The dipstick shall pass through a close fitting opening at the top of the collection well.
- The collection well shall be pumped out by an approved contractor on a fortnightly basis, or more often if required.
- The base of the collection well shall be secured by the pouring of 1 cubic metre of concrete between the outside edge of the tank and the tank excavation.
- The effluent treatment/holding facility must be pumped out immediately there is evidence that the facility is approaching a level where surcharge into the environment is likely.
- Under **no** circumstance shall the effluent treatment/holding facility be emptied by a person who is not an authorised collection/disposal contractor.
- An auxiliary pump may be required to assist in effluent removal. In this regard a switch shall be located adjacent to the pump out point. This pump shall be installed prior to occupation of the building.

***Reason**: To ensure appropriate handling and disposal of OSSM.*

100. Domestic Greywater Treatment Systems

Installation of domestic greywater treatment systems shall only be of the type approved by the Department of Health's Greywater Reuse in Sewered Single Domestic Premises (2000) Accreditation Guidelines.

The waste water system shall be installed and maintained according to the suppliers' manual and Australian Standard 1547:2000 On-site Domestic Wastewater Management prior to the issue of the Interim or Final Occupation Certificate.

Noise from the use and operation of any plant and equipment associated with the greywater treatment systems shall not make "offensive noise' as defined by the *Protection of the Environment Operations Act 1997.*

***Reason**: To ensure the efficient operation of the greywater system and to protect the local amenity of the area and environment.*

G CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE OF THE DEVELOPMENT

General

101. Use not to Commence

The approved use shall not commence until the proposed development has been completed in accordance with this consent and issue of any other Council approvals which may be required.

***Reason**: To ensure that the use of the site is lawful.*

102. Hours of Operation

The approved hours of operation are:

DAY	HOURS
Monday to Friday	9am – 10pm
Saturday	9am - 10pm
Sunday	9am - 10pm
Public Holidays	9am - 10pm

***Reason**: To ensure that the amenity of the surrounding area is not compromised as a result of the operation of the development.*

***Note:** Any variation to these hours will require Council consent via the lodgement of an application under Section 96 of the Environmental Planning and Assessment Act 1979.*

103. Waste Management Plan

The approved Waste Management Plan shall be implemented during the ongoing operation of the development.

***Reason:** To ensure that waste is managed in a sustainable manner.*

104. Erosion Control on Completed Developments

Adequate erosion and sediment control measures shall be maintained in place where necessary until site stabilisation and revegetation is finalised.

***Reason:** To protect the environment.*

105. Australia Post Guidelines

Mail deliveries shall to be in accordance with Australia Post Guidelines, as set out in the Australia Post publication "General Post Guide - September 2007". A copy of this Guide can be obtained from Australia Post's web page at www.auspost.com.au. A copy of the brochure may be obtained from Australia Post. In general, a clearly marked mailbox (or group of mailboxes) shall be provided within 500mm of the footpath alignment.

Reason: *To ensure compliance with mail delivery regulations.*

106. Loading/Servicing

All vehicular loading and unloading shall be carried out within the site to provide for safe off-street loading and unloading of vehicles servicing the site and to prevent interference with the use of the public road by vehicles and pedestrians.

Reason: *Public safety.*

Environmental

107. Amenity

The approved use on the site shall be conducted in such a manner so as not to interfere with the amenity of the neighbourhood by reason of noise, smoke, smell, vibration, gases, vapours, dust, particulate matter or other impurities from the premises.

Reason: *To ensure that the amenity of neighbouring properties is not compromised.*

108. Lighting

All external lighting shall:

(a) comply with AS 4282–1997 Control of the obtrusive effects of outdoor lighting, and

(b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.

Lighting at vehicle access points to the development must be provided in accordance with AS/NZS 1158 Set: 2010 Lighting for roads and public spaces Set.

Reason: *To ensure that the amenity of neighbouring properties is not compromised.*

109. Disposal of Polluted Water

Site water discharged shall not exceed suspended solid concentrations of 50 mg/L, and shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Office of Environment and Heritage and ANZECC standards for water quality.

Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Wingecarribee Shire Council, or off-site disposal by a liquid waste transporter for treatment / disposal to an appropriate waste treatment / processing facility.

Reason: *To prevent pollution of waterways.*

110. Landscaped area (planting and maintenance)

Any tree or shrub that fails to establish within 2 years of the initial planting date shall be replaced with the same species of tree or shrub.

All landscaped areas on the site shall be maintained on an on-going basis.

Reason: *To ensure the ongoing maintenance of landscaped areas.*

111. Compliance with Protection of the Environment Operations Act 1997

Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the *Protection of the Environment Operations Act 1997*. Records shall be kept of all waste disposal from the site and shall be furnished at the request of an authorised officer of Council.

***Reason**: To ensure the proper disposal of wastes.*

112. Service Requirements – Septic Tank

(a) An Operator's Manual incorporating a service record shall be provided with the aerated unit. The date of each service shall be entered on the record sheet.

(b) The owner shall enter into a service contract with a Council approved service contractor for the servicing of the system at quarterly intervals.

(c) A copy of the service record sheet shall be forwarded by the service contractor to Council after each service.

(d) The service contractor shall make adjustments to each unit, its ventilation and irrigation systems, when directed to do so by the Department of Health New South Wales or Wingecarribee Shire Council.

(e) The yard or garden areas of the allotments are turfed and/or landscaped to the satisfaction of Council and the Department of Health New South Wales before the aerated system is used for irrigation purposes prior to occupation.

(f) The service record sheet shall nominate test results recorded for free residual chlorine and pH with respect to the final irrigation chamber, (i.e. waste water from the final irrigation chamber is to be tested for free residual chlorine and pH.)

(g) The approval for use is only valid whilst the unit is being serviced in accordance with the standards for operation. If the maintenance service is stopped or suspended, Council will take legal action for the occupation of the building to cease or other drainage modifications to occur.

***Reason**: To protect the environment.*

113. Surface Application Area

(a) Soaker hoses, garden sprinklers and standard water hoses and fittings shall not be used in the installation of the irrigation systems. The main distribution lines must be buried a minimum of 100mm.

(b) A minimum of **TBA subject to any landscaping plan being provided** m^2 landscaped irrigation area shall be provided.

(c) Should more than one area be used, a valve system shall be designed to ensure that at least one irrigation area is available for use at all times.

(d) The irrigation area shall be non-trafficable and is not to be used for recreational purposes.

(e) There shall be no irrigated water runoff from the allotment to adjoining properties, public places or reserves.

***Reason**: To protect the environment.*

114. Subsurface Effluent Application Area

(a) Standard water hoses and fittings shall not be used in the installation of the irrigation systems. The distribution lines must be buried a minimum of 300mm and in a manner that provides protection against mechanical damage or deformation.

(b) A minimum of **TBA subject to any landscaping plan being provided** m^2 landscaped irrigation area shall be provided.

(c) Should more than one effluent application area be used, a valve system shall be designed to ensure that at least one irrigation area is available for use at all times.

(d) There shall be no irrigated water runoff from the allotment to adjoining properties, public places or reserves.

***Reason**: To protect the environment.*

115. Disposal of Liquid Waste

All proprietors of the business shall be responsible to ensure that all liquid wastes associated with the business are disposed of in accordance with the Office of Environment and Heritage Waste Tracking Guidelines as described in the Office of Environment and Heritage Environmental Guidelines; *Assessment, Classification and Management of Liquid and Non Liquid Wastes* (1999) and the *Protection of the Environment Operations Act 1997*.

***Reason**: To ensure that wastes are correctly disposed of.*

116. Maintenance of Stormwater Treatment Devices

All wastewater and storm water treatment devices (including drainage systems, sumps and traps) shall be regularly maintained in order to remain effective. All solid and liquid wastes collected from the device must be disposed of in accordance with the *Protection of the Environment Operations Act 1997.*

***Reason**: To ensure effective operation of equipment.*

117. Pollution of waters

The operation of the premises shall be conducted in a manner which does not pollute waters as defined by the *Protection of the Environment Operations Act 1997*.

***Reason:** To ensure that waters are not polluted.*

Noise Control

118. Noise Control

The development shall comply with the requirements for industrial premises contained in the Noise Policy.

Noise emitted by the development:

(a) shall not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and

(b) shall not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.

***Note:** In this clause, the Noise Policy means the document entitled NSW Industrial Noise Policy (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.*

***Reason:** To ensure that the amenity of surrounding occupiers is not compromised.*

119. Noise Control Measures

The Applicant and/or operator shall implement the noise control measures set out in the Acoustic Report prepared by Blackett Acoustics and dated June 2017.

***Reason**: To prevent loss of amenity to the area.*

120. Noise Control Legislation

The Applicant shall comply with relevant noise control provisions contained within the *Protection of the Environment Operations Act 1997* and Noise Control Regulations and Policies to ensure local amenity is not adversely affected by noise impacts associated with the development.

***Reason**: To prevent loss of amenity to the area.*

121. Intruder Alarms

Intruder alarms associated with the development shall be operated in accordance with the requirements of clause 53 of the *Protection of the Environment Operations (Noise Control) Regulation 2000* under the *Protection of the Environment Operations Act 1997*.

***Reason**: To protect the amenity of the surrounding neighbourhood.*

Site Management

122. Vehicle Manoeuvring

All vehicles shall enter and leave the site in a forward direction to ensure traffic / pedestrian safety. Internal driveways and parking shall be designed such that all vehicles are able to manoeuvre and leave the development driving forwards.

***Reason:** Public safety.*

Engineering

123. Unobstructed driveways and parking areas

All driveways and parking areas shall be unobstructed at all times.

Driveways and car spaces:

(a) shall not be used for the manufacture, storage or display of goods, materials or any other equipment, and

(b) shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

***Reason:** To ensure that access is maintained.*

Fire Safety

124. Annual Fire Safety Statement

Each year, the owner of a building to which an essential fire safety measure is applicable shall cause the Council to be given an annual fire safety statement for the building. Such a fire safety statement:

(a) shall deal with each essential fire safety measure in the building premises; and

(b) shall be given within twelve months after the last such statement was given, or it no such statement was given, within twelve months after a final fire safety certificate was first issued for the building.

As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:-

(a) shall cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades; and

(b) shall cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be permanently displayed in the building.

Reason: *To ensure compliance with fire safety requirements.*

Signage

125. Advertising Signage - Operational

The approved advertising signs shall meet the following operational requirements:

- Signs shall not have a flashing or intermittent type illumination.
- Signs shall not be illuminated between the hours of 10pm and 7am.
- Signs shall be finished with a non-reflective finish so as not to be obtrusive or cause a distraction to passing motorists.
- Signs shall be maintained at all times in a safe and attractive condition.
- Signs shall be located wholly within the boundaries of the subject land.
- Signs shall be prepared by an appropriately qualified person (namely a signwriter of the like).

Reason: *To ensure that the signage is of a high standard.*

126. Advertising Signs – Consent required

Unless Exempt Development, before an advertising signage is erected/displayed development consent is required to be issued by Council.

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

H INTEGRATED DEVELOPMENT CONDITIONS

127. General Terms of Approval – Roads and Maritime Services

a. The proposed development would significantly increase the turning traffic from Illawarra Highway into Oldbury Road, Sutton Forest, including concentrated peak periods associated with the proposed function hall and events, yet there is no proposal to provide any improvement to the intersection to cater for this increase.

b. RMS highlights that this section of the Illawarra Highway is a State Classified Road with a speed limit of 100km per hour, and single lanes in each direction, providing no options for vehicles to pass a turning vehicle attempting to enter Oldbury Road.

c. RMS considers that the proposed increase in traffic generation would negatively impact the safety and efficiency of the State Classified road with the current intersection remaining unchanged and this must be addressed.

d. The developer needs to identify an appropriate treatment for the junction of Oldbury Road and the Illawarra Highway. In this regard the following needs to be undertaken: The treatment type is to be determined based on the warrants for turn treatments outlined in Figure 4.9 of AUSTROADS Guide to Road Design – *Part 4A: Unsignalised and Signalised Intersections.*

e. In identifying suitable infrastructure required to ameliorate any traffic impacts and safety impacts associated with the development. This should include identification of pedestrian, cyclists and public transport infrastructure. Concept plans need to be provided for any works proposed within the road reserve prior to determination to demonstrate that they can be constructed within the road reserve, RMS would not support the proposal unless appropriate legally binding arrangements were in place to ensure that the appropriate land required to construct the works could be obtained.

I CONCURRENCE CONDITIONS

128. Concurrence– Water NSW

General

1. The site layout and works shall be as specified in the Statement of Environmental Effects prepared by Bureaucracy Busters Town Planning Consultants (dated June 2017) and shown on the Master Plans prepared by Teo A. Khing Design Consultants (Dwg. No. TAK SHW DP AR MP 100 01 and 02; both Rev. 00; dated 19/05/2017). No revised site layout, staging or external works 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 the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.

Removal of Existing On-Site Systems

2. Existing on-site wastewater management systems on the property shall be decommissioned in accordance with the NSW Health Advisory Note No.3 (dated 31 May 2006) for Destruction, Removal or Reuse of Septic Tanks, Collection Wells, Aerated Wastewater Treatment Systems and Other Sewage Management Facility Vessels.

Reason for Condition 2 – To ensure that the removal of existing on-site wastewater management systems does not cause pollution of waterways and groundwater so as to have a sustainable neutral or beneficial effect on water quality over the longer term.

Sewage Pump Station and Sewer Main

3. The proposed sewage pump station, PS1, shall be designed, located and installed as specified in the Water Cycle Management Study and shown on the Sewer Drainage & Water Supply Site Plan (Development Precinct) (Ref: 0150517SEW-01) prepared by SOWDES Pty Ltd (both dated 28 May 2017) and shall include the following:

   - the electrical switchgear and access points associated with the sewage pump stations shall be located above the 1% Annual Exceedance Probability (1 in 100 year) flood level
   - the sewage pump station shall have a minimum emergency storage volume equivalent to at least 3 hours peak wet weather flow
   - the sewage pump station PS1 and the rising main shall be designed with sufficient capacity to collect and transfer all wastewater generated by the development
   - a permanent standby pump and access to an emergency power generation unit to ensure continuity of operation in the event of pump or power failure
   - an alarm system to trigger when the pump fails or when the system is reaching its capacity to ensure sufficient residual capacity for emergencies such as power failure or pump malfunction, and
   - a 0.5 metre high bunding around the sewage pump stations so as to divert run-on away from the sewage pump station and prevent any overflows reaching natural drainage system or stormwater drains.

Reason for Condition 3 – To ensure that the design and operation of the sewerage infrastructure is undertaken in a way that minimises the risk of sewage overflows so as to ensure a sustainable neutral or beneficial effect on water quality over the longer term.

Stormwater Management

4. All stormwater management measures as specified in the Water Cycle Management Study (dated 28 May 2017) and Stormwater Management Site Plan (Development Precinct) (Dwg. No. 0150517SWMP-01; dated 28 May 2017) both prepared by SOWDES 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.

5. The bioretention systems shall be designed, located and constructed as per Section 4 the Water Cycle Management Study and Stormwater Management Site Plan (Development Precinct) (Dwg. No. 0150517SWMP-01) both prepared by SOWDES Pty Ltd (both dated 28 May 2017) to capture and treat all run-off from internal access roads, driveways, car parks and buildings. The bioretention systems shall also 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)
   - direct all discharge and overflow to internal drainage lines via armoured discharge points such that discharge does not cause erosion
   - be accessible from the internal access road network by 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.

Internal Access Road/Driveways and Car Parking Areas

6. All internal access roads and driveways and car parking areas throughout the development shall be constructed with compacted roadbase (aggregate) as a minimum, and otherwise constructed to Council's engineering standards. The internal access roads and driveways shall be located so as to minimise watercourse or drainage depression crossings, minimise cut and fill and minimise length. The internal access roads and driveways shall also incorporate the following requirements.

   - any crossing of a watercourse or drainage depression, as appropriate, shall be a properly engineered concrete causeway, pipe or box culvert crossing consistent with the guidelines Environmental Practice Manual of Rural Sealed and Unsealed Roads (ARRB Transport Research Ltd., 2002)
   - vegetated swales or grassed buffer, as appropriate, on both sides of their entire length with appropriately spaced level spreaders, sills and mitre drains that divert water onto a stable surface capable of accepting concentrated water flow and providing efficient sediment trapping and energy dissipation. Where outlets of swales discharge near drainage depression or watercourses they shall be stabilised by an energy dissipater
   - all swales, batters and verges associated with the access driveways shall be vegetated and stabilised with bitumen and jute matting or similar as soon as possible after construction, and
   - the car parking areas shall be constructed with a polypropylene hexagonal cell base as specified in Section 3.25 of the Water Cycle Management Study prepared by SOWDES Pty Ltd (dated 28 May 2017).

7. The bioretention systems for each development area shall be constructed after all hardstand areas in that area have been paved or sealed and all ground surfaces have been stabilised.
8. No variation to stormwater treatment or management, with the potential to affect water quality shall be permitted without prior agreement of Water NSW.

Reason for Conditions 4 to 8 - To ensure the access driveways and car parking areas and associated 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.

Management of Swimming Pool Backwash

9. Backwash from the swimming pool shall be discharged to Council's sewerage system.

10. No swimming pool wastewater shall be discharged to site stormwater management system or disposed of within 100 metres of any creek or watercourse, whether perennial or intermittent or within 40 metres of any drainage depression or dam.

Reason for Conditions 9 & 10 – To manage potential adverse water quality impacts during the operational phase of the development associated with the use of the swimming pool.

Implementation of Conditions

11. A suitably qualified consultant or engineer shall certify in writing to Water NSW and Council that all stormwater and wastewater management structures have been installed as per these conditions of consent and are in a functional state, **prior to the release of an Occupation Certificate**.

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 **prior to the issuance of any Occupation Certificate**. The OEMP shall be implemented and shall include but not be limited to:
    - details on the location, nature and maintenance regimes of stormwater and wastewater management structures
    - details of decant and maintenance procedures of the grease traps
    - details on any fuel storage areas, refuelling procedure, spill management and surface form and material of the helipad
    - an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all infrastructure 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 11 & 12 – To ensure appropriate 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.

Construction Activities

13. A Soil and Water Management Plan, shall be prepared for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan can be based on Erosion & Sediment Control Site Plan (Development Precinct) (Dwg. No. 0010316ESC-01; dated 28 May 2017) prepared by SOWDES Pty Ltd. The Plan 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 prepared **prior to council issuing a Construction Certificate** and shall be to the satisfaction of Council.

14. The Plan shall be implemented and effective erosion and sediment controls shall be installed prior to any construction activity. The controls shall prevent sediment or polluted water leaving the construction site or entering any natural drainage system or stormwater drain and shall be regularly maintained and retained until works have been completed and groundcover 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

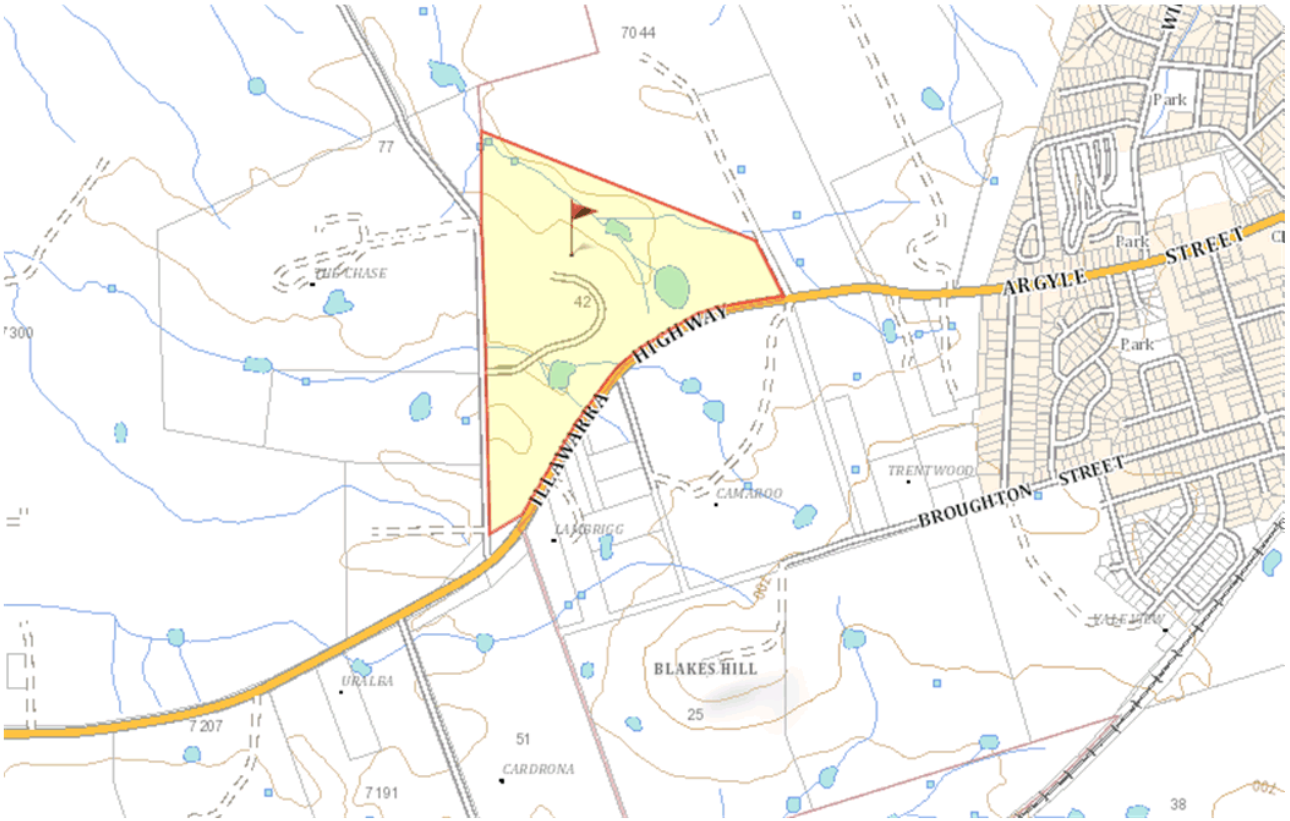


Figure 1: Locality Plan

ATTACHMENT 3

Figure 2: Aerial Image

ATTACHMENT 4

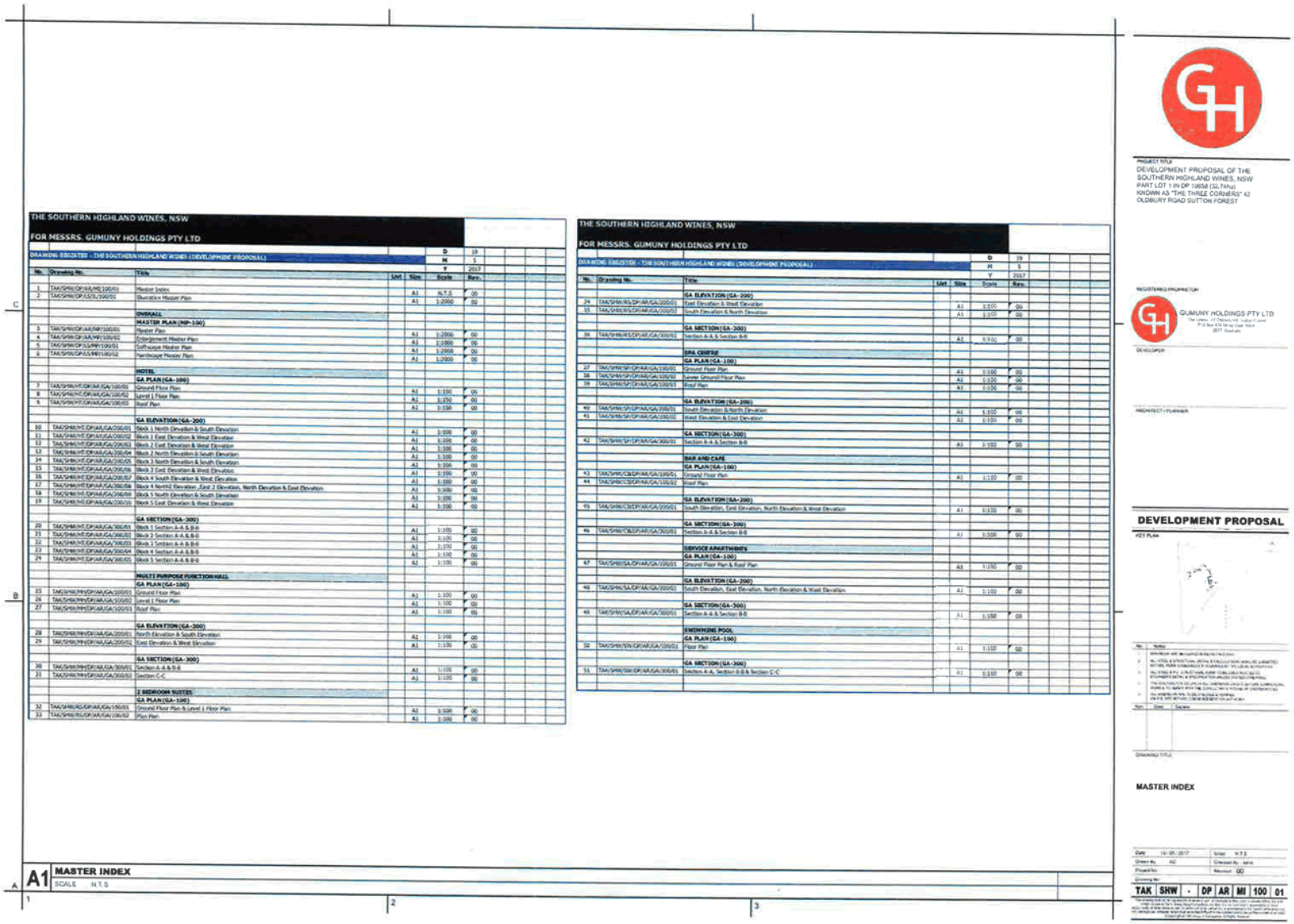
DEVELOPMENT PROPOSAL

SOUTHERN HIGHLAND WINES, NSW

Part Lot 1 in DP 10658 (32.74ha) known as "Three Corners"
42 Oldbury Road Sutton Forest

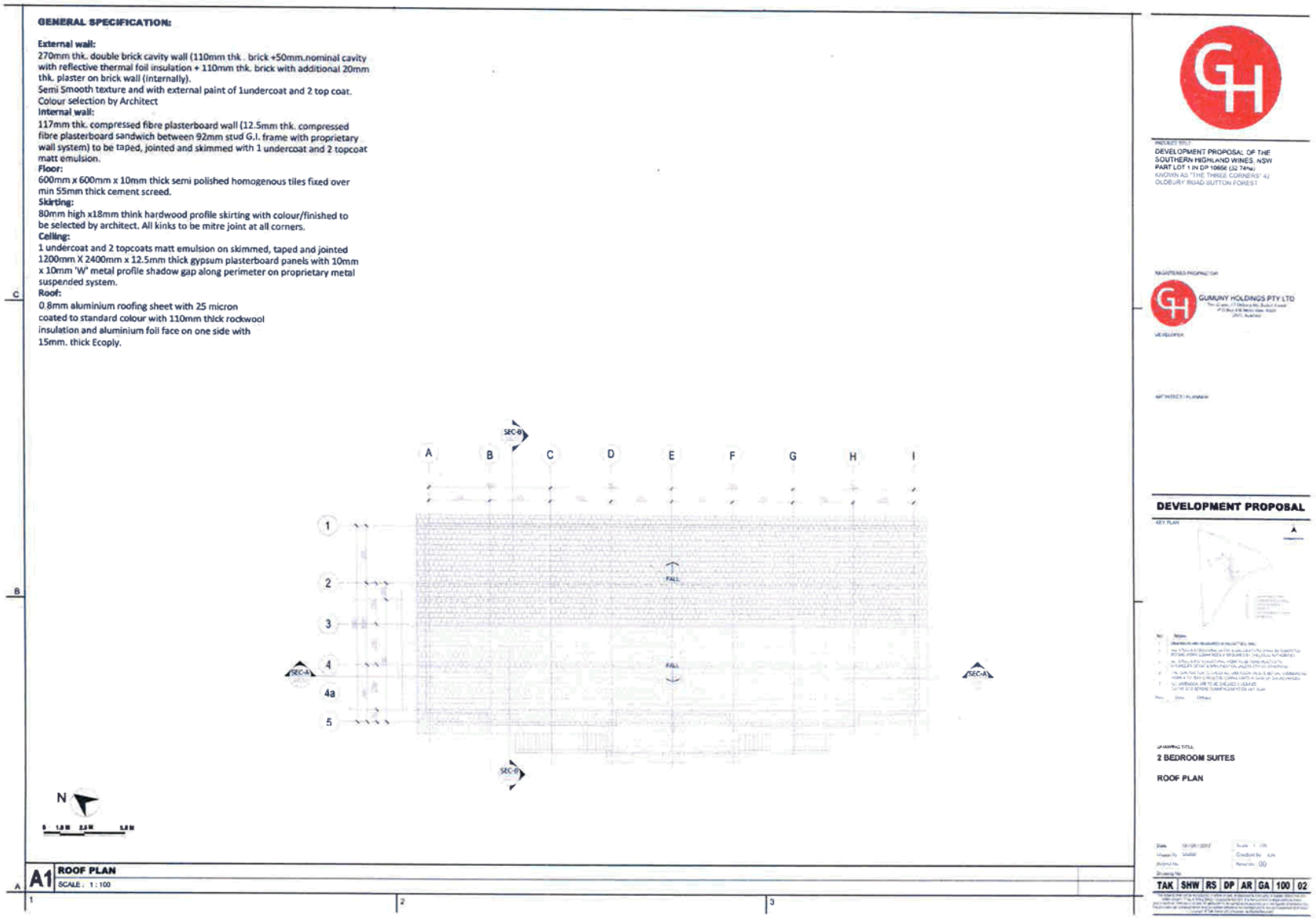
REGISTERED PROPRIETOR:

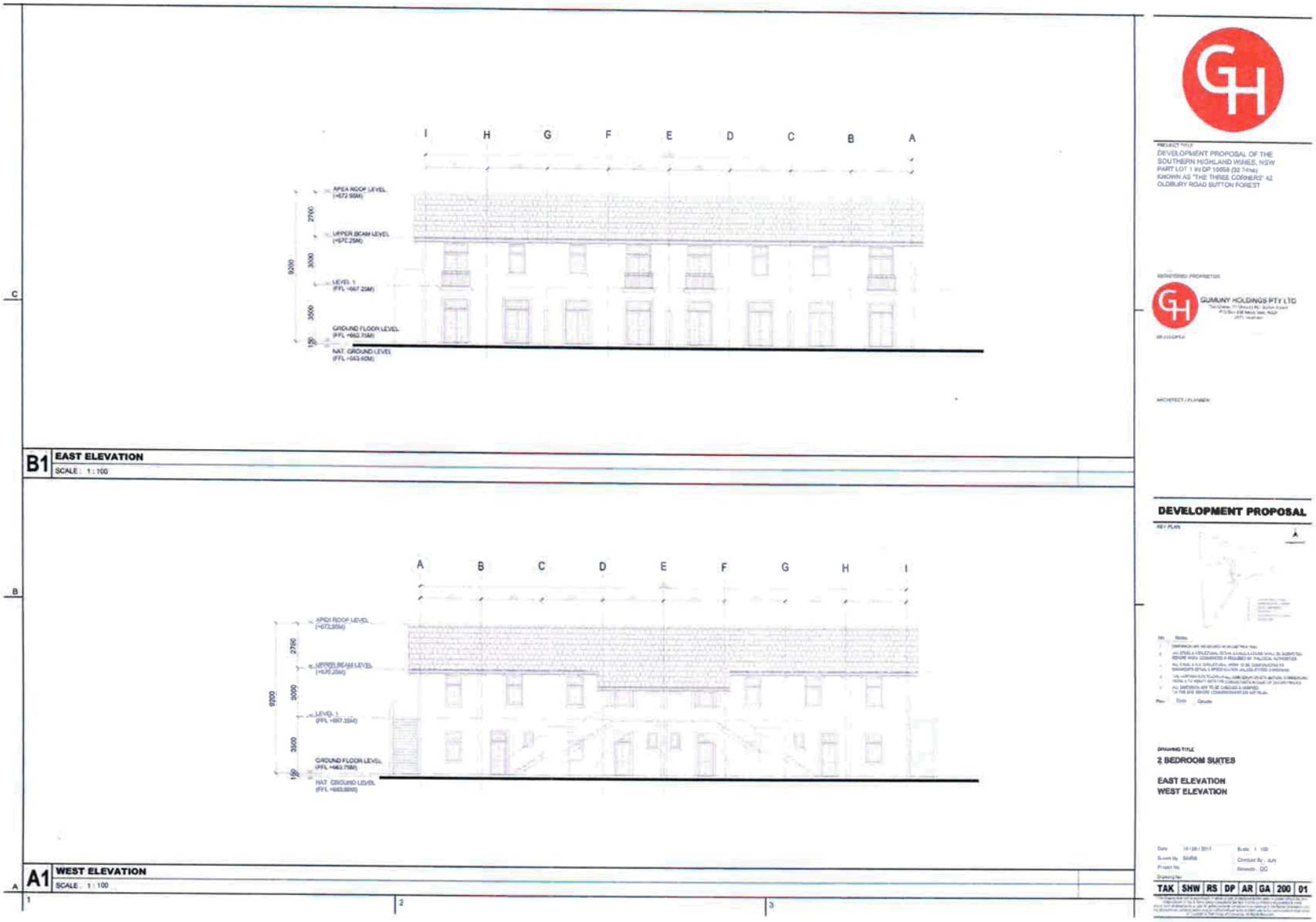
GUMUNY HOLDINGS PTY LTD
The Chase, 77 Oldbury Rd, Sutton Forest
P O Box 816 Moss Vale, NSW
2577, Australia

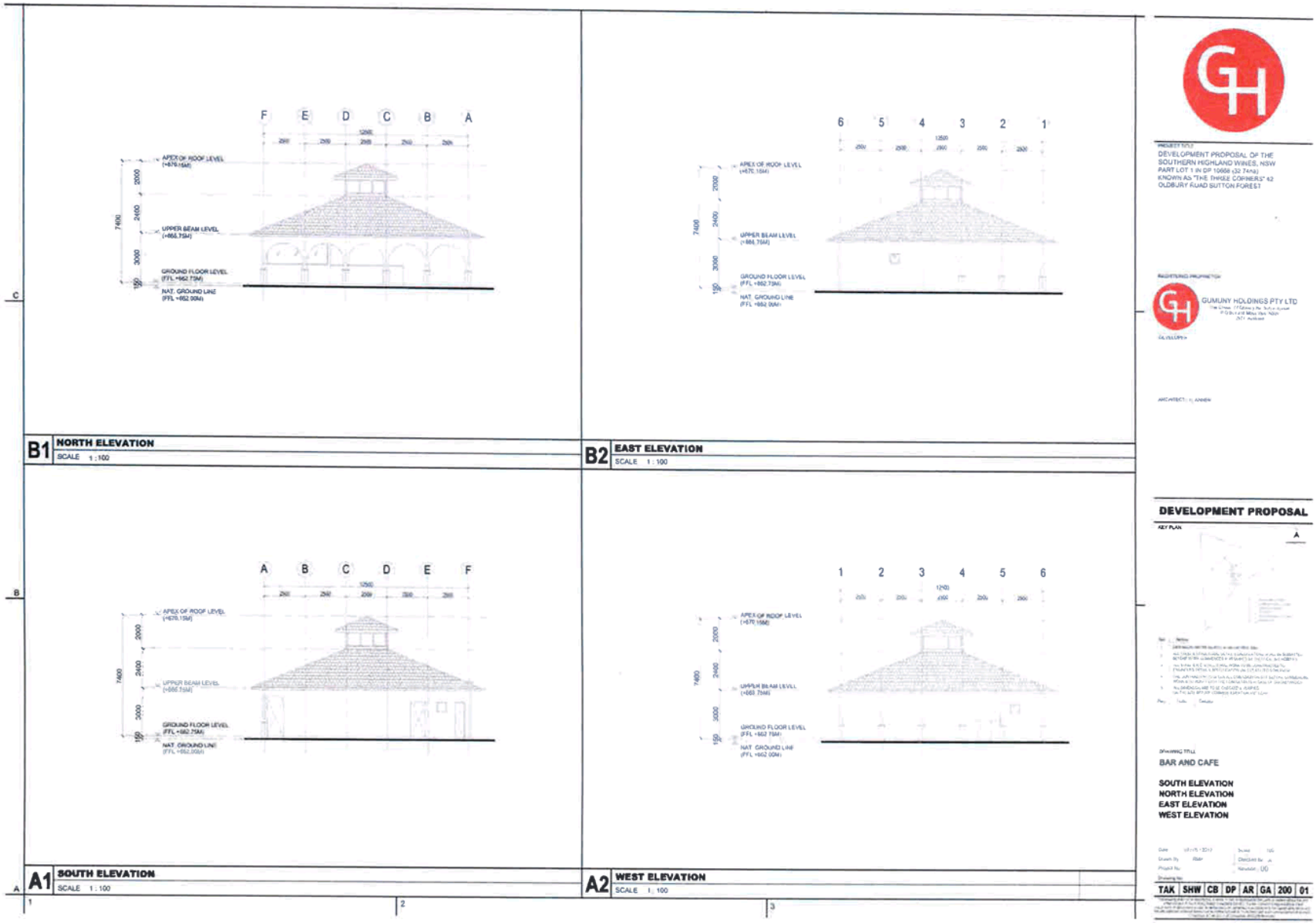

THE SOUTHERN HIGHLAND WINES, NSW
FOR MESSRS. GUMUNY HOLDINGS PTY LTD
THE SOUTHERN HIGHLAND WINES, NSW
FOR MESSRS. GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
MASTER INDEX
A1
MASTER INDEX
SCALE N.T.S

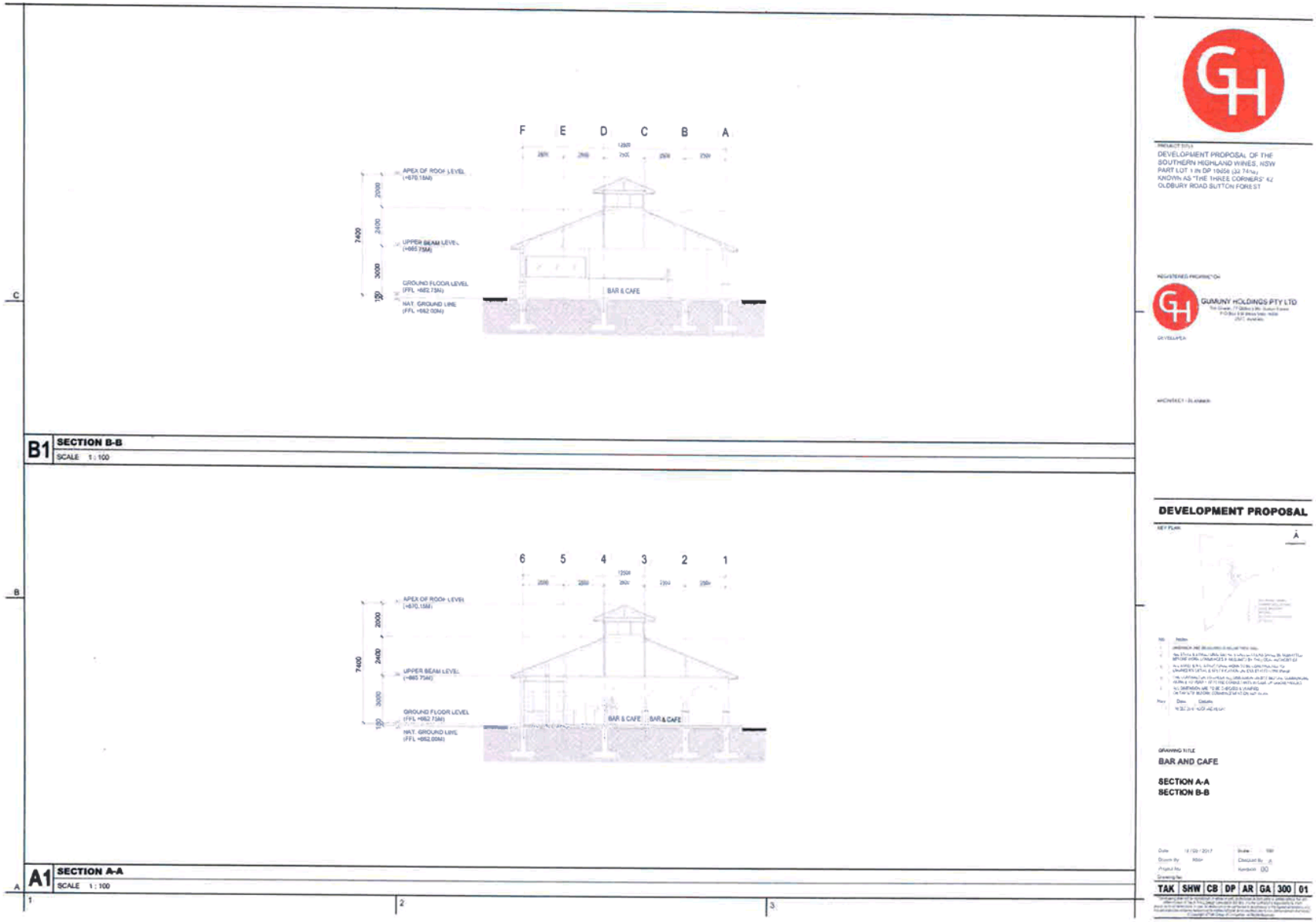
975 m
42 m
50
3
330 m
113 m

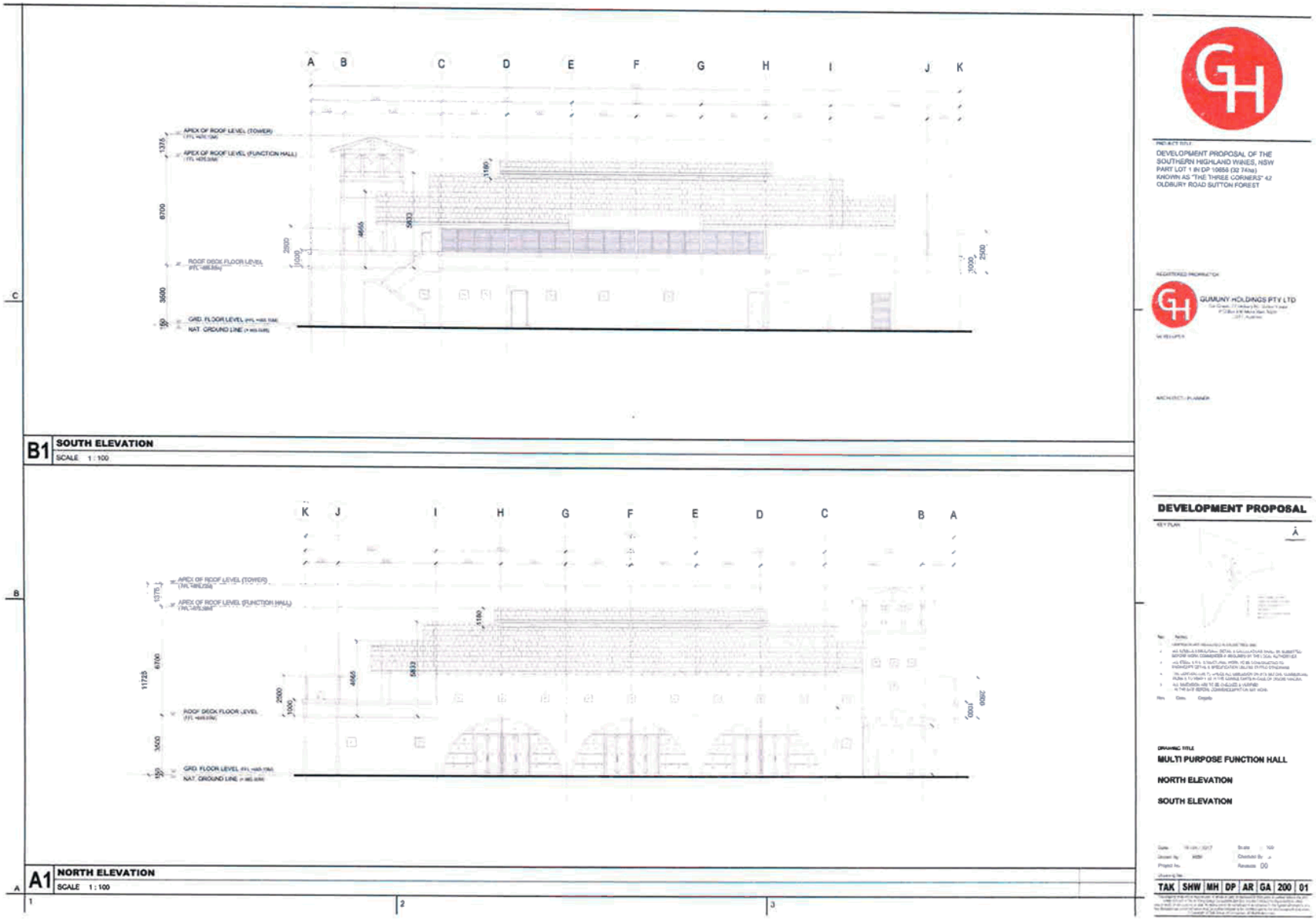
661.78
660.81
664.02
658.85
665.83
667.27
667.26
656.35

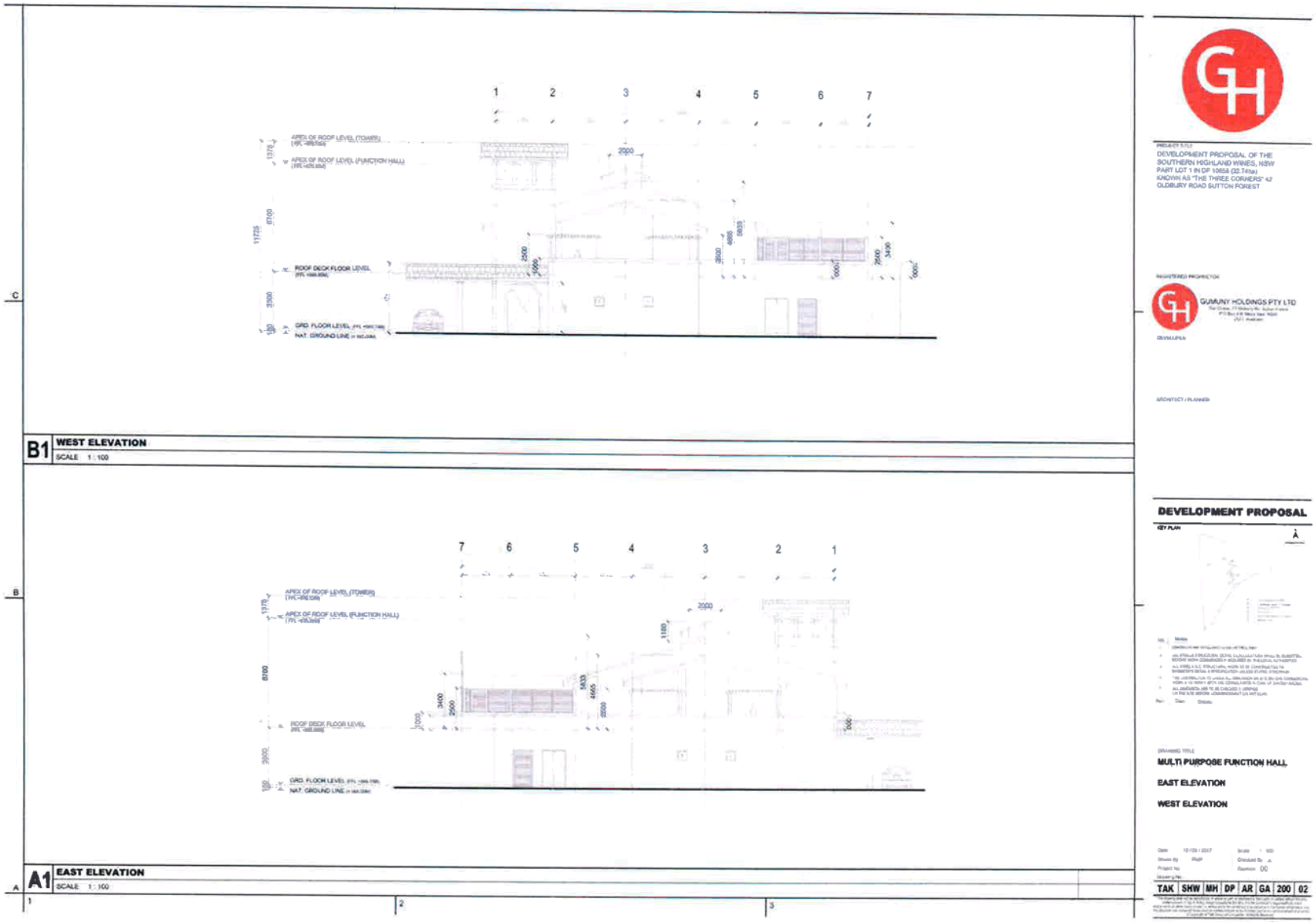

GENERAL SPECIFICATION:
External wall:
270mm thk. double brick cavity wall (110mm thk . brick +50mm nominal cavity with reflective thermal foil insulation + 110mm thk. brick with additional 20mm thk. plaster on brick wall (internally).
Semi Smooth texture and with external paint of 1undercoat and 2 top coat.
Colour selection by Architect
Internal wall:
117mm thk. compressed fibre plasterboard wall (12.5mm thk. compressed fibre plasterboard sandwich between 92mm stud G.I. frame with proprietary wall system) to be taped, jointed and skimmed with 1 undercoat and 2 topcoat matt emulsion.
Floor:
600mm x 600mm x 10mm thick semi polished homogenous tiles fixed over min 55mm thick cement screed.
Skirting:
80mm high x18mm think hardwood profile skirting with colour/finished to be selected by architect. All kinks to be mitre joint at all corners.
Ceiling:
1 undercoat and 2 topcoats matt emulsion on skimmed, taped and jointed 1200mm X 2400mm x 12.5mm thick gypsum plasterboard panels with 10mm x 10mm 'W' metal profile shadow gap along perimeter on proprietary metal suspended system.
Roof:
0.8mm aluminium roofing sheet with 25 micron coated to standard colour with 110mm thick rockwool insulation and aluminium foil face on one side with 15mm. thick Ecoply.
A B C D E F G H I
1 2 3 4 4a 5
FALL
SEC-A
SEC-B
N
A1 ROOF PLAN
SCALE : 1 : 100
DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW
PART LOT 1 IN DP 10658 (32.74Ha)
KNOWN AS "THE THREE CORNERS" 42 OLDBURY ROAD SUTTON FOREST
GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
2 BEDROOM SUITES
ROOF PLAN
TAK SHW RS DP AR GA 100 02

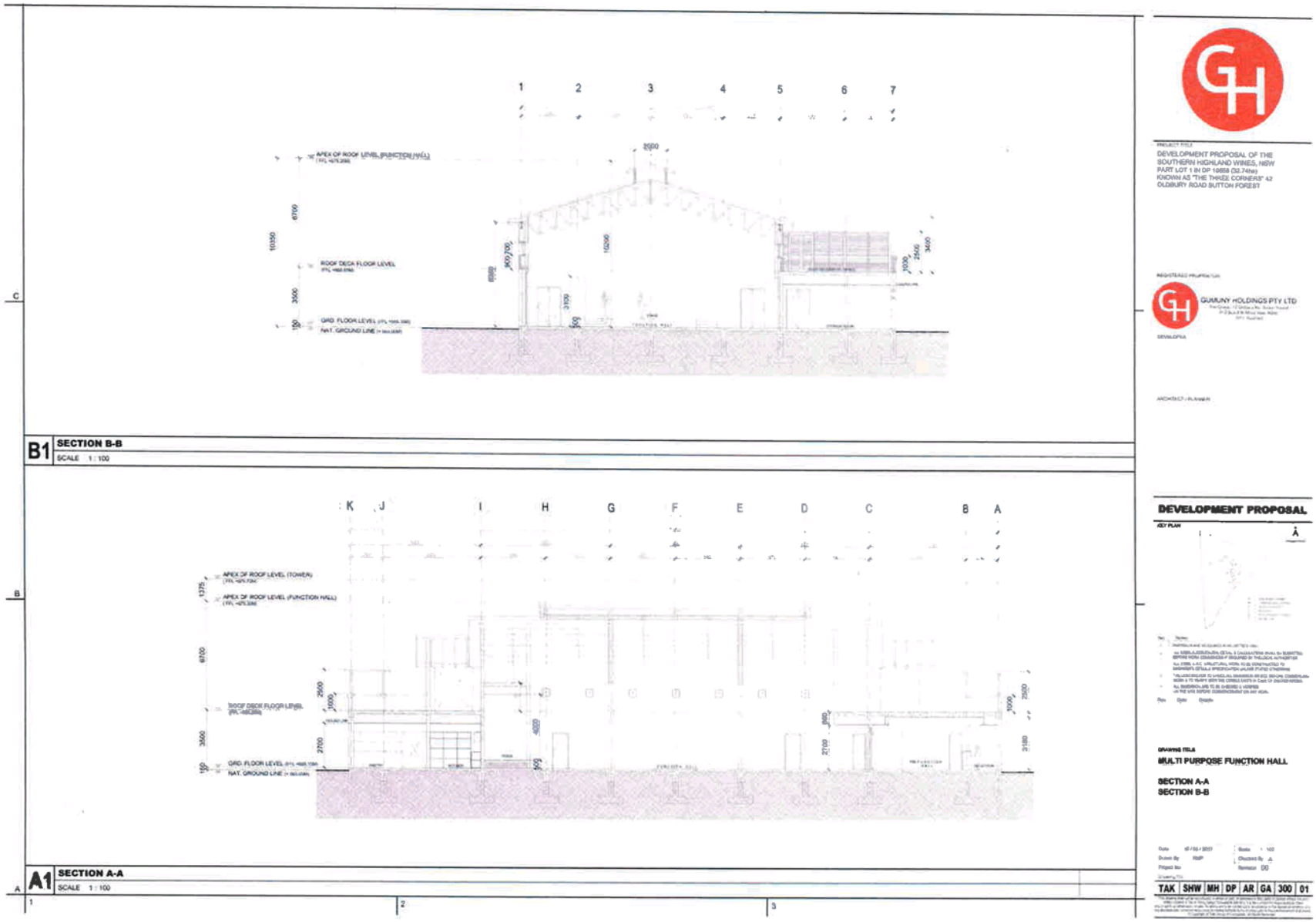

I H G F E D C B A
APEX ROOF LEVEL
UPPER BEAM LEVEL
LEVEL 1
GROUND FLOOR LEVEL
NAT. GROUND LEVEL
B1 EAST ELEVATION
SCALE : 1:100
A B C D E F G H I
APEX ROOF LEVEL
UPPER BEAM LEVEL
LEVEL 1
GROUND FLOOR LEVEL
NAT. GROUND LEVEL
A1 WEST ELEVATION
SCALE : 1:100
DEVELOPMENT PROPOSAL
DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW
GUMMY HOLDINGS PTY LTD
2 BEDROOM SUITES
EAST ELEVATION
WEST ELEVATION
TAK SHW RS DP AR GA 200 01

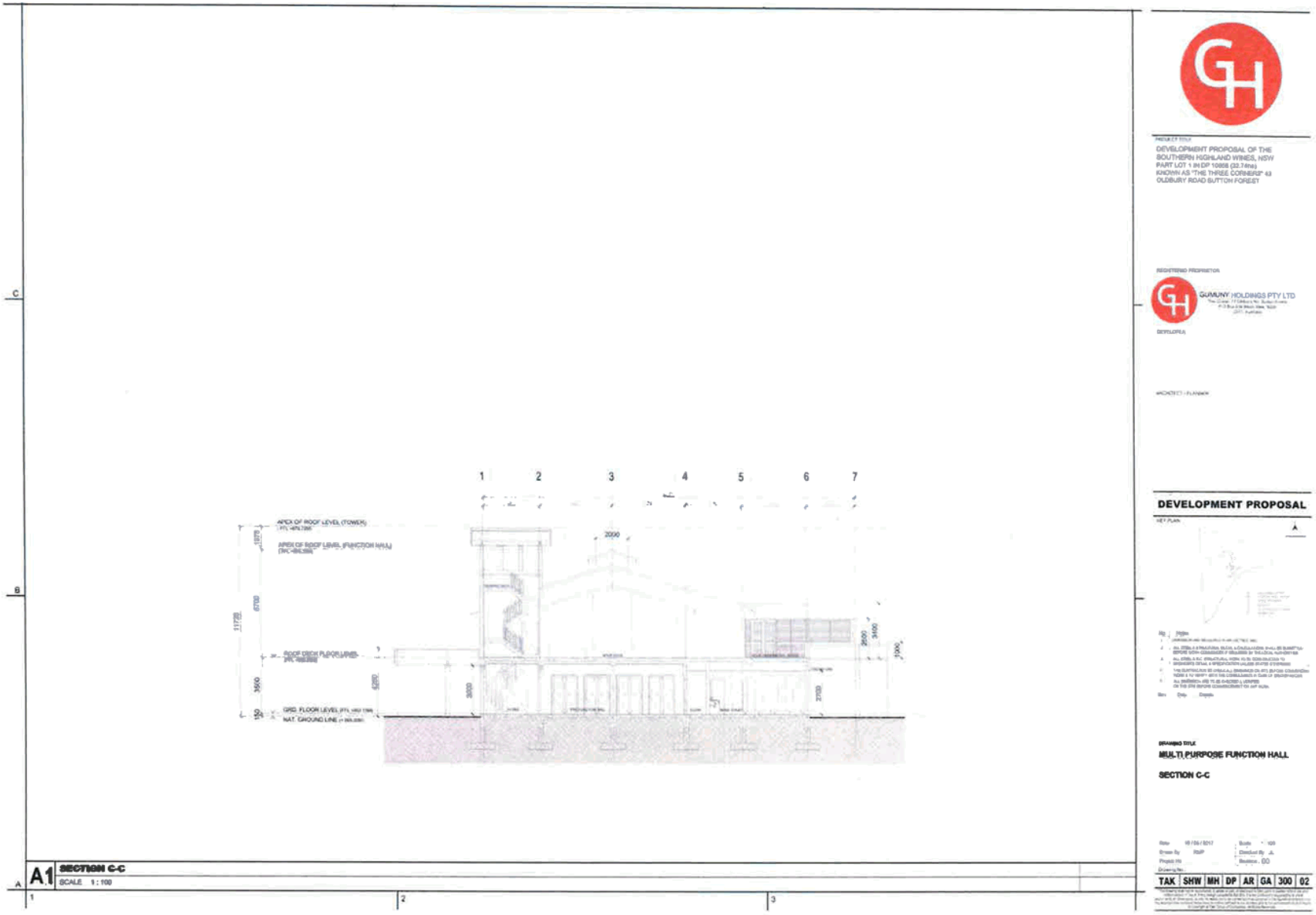

B1
NORTH ELEVATION
SCALE 1 : 100
B2
EAST ELEVATION
SCALE 1 : 100
A1
SOUTH ELEVATION
SCALE 1 : 100
A2
WEST ELEVATION
SCALE 1 : 100
DEVELOPMENT PROPOSAL
DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW
PART LOT 1 IN DP 10658 (32.74Ha)
KNOWN AS "THE THREE CORNERS" 42 OLDBURY ROAD SUTTON FOREST
GUMUNY HOLDINGS PTY LTD
BAR AND CAFE
SOUTH ELEVATION
NORTH ELEVATION
EAST ELEVATION
WEST ELEVATION
TAK SHW CB DP AR GA 200 01

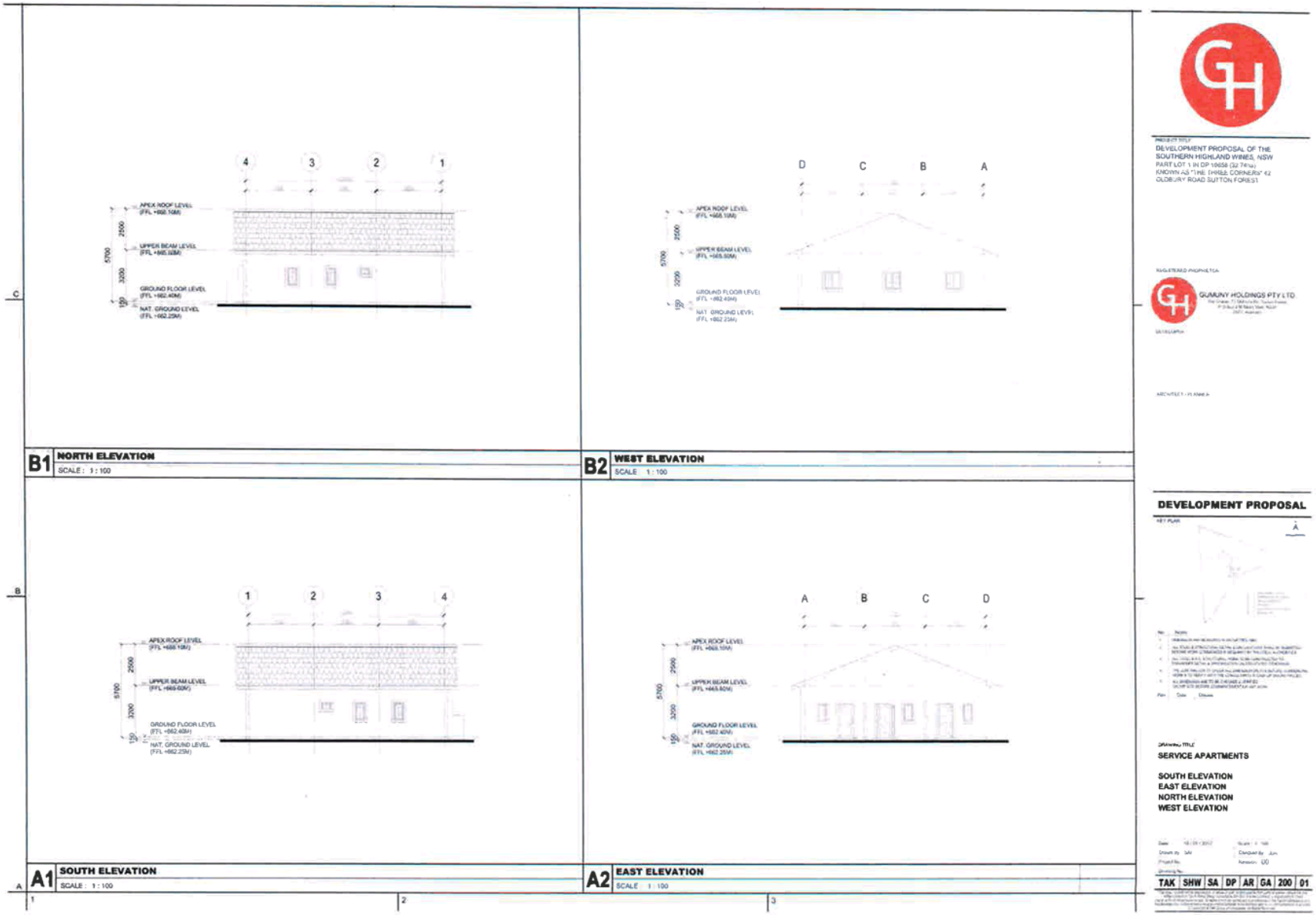

F E D C B A
APEX OF ROOF LEVEL
UPPER BEAM LEVEL
GROUND FLOOR LEVEL
NAT. GROUND LINE
BAR & CAFE
B1 SECTION B-B
SCALE 1 : 100
6 5 4 3 2 1
APEX OF ROOF LEVEL
UPPER BEAM LEVEL
GROUND FLOOR LEVEL
NAT. GROUND LINE
BAR & CAFE
BAR & CAFE
A1 SECTION A-A
SCALE 1 : 100
DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW
GURRUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
BAR AND CAFE
SECTION A-A
SECTION B-B
TAK SHW CB DP AR GA 300 01

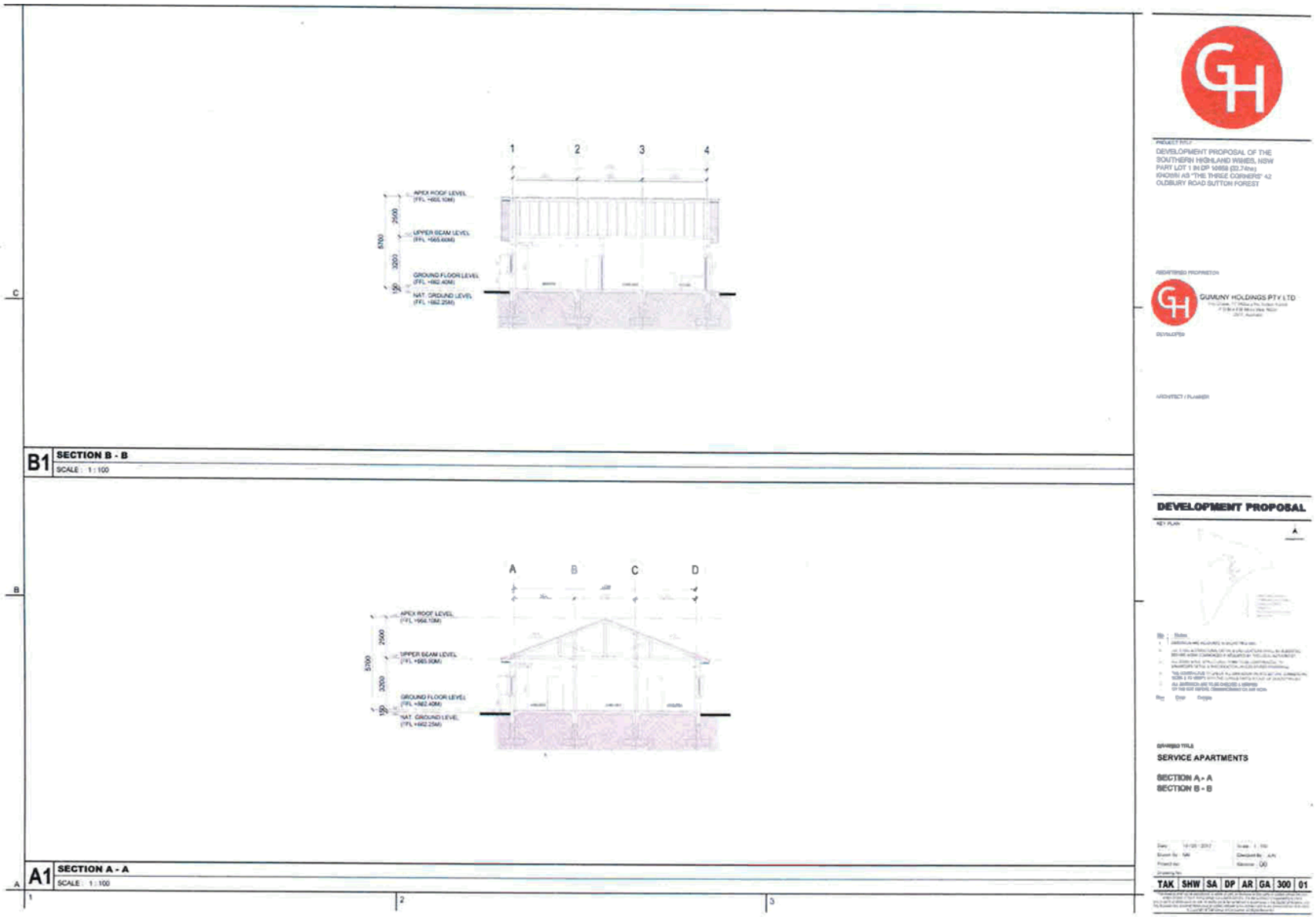

A B C D E F G H I J K
APEX OF ROOF LEVEL (TOWER)
APEX OF ROOF LEVEL (FUNCTION HALL)
ROOF DECK FLOOR LEVEL
GRD. FLOOR LEVEL
NAT. GROUND LINE
B1 SOUTH ELEVATION
SCALE 1 : 100
K J I H G F E D C B A
APEX OF ROOF LEVEL (TOWER)
APEX OF ROOF LEVEL (FUNCTION HALL)
ROOF DECK FLOOR LEVEL
GRD. FLOOR LEVEL
NAT. GROUND LINE
A1 NORTH ELEVATION
SCALE 1 : 100
DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW PART LOT 1 IN DP 10658 (32.74ha) KNOWN AS "THE THREE CORNERS" 42 OLDBURY ROAD SUTTON FOREST
GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
MULTI PURPOSE FUNCTION HALL
NORTH ELEVATION
SOUTH ELEVATION
TAK SHW MH DP AR GA 200 01

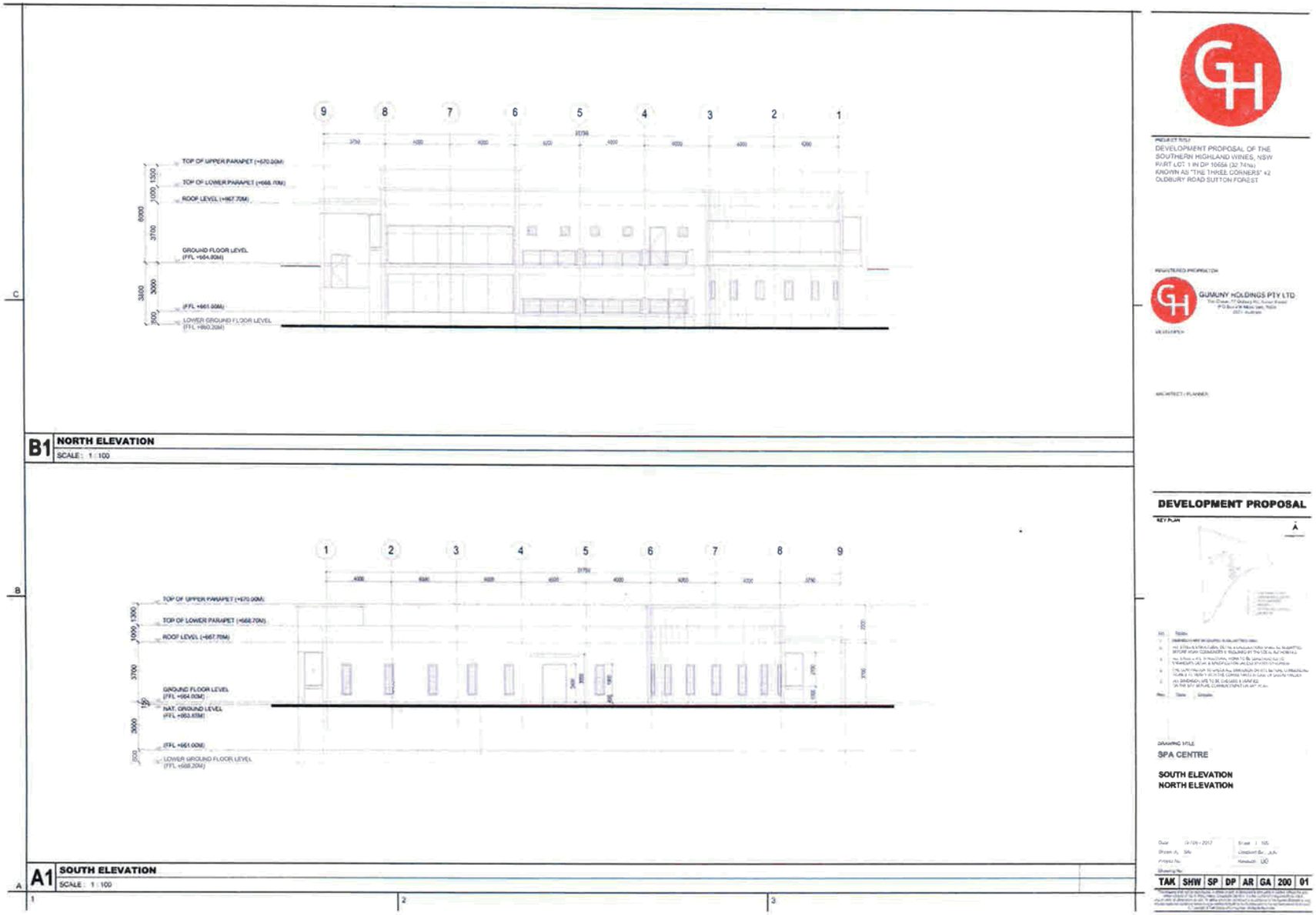

B1
WEST ELEVATION
SCALE 1 : 100
A1
EAST ELEVATION
SCALE 1 : 100
DEVELOPMENT PROPOSAL
MULTI PURPOSE FUNCTION HALL
EAST ELEVATION
WEST ELEVATION
TAK SHW MH DP AR GA 200 02

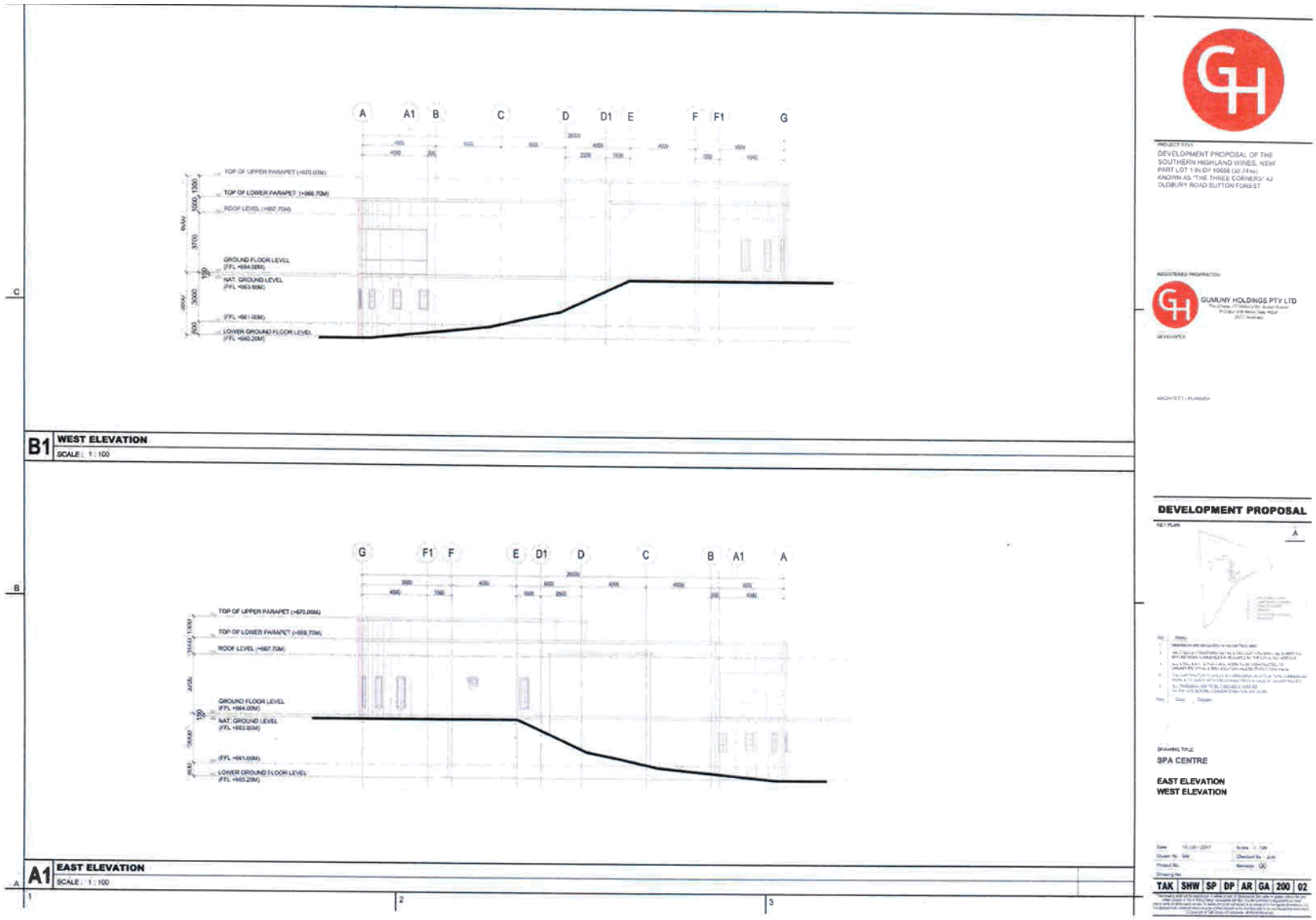

B1
SECTION B-B
SCALE 1 : 100
A1
SECTION A-A
SCALE 1 : 100
DEVELOPMENT PROPOSAL
MULTI PURPOSE FUNCTION HALL
SECTION A-A
SECTION B-B
TAK | SHW | MH | DP | AR | GA | 300 | 01

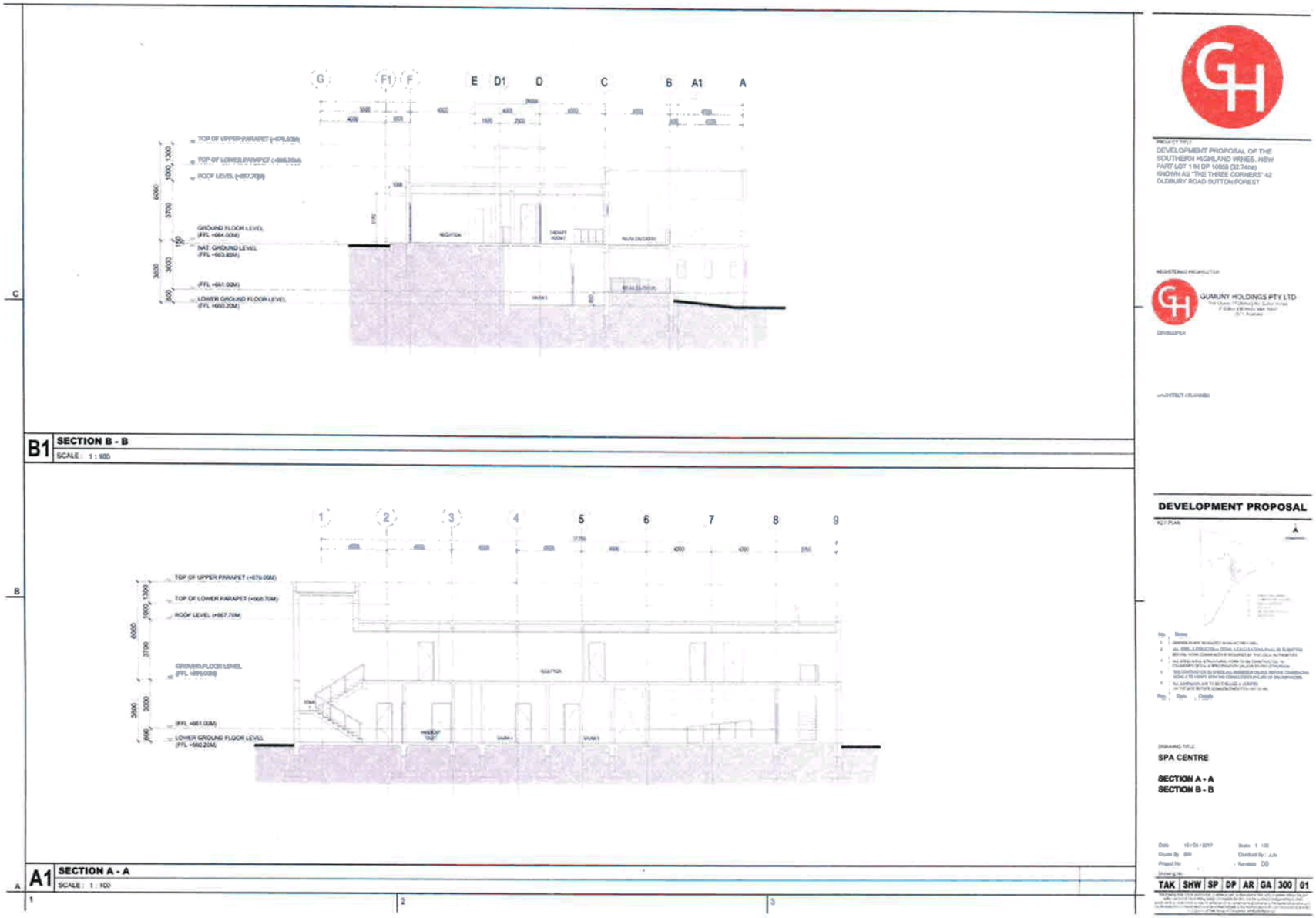

1 2 3 4 5 6 7
APEX OF ROOF LEVEL (TOWER)
AREA OF ROOF LEVEL (FUNCTION HALL)
ROOF DECK FLOOR LEVEL
GRD. FLOOR LEVEL
NAT. GROUND LINE
2000
A1 SECTION C-C
SCALE 1 : 100
DEVELOPMENT PROPOSAL
GUMUNY HOLDINGS PTY LTD
MULTI PURPOSE FUNCTION HALL
SECTION C-C
TAK SHW MH DP AR GA 300 02

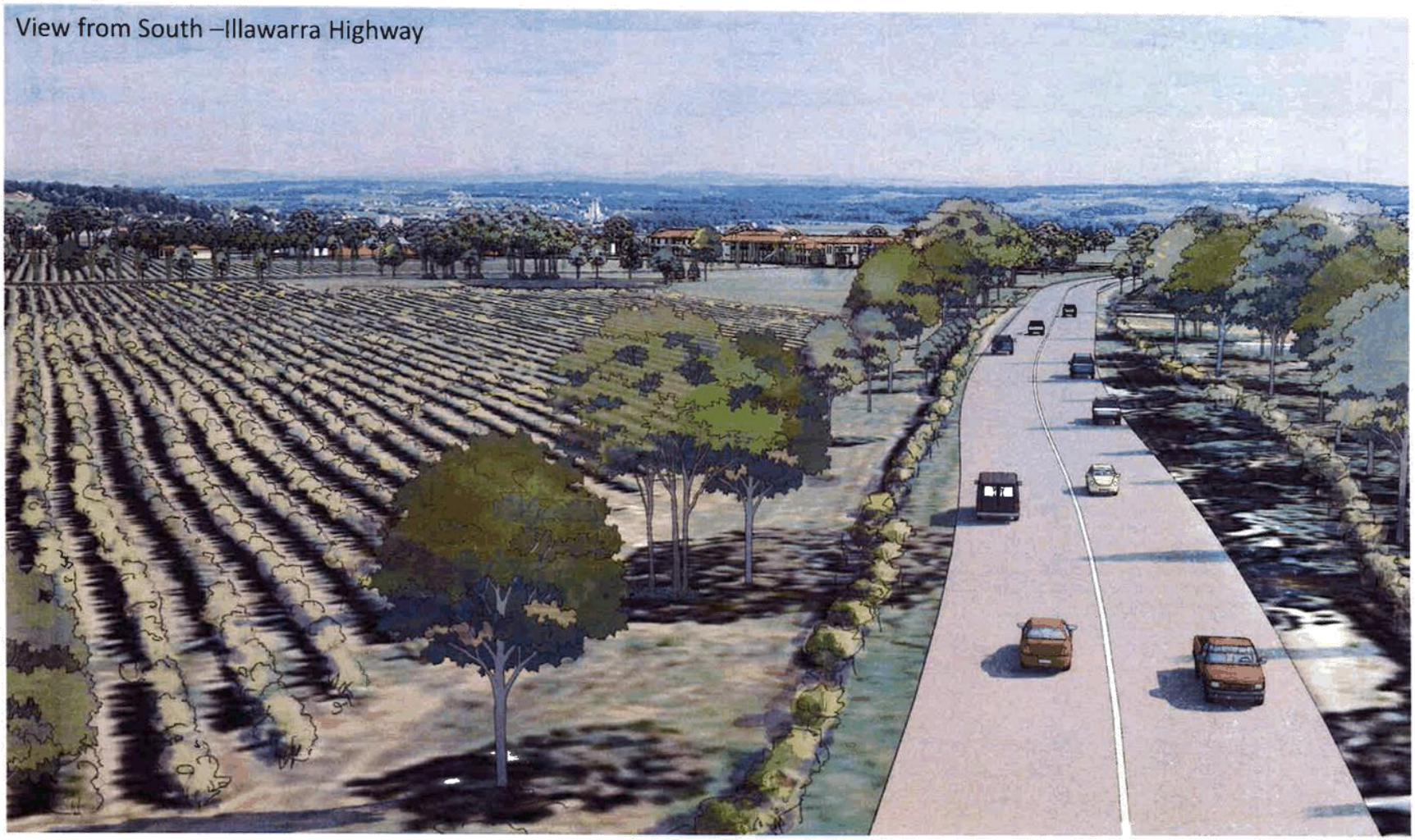

B1
NORTH ELEVATION
SCALE : 1 : 100
B2
WEST ELEVATION
SCALE : 1 : 100
A1
SOUTH ELEVATION
SCALE : 1 : 100
A2
EAST ELEVATION
SCALE : 1 : 100
DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW
GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
SERVICE APARTMENTS
SOUTH ELEVATION
EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION
TAK SHW SA DP AR GA 200 01

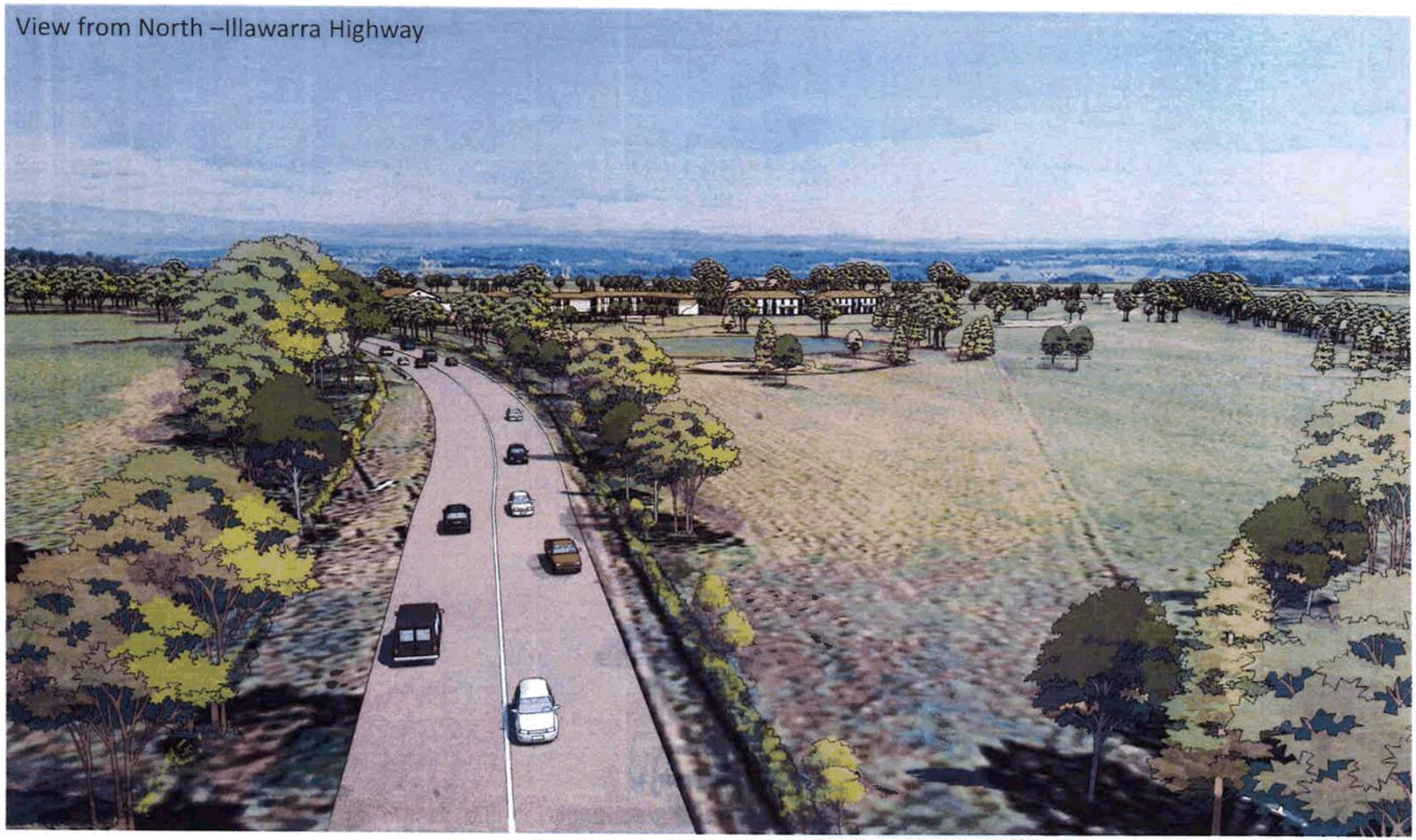

1
2
3
4
APEX ROOF LEVEL
UPPER BEAM LEVEL
GROUND FLOOR LEVEL
NAT. GROUND LEVEL
B1
SECTION B - B
SCALE : 1 : 100
A
B
C
D
APEX ROOF LEVEL
UPPER BEAM LEVEL
GROUND FLOOR LEVEL
NAT. GROUND LEVEL
A1
SECTION A - A
SCALE : 1 : 100
GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
SERVICE APARTMENTS
SECTION A - A
SECTION B - B
TAK SHW SA DP AR GA 300 01


B1
NORTH ELEVATION
SCALE : 1 : 100
A1
SOUTH ELEVATION
SCALE : 1 : 100
DEVELOPMENT PROPOSAL
SPA CENTRE
SOUTH ELEVATION
NORTH ELEVATION
TAK SHW SP DP AR GA 200 01


A A1 B C D D1 E F F1 G
TOP OF UPPER PARAPET (+670.03M)
TOP OF LOWER PARAPET (+668.70M)
ROOF LEVEL (+667.70M)
GROUND FLOOR LEVEL (FFL +664.00M)
NAT. GROUND LEVEL (FFL +663.65M)
(FFL +661.00M)
LOWER GROUND FLOOR LEVEL (FFL +660.20M)
B1 WEST ELEVATION
SCALE : 1 : 100
G F1 F E D1 D C B A1 A
TOP OF UPPER PARAPET (+670.03M)
TOP OF LOWER PARAPET (+668.70M)
ROOF LEVEL (+667.70M)
GROUND FLOOR LEVEL (FFL +664.00M)
NAT. GROUND LEVEL (FFL +663.65M)
(FFL +661.00M)
LOWER GROUND FLOOR LEVEL (FFL +660.20M)
A1 EAST ELEVATION
SCALE : 1 : 100
DEVELOPMENT PROPOSAL
SPA CENTRE
EAST ELEVATION
WEST ELEVATION
TAK SHW SP DP AR GA 200 02

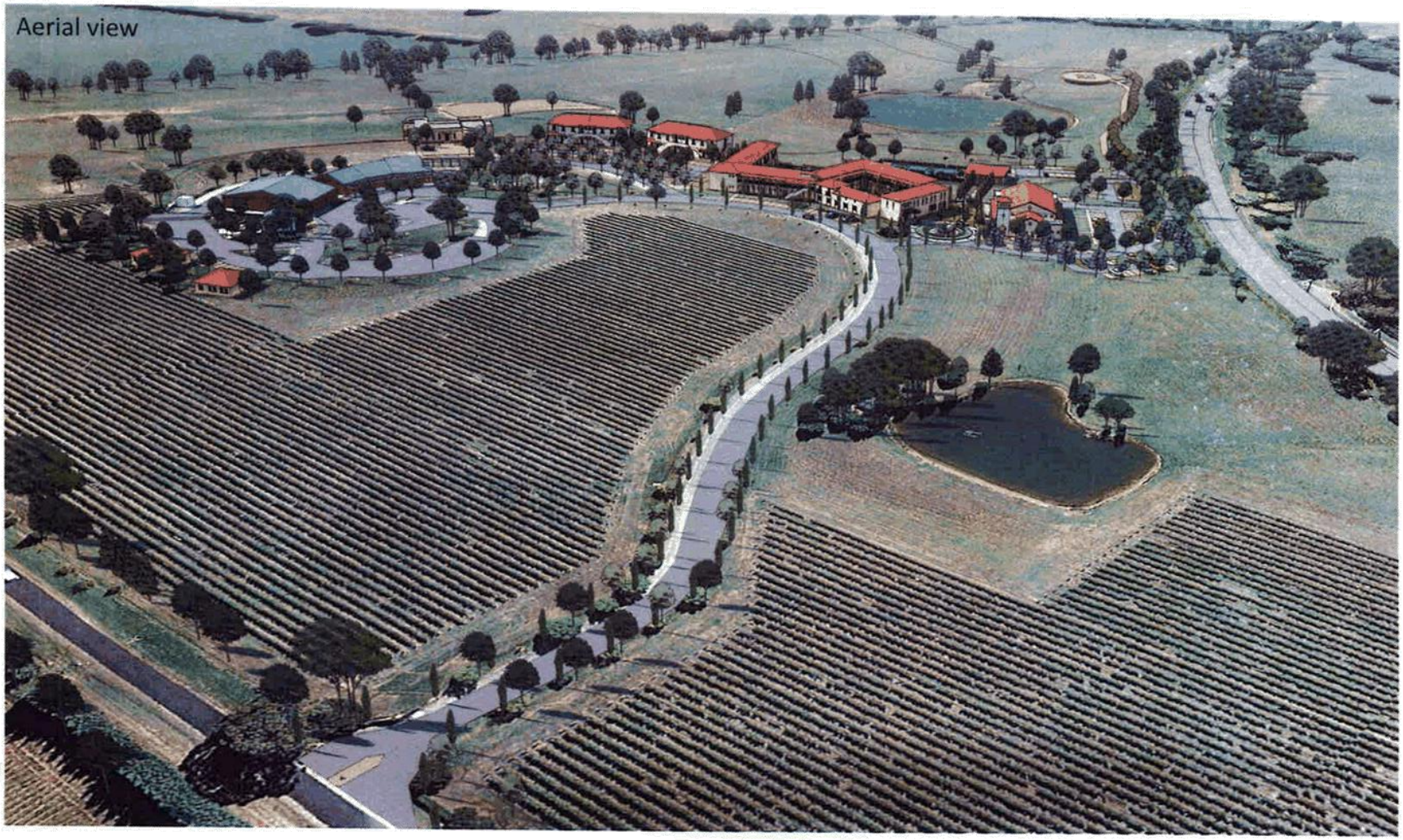

G F1 F E D1 D C B A1 A
TOP OF UPPER PARAPET (+670.00M)
TOP OF LOWER PARAPET (+666.70M)
ROOF LEVEL (+657.70M)
GROUND FLOOR LEVEL (FFL +664.00M)
NAT. GROUND LEVEL (FFL +663.85M)
(FFL +661.00M)
LOWER GROUND FLOOR LEVEL (FFL +660.20M)
B1 SECTION B - B
SCALE : 1 : 100
1 2 3 4 5 6 7 8 9
TOP OF UPPER PARAPET (+670.00M)
TOP OF LOWER PARAPET (+666.70M)
ROOF LEVEL (+657.70M)
(FFL +661.00M)
LOWER GROUND FLOOR LEVEL (FFL +660.20M)
A1 SECTION A - A
SCALE : 1 : 100
GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
SPA CENTRE
SECTION A - A
SECTION B - B
TAK SHW SP DP AR GA 300 01


View from South –Illawarra Highway


View from North –Illawarra Highway

View Corridor 2

View Corridor 3


Aerial view

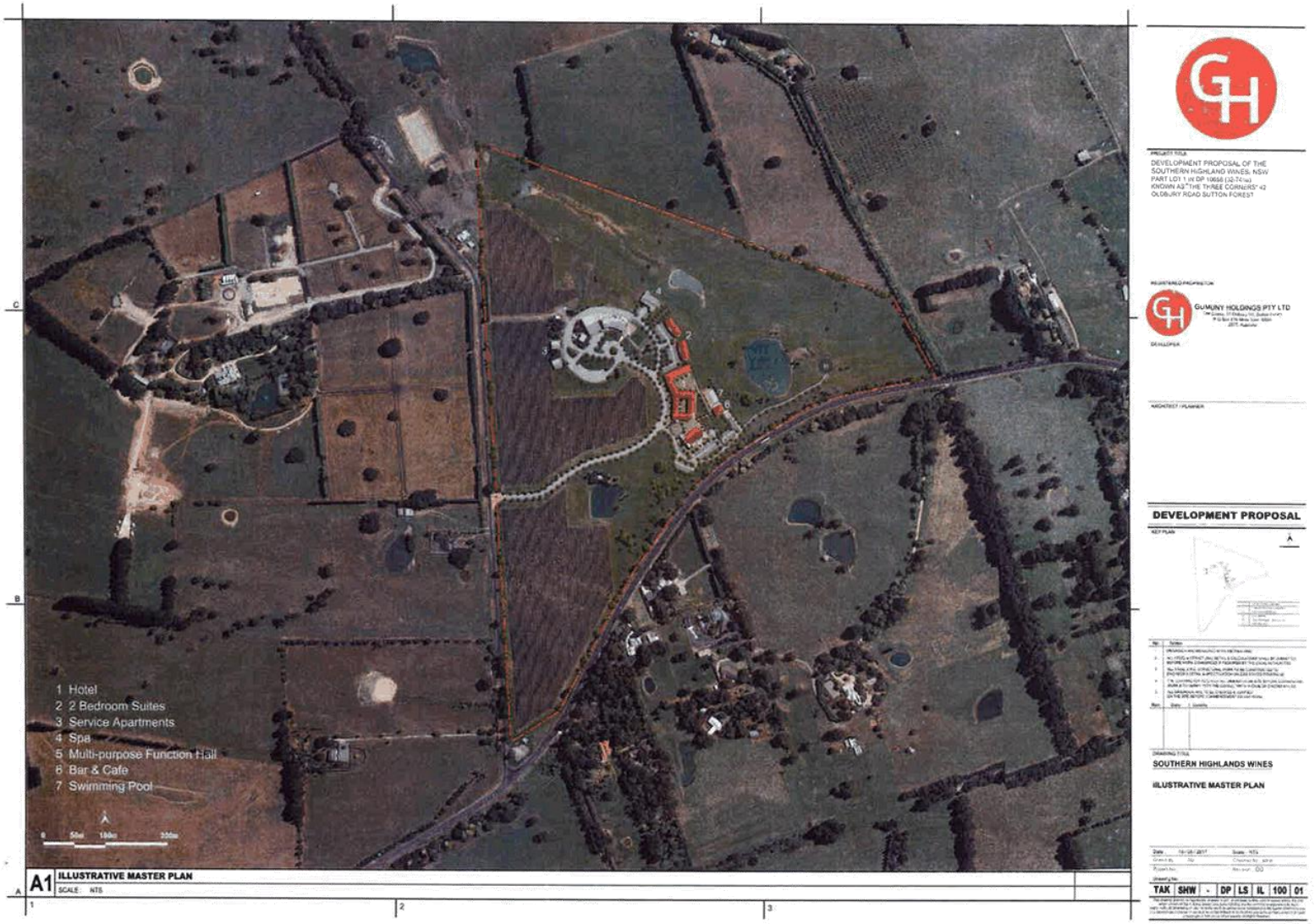
View corridors from along Illawarra Highway

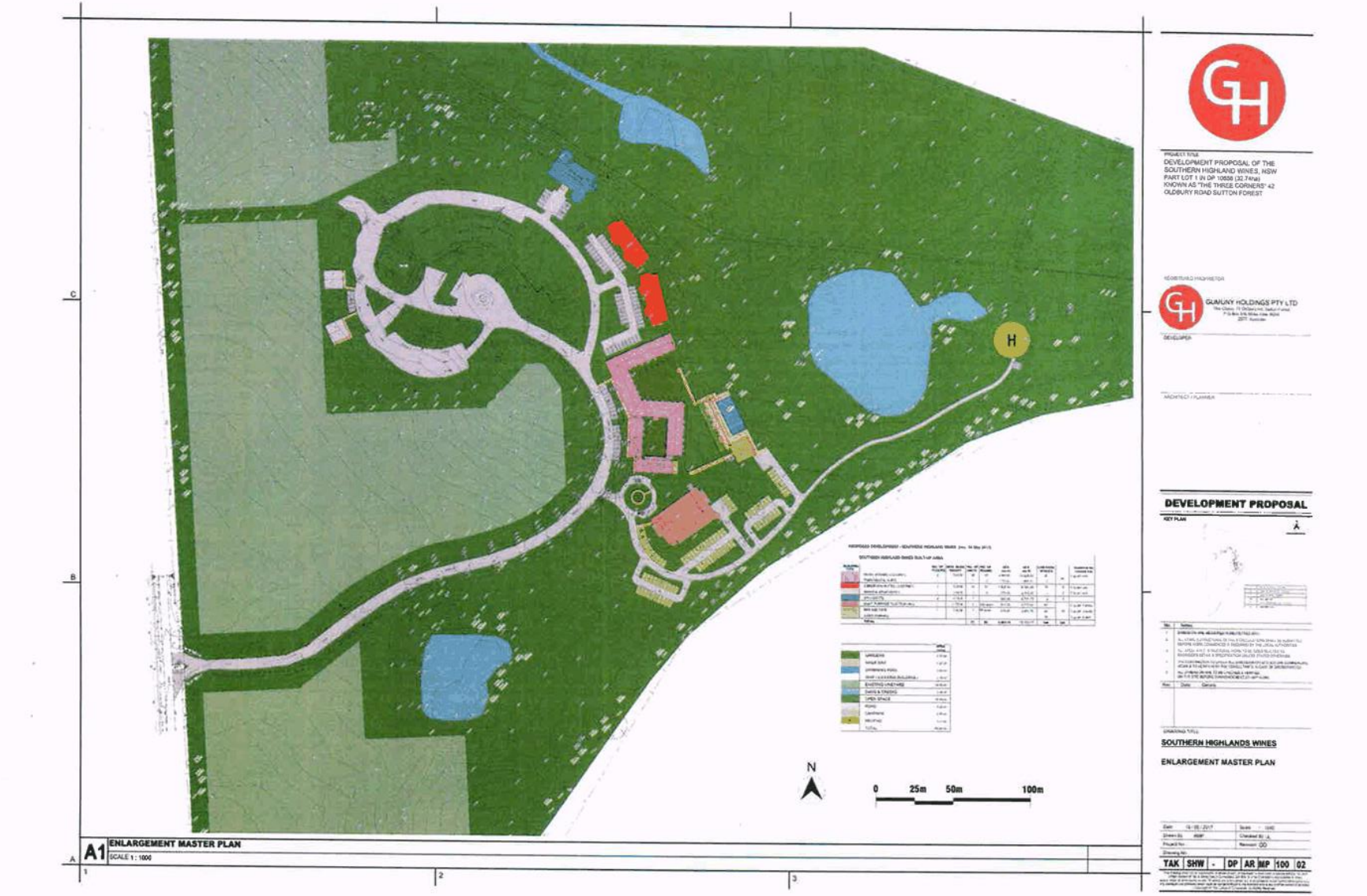
View Corridor 1

656.35
667.26
667.27
665.83
658.85
660.81
664.02
661.78

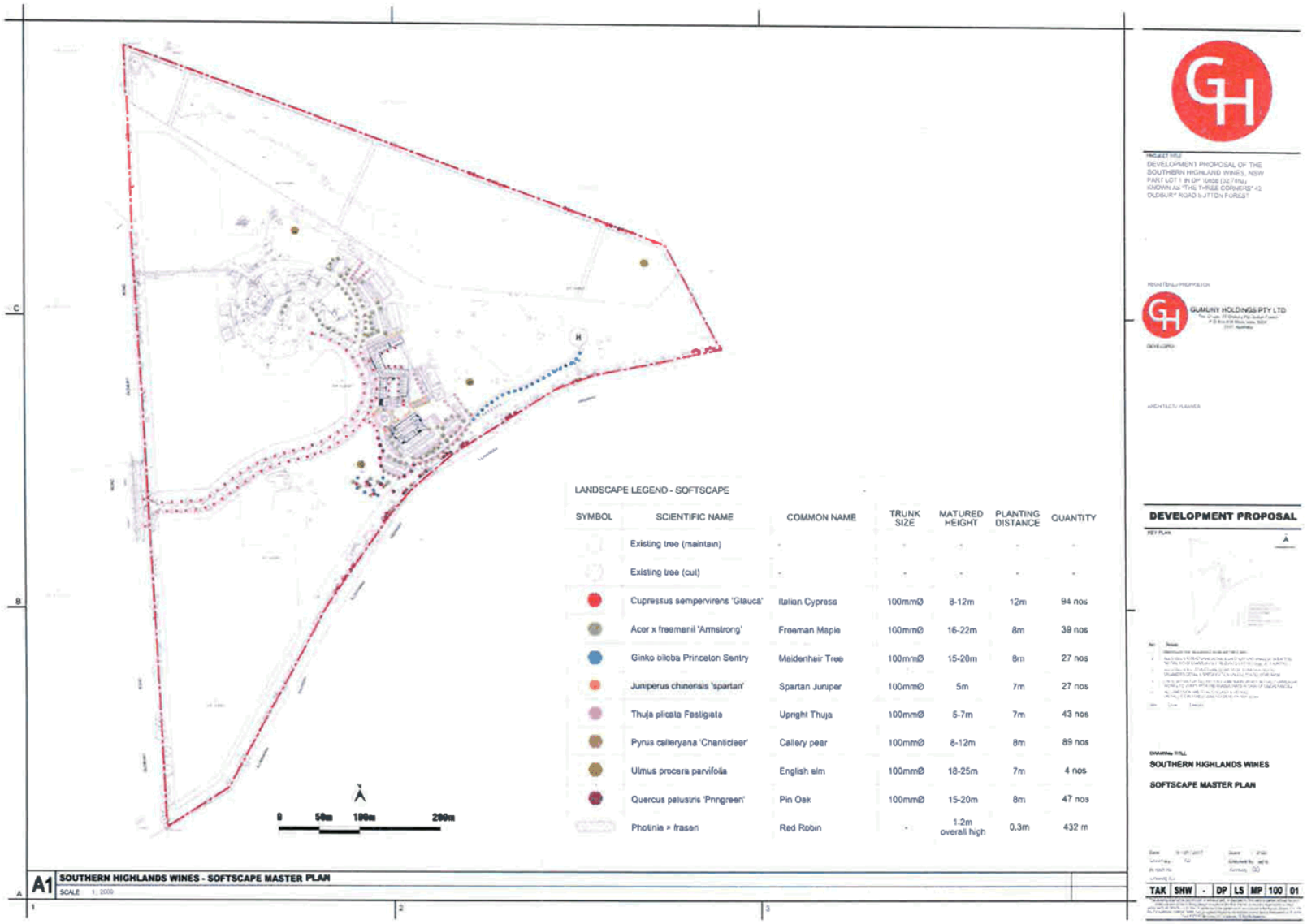
View Corridor 1
View Corridor 2
View Corridor 3
View Corridor 4
View Corridor 5
View Corridor 6

714 m
330 m
148 m
292 m
50 m
971 m
868.5 m
91 m


1 Hotel
2 2 Bedroom Suites
3 Service Apartments
4 Spa
5 Multi-purpose Function Hall
6 Bar & Cafe
7 Swimming Pool
A1 ILLUSTRATIVE MASTER PLAN
SCALE: NTS
DEVELOPMENT PROPOSAL
SOUTHERN HIGHLANDS WINES
ILLUSTRATIVE MASTER PLAN
TAK SHW - DP LS IL 100 01


DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW
PART LOT 1 IN DP 10658 (32.74Ha)
KNOWN AS "THE THREE CORNERS" 42 OLDBURY ROAD SUTTON FOREST
GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
SOUTHERN HIGHLANDS WINES
ENLARGEMENT MASTER PLAN
A1 ENLARGEMENT MASTER PLAN
SCALE 1 : 1000
N
0 25m 50m 100m
TAK SHW - DP AR MP 100 02

DEVELOPMENT PROPOSAL OF THE SOUTHERN HIGHLAND WINES, NSW
PART LOT 1 IN DP 10658 (32.74ha)
KNOWN AS "THE THREE CORNERS" 42 OLDBURY ROAD SUTTON FOREST
GUMUNY HOLDINGS PTY LTD
DEVELOPMENT PROPOSAL
SOUTHERN HIGHLANDS WINES
MASTER PLAN
A1 MASTER PLAN
SCALE 1 : 2000
TAK SHW - DP AR MP 100 01



LANDSCAPE LEGEND - SOFTSCAPE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	TRUNK SIZE	MATURED HEIGHT	PLANTING DISTANCE	QUANTITY
	Existing tree (maintain)	-	-	-	-	-
	Existing tree (cut)	-	-	-	-	-
	Cupressus sempervirens 'Glauca'	Italian Cypress	100mmØ	8-12m	12m	94 nos
	Acer x freemanii 'Armstrong'	Freeman Maple	100mmØ	16-22m	8m	39 nos
	Ginko biloba Princeton Sentry	Maidenhair Tree	100mmØ	15-20m	8m	27 nos
	Juniperus chinensis 'spartan'	Spartan Juniper	100mmØ	5m	7m	27 nos
	Thuja plicata Fastigiata	Upright Thuja	100mmØ	5-7m	7m	43 nos
	Pyrus calleryana 'Chanticleer'	Callery pear	100mmØ	8-12m	8m	89 nos
	Ulmus procera parvifolia	English elm	100mmØ	18-25m	7m	4 nos
	Quercus palustris 'Pringreen'	Pin Oak	100mmØ	15-20m	8m	47 nos
	Photinia x fraseri	Red Robin	-	1.2m overall high	0.3m	432 m

0 50m 100m 200m

A1 SOUTHERN HIGHLANDS WINES - SOFTSCAPE MASTER PLAN

SCALE 1: 2000

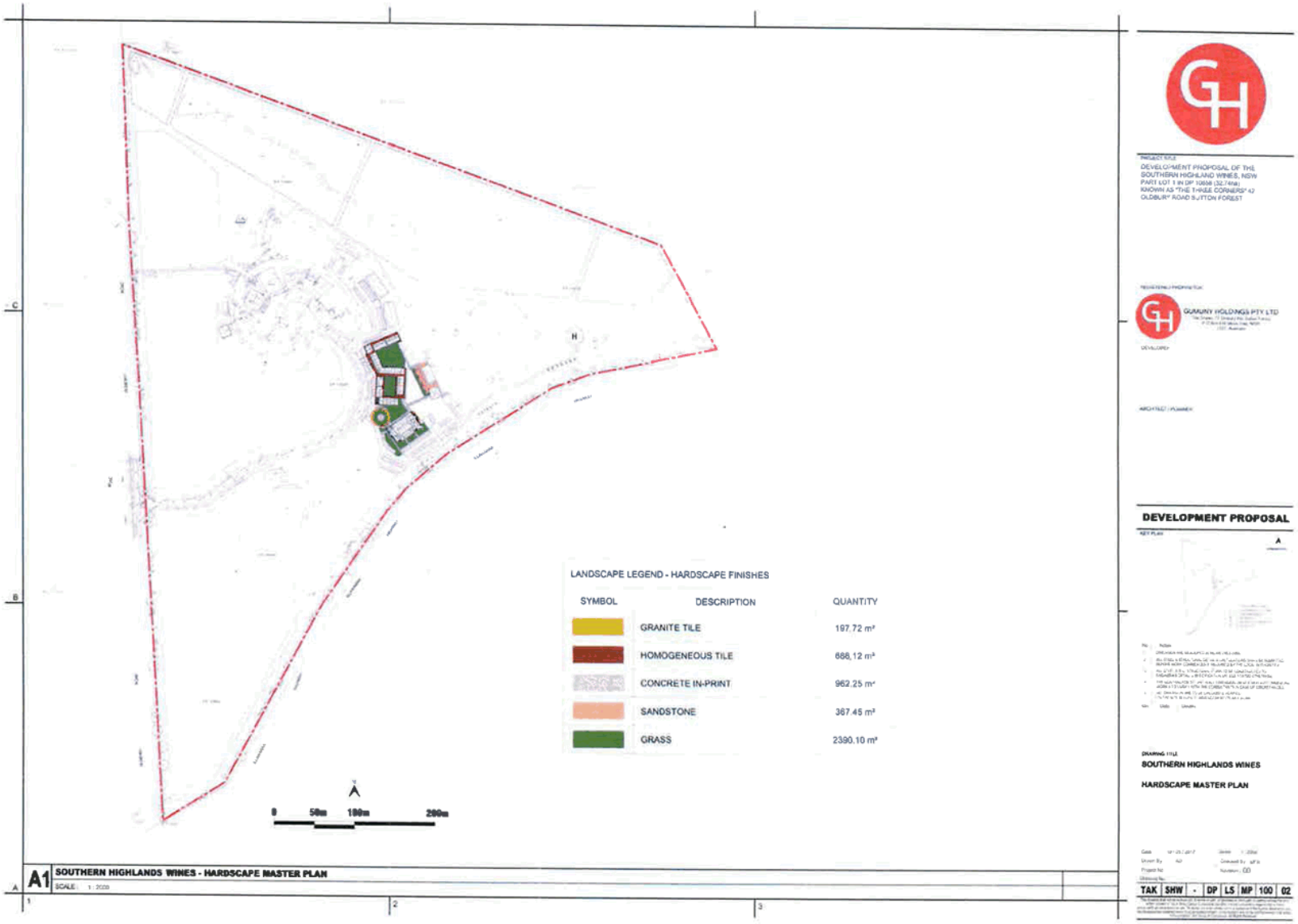
GUMUNY HOLDINGS PTY LTD

DEVELOPMENT PROPOSAL

SOUTHERN HIGHLANDS WINES

SOFTSCAPE MASTER PLAN

TAK SHW - DP LS MP 100 01


LANDSCAPE LEGEND - HARDSCAPE FINISHES
SYMBOL
DESCRIPTION
QUANTITY
GRANITE TILE
197.72 m²
HOMOGENEOUS TILE
686.12 m²
CONCRETE IN-PRINT
962.25 m²
SANDSTONE
367.45 m²
GRASS
2390.10 m²
0
50m
100m
200m
A1
SOUTHERN HIGHLANDS WINES - HARDSCAPE MASTER PLAN
DEVELOPMENT PROPOSAL
SOUTHERN HIGHLANDS WINES
HARDSCAPE MASTER PLAN
TAK | SHW | - | DP | LS | MP | 100 | 02

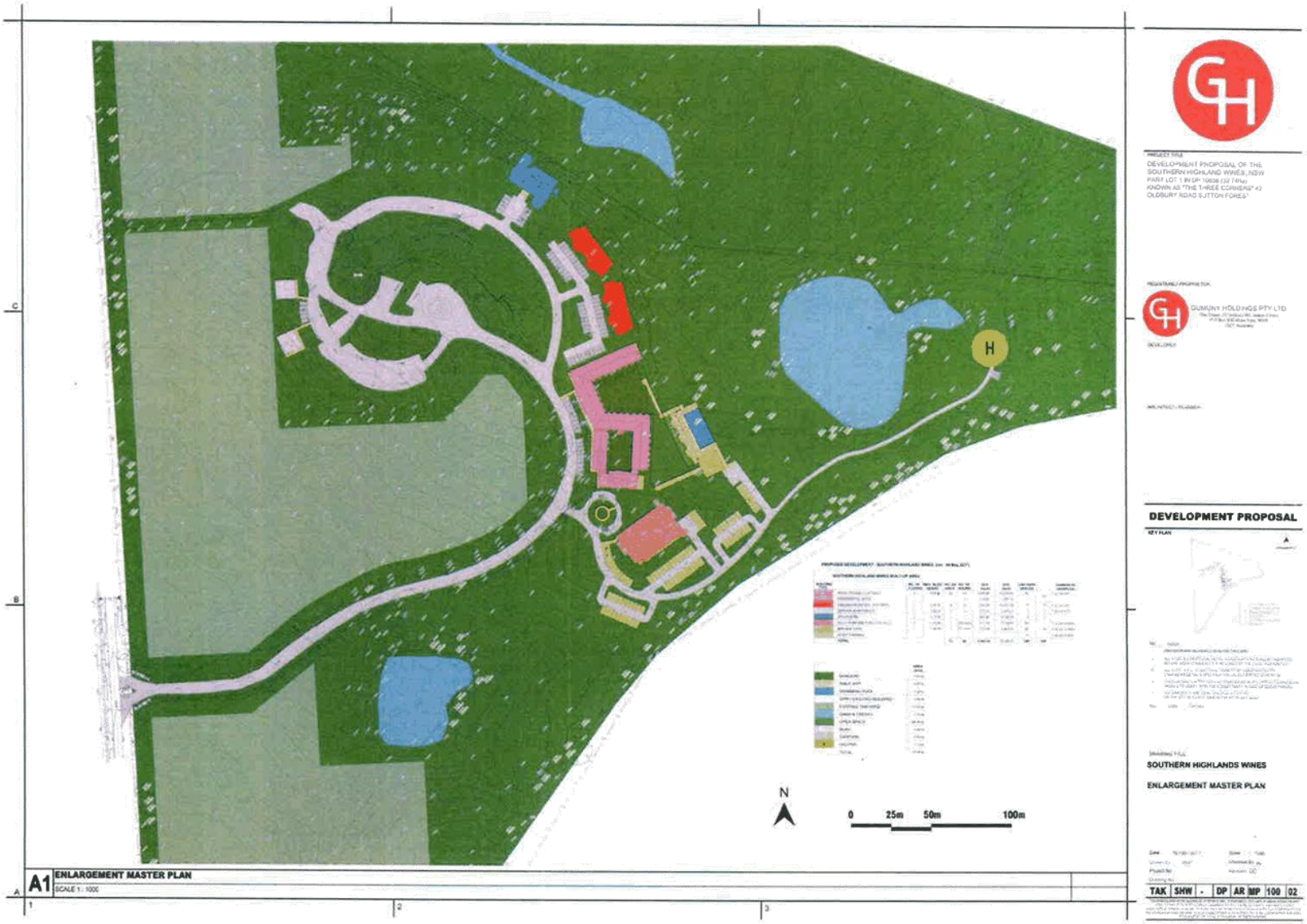
1 Hotel
2 2 Bedroom Suites
3 Service Apartments
4 Spa
5 Multi-purpose Function Hall
6 Bar & Cafe
7 Swimming Pool
A1 ILLUSTRATIVE MASTER PLAN
SCALE NTS
DEVELOPMENT PROPOSAL
SOUTHERN HIGHLANDS WINES
ILLUSTRATIVE MASTER PLAN
TAK SHW - DP LS IL 100 01

714 m
330 m
148 m
292 m
50 m
971 m
868.5 m
91 m

656.35
667.26
667.27
665.83
658.85
660.81
664.02
661.78

View Corridor 1
View Corridor 2
View Corridor 3
View Corridor 4
View Corridor 5
View Corridor 6

DEVELOPMENT PROPOSAL
SOUTHERN HIGHLANDS WINES
MASTER PLAN
A1 MASTER PLAN
SCALE 1 : 2000
TAK SHW - DP AR MP 100 01


DEVELOPMENT PROPOSAL
SOUTHERN HIGHLANDS WINES
ENLARGEMENT MASTER PLAN
A1 ENLARGEMENT MASTER PLAN
N
0 25m 50m 100m