



ATTACHMENTS TO REPORTS –
Item 10.1 – DA 17/1144 Three Lot Subdivision at
43 Valetta Street, Moss Vale

ORDINARY COUNCIL MEETING

Wednesday 23 May 2018

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Attachments to Reports

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ATTACHMENTS TO REPORT

Item 10.1

DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale

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Draft Conditions

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Locality Plan

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Subdivision plans - first submission

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State Heritage Register Listing for Valetta Street Conservation Area

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Figure 1: Locality Plan

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Figure 2: Aerial Image

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Figure 3: More recent aerial image (Google Maps) showing new house at No 43

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Figure 4: Sketch plan of proposed subdivision

**CONDITIONS OF DEVELOPMENT CONSENT THAT MUST BE SATISFIED BEFORE THE CONSENT CAN OPERATE**

DC1 An easement approx. 40m in length and 2.0m wide must be acquired over council land to drain stormwater from south west corner of development site to an existing watercourse.

DC2 Submission of engineering concept design plans showing:

- a. Layout of internal road showing the one access driveway off Valetta Street;
- b. All excavated internal access roads & right of carriageway and location of proposed engineered retaining walls;
- c. Typical cross sections of proposed internal roads with dimensions at noteworthy locations along the length of the access roadways;
- d. Location of proposed detention basin including approx. dimensions and any associated retaining works.

DC3 Submission of a concept landscaping plan showing:

- e. Long sections and other plans demonstrating that the existing house at 33C Valetta Street will be effectively screened from the headlight glare of vehicles using the access driveway, with the maximum headlight height to be 1.4m as permitted by Australian Design Rule 46;
- f. Details of proposed permanent screen plantings including species, mature height, pot size and maintenance requirements;
- g. Details of proposed screening or fencing to achieve the requirements in (a) above until the permanent screen plantings become effective.

Evidence of compliance with the above conditions, sufficient to satisfy the Council as to those matters, must be provided within 12 months of the date 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 this 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 only of section 8.7 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 date on which that 28 day period expires.

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Working with you



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SCHEDULE 2**CONDITIONS OF DEVELOPMENT CONSENT****ADMINISTRATION CONDITIONS****1. Development Description**

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

Reason: To clarify the description of the development.

2. Development in Accordance with Plans and Documents

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

Plan Title / Supporting Document	Reference / Version	Prepared By	Dated
Proposed Lot Plan Site Plan	0130217 LOT-01Rev C	SOWDES	18 August 2017
Geotechnical Risk Assessment Report	2017154:njb	Southern Geotechnics NSW	9 November 2017
Stormwater Management Site Plan	0130217 SWMP-02 Rev D	SOWDES	Submitted 18 April 2018
Statement Of Environmental Effects	NA	Bureaucracy Busters	August 2017
Water Cycle Management Study	NA	SOWDES	18 August 2017

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

3. Inconsistency Between Documents

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

Note: Only one driveway access is to be provided for this subdivision.

Reason: To ensure that the development is undertaken in accordance with the submitted plans and documents (as amended).

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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.*

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**5. Application for a Construction Certificate (Subdivision Works)**

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

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

6. 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

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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.*

7. Section 68 Local Government Act 1993 Approvals

Prior to the issue of a Construction Certificate, an application under Section 68 of the *Local Government Act 1993* shall be made to, and issued by, Wingecarribee Shire Council, for the following approvals:

- stormwater drainage work;
- water supply work;
- sewerage work.

Reason: *A requirement under the provisions of the Local Government Act 1993.*

8. 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.*

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9. Section 94 Contributions

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

The following Wingecarribee Shire Council Section 94 Developer Contributions Plans are applicable to the development:

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

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

All contributions are indexed quarterly in accordance with upward movements in the Consumer Price Index (All Groups, Sydney) as published by the Australian Bureau of Statistics (www.abs.gov.au <<http://www.abs.gov.au>>); Section 25I of the *Environmental Planning and Assessment Regulation 2000*; and Council's Developer Contributions Plans.

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

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

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

10. 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

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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 (Moss Vale – Whites Creek).

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

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

Copies of Development Servicing Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website www.wsc.nsw.gov.au [<http://www.wsc.nsw.gov.au>](http://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 15 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 May to 31 July 2018	\$10,858	\$10,526	\$1,510 (Whites Creek)
Note: The charges shown above are amounts applicable during the stated time period. These amounts will be subject to adjustment quarterly in accordance with upward movements in the Consumer Price Index (CPI) once they become operational. The CPI is published quarterly by the Australian Bureau of Statistics, www.abs.gov.au <http://www.abs.gov.au> .			

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

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

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honoured (i.e., a minimum of 10 days).

11. Compliance Certificate

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

12. 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) Fire fighting measures to be available on site during development and



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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.*

13. Provision of Works and Services

Prior to the issue of the Construction Certificate the Developer shall obtain approval for the works to be undertaken by submitting adequate documentation including plans, standard notes and completed design checklists, calculations and specifications, to Council which justify that the proposed works are in accordance with all Council's standards and all other relevant Codes and guidelines.

Reason: *Statutory requirement.*

14. 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.*

15. 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.

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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.*

16. 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.*

17. 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.

Water service connections and sewer junctions shall be located under sealed driveways to battleaxe lots. This may require widening of accessway / rights of carriageways to those shown on approved plan.

The applicant must include provision to extend the council sewer across Valetta Street to the sewer connection point proposed on the south western side of Valetta Street.

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

18. 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.*

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19. 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 Subdivision Certificate.

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

20. Waste Management Plan

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

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

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

21. Erosion and Sediment Control Plan

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

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

- (a) Locality of the site, a north point and scale.
- (b) Existing contours of the site including catchment area boundaries and indications of direction of fall.
- (c) Location of and basic description of existing vegetation.
- (d) Diversion of uncontaminated up-slope run-off around the disturbed sites.
- (e) Location of significant natural areas requiring special planning or management including waters, floodplains, seasonally wet areas, areas prone to ponding/water logging, unstable slopes etc.
- (f) Nature and extent of earthworks, including cut and fill roadworks.
- (g) Location of all soil and material stockpiles.
- (h) Location of site access, proposed roads and other impervious areas.

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- (i) Potential for the development of acid sulphate soil.
- (j) Existing and proposed drainage patterns.
- (k) Location and type of proposed erosion and sediment control measures.
- (l) Site rehabilitation proposals, including final contours.
- (m) Time of placement of sediment controls.
- (n) Staging of works and how the plan is to be implemented for each stage or activity on site.
- (o) Maintenance schedule.

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

22. Landscape Plan

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

The plan shall include the following information:

- Location of all existing and proposed landscape features including materials to be used;
- Delineate and identify all trees to be retained, removed or transplanted;
- Existing and proposed finished ground levels;
- Top and bottom wall levels for both existing and proposed retaining and free standing walls and
- Detailed plant schedule which includes proposed species listed by botanical (genus and species) and common names, quantities of each species, pot sizes and the estimated size at maturity.
- Pot size at planting out stage
- Soil treatment prior to planting out, fertilizing and water maintenance schedule.

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

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

23. Privacy or Visual Screening

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

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A landscaping screen consisting of evergreen species must be established and maintained to the satisfaction of Council on the boundaries with 33C and 41 Valetta Street (but clear of the water supply easement).

The landscape plan must include the following details:

- a. Proposed species to be used;
- b. Pot size;
- c. Number and spacing of plants;
- d. Height at time of planting;
- e. Height and spread of maturity; and
- f. Notes which detail soil preparation, drainage, weed control, watering, fertilising and general maintenance during establishment.

A temporary screening structure must be constructed using approved materials until the landscaping reaches an effective screening level.

Reason: *To provide adequate visual amenity and privacy and to prevent glare from vehicles using the access driveway.*

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK**24. 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 Shire Council or another Accredited Certifier);
- (c) Details of the name, address and licence details of the Builder (or Civil Contractor for civil/subdivision works).

Reason: *Statutory requirement.*

25. 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.

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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.*

26. Commencement of Subdivision Works & Appointment of PCA

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

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

Reason: *Statutory requirement.*

27. Developer's Representative during Construction of Works

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

Details to be submitted include:-

- 1 Name of Representative:
- 2 Company:
- 3 Position:
- 4 Contact phone:
- 5 Contact fax:
- 6 After Hours Contact:
- 7 Signature of Representative:
- 8 Signature & Acceptance of representative by the Developer:
- 9 Council requires that the nominated " Construction Supervisor" either hold qualifications acceptable for Corporate Membership of the Institute of Engineers,

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Australia, or be Approved by the Director and/or has proven experience and suitable relevant qualifications for the control, supervision and management of civil engineering works as required for carrying land development.

Prior to commencing any works on site the representative shall:

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

The Developer may be required to arrange for Council to peruse all other contract documentation prior to the contractor arriving on site to commence work (Schedule of Works, Specifications Bill of Quantity, traffic control plan and Soil and water management plan).

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

Reason: Statutory requirement.

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

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

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

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

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



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Reason: *Statutory requirement.*

29. Relocation of Existing Services

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

Reason: *Statutory requirement.*

30. 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.*

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

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

The construction supervisor is responsible to ensure that all contractors, sub-contractors, and delivery trucks use a designated access point to prevent damage to Council's property. Repairs to damaged grass verges, concrete footpath, kerb and gutter are to be carried out by the contractor/builder to Council's specification and supervision prior to the issue of a Subdivision Certificate or within one month of the completion of site works, whichever is the sooner.

Reason: *Public safety.*

32. 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.*



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33. Erosion and Sediment Control

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

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

CONDITIONS TO BE SATISFIED DURING THE CONSTRUCTION PHASE

34. 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.*

35. Retaining Walls and Drainage

If the soil conditions require it:

- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil shall be provided, and
- (b) adequate provision shall be made for drainage.

Reason: *To ensure that soil is appropriate retained.*

36. Stormwater - Construction

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

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

37. Stormwater - Discharge

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

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



17/1144, Lot 105 DP 1189592

38. 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.*

39. Damage to Adjoining Properties

All precautions shall be taken to prevent any damage likely to be sustained to adjoining properties. Where damage occurs to adjoining property all necessary repair or suitable agreement for necessary repairs shall be undertaken by the applicant in consultation with, and with the consent of, the affected property owner.

Reason: *Structural safety.*

40. Erosion and Sediment Control Plan Compliance

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

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

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



17/1144, Lot 105 DP 1189592

41. Prevention of Nuisance

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

Reason: *Health and amenity.*

42. 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.*

43. Dust Control

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

Reason: *Environmental amenity.*

44. 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.*

**10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale
ATTACHMENT 1 Draft Conditions**17/1144, Lot 105 DP 1189592

45. Approved hours of Construction/Demolition

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

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

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

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

46. 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.*

47. 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.*

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ATTACHMENT 1 Draft Conditions**

17/1144, Lot 105 DP 1189592

48. Protection of Public Places

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

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

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

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

Reason: *Public safety.*

49. Temporary Onsite Toilet

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

Each toilet shall:

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

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

50. Waste Management

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

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

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

51. Geotechnical Risk Assessment Report Compliance

The proposed development shall be carried out in accordance with the recommendations set down in the Geotechnical Risk Assessment Report set out below.

The implementation of the recommendations of the Geotechnical Risk Assessment Report shall be carried out to the satisfaction of the Council's Development Control Engineer, prior to the issue of the Subdivision Certificate.

GEOTECHNICAL RISK ASSESSMENT REPORT:

Report Reference: **43 Valetta Street, Moss Vale – Ref: 2017154: njb**
Prepared By: **Southern Geotechnics NSW**
Date of Report: **9 November 2017**

Reason: *To ensure development complies with geotechnical risk assessment undertaken.*



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CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

52. Subdivision Certificate

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

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

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

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

53. Dedication of Right of Carriageway / Easements

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

- a. Easement for services as per (B) as shown on 0130217SEW-02 for water and sewer servicing of lots 2 and 3;
- b. Right of carriageway and easement for services 7.5m & 8.5m wide with 4.5m & 5.5m wide pavement formation;
- c. Stormwater drainage easements 2.0m wide over lots 2 & 3 in favour of lots 1, 2 & 3;
- d. Stormwater drainage easements 2.0m wide over lot 2 in favour of lot 1;
- e. Stormwater drainage easements 2.0m wide over council property in favour of lots 1, 2 & 3.

Reason: *To protect infrastructure.*

54. Section 88B Instrument - Various

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

- (a) Dwellings and outbuildings must be located within the building envelopes in proposed lots 2 and 3 in accordance with those shown on the approved plans;
- (b) Dwelling houses to be no higher than 6m above existing ground level;
- (c) External walls and direction of the major ridge lines of the building must be parallel with or perpendicular to those of the lot boundaries.

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- (d) Dwellings are to have pitched roof with a slope between 25 and 40 degrees;
- (e) Outbuildings, sheds and garages to be no higher than 5m above existing ground level and where they exceed 4m in height are to have pitched roof with a slope between 15 and 40 degrees;
- (f) Fencing shall be restricted to post and wire / post and rail fencing with hedging of maximum height of 1.2m so as to maintain the open, semi-rural character of the site, except where different fencing has been approved by Council under DA 17/1144;
- (g) Compliance with the recommendation of the Geotechnical Risk Assessment Report reference 2017154 prepared by Southern Geotechnics NSW and dated 9 November 2017.

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

Reason: *To ensure compliance with Council policy positions, to minimise loss of views and to ensure consistency with the character of the Valetta Street Conservation Area.*

55. Access by Right of Carriageway

The applicant shall submit to Council for approval the draft section 88B Instrument under the *Conveyancing Act 1919* for the approved subdivision prior to issue of the Subdivision Certificate.

The Instrument shall include:

- Provision for on-going management/maintenance of the carriageway including clear details of obligations/responsibilities of the affected parties.
- Effective (legal) provision for access by all emergency and other essential service organisations over the private carriageway.

Reason: *To comply with Councils engineering requirements.*

56. Site Classification

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

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

57. Storm water Facilities Alterations

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

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Details shall be provided for the approval of Council with the application for a Subdivision Certificate.

Reason: *To provide appropriate storm water management.*

58. Storm water Facilities Maintenance

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

Reason: *To provide appropriate storm water management.*

59. Certification of Internal Civil Works

On completion of works and prior to the issue of a Subdivision Certificate, certification from a practising appropriately qualified Engineer shall be submitted to Council detailing that all internal civil works (i.e., internal driveways, paths and stormwater drainage systems including any onsite detentions) are in accordance with the approved plans and specifications.

Reason: *Asset management.*

60. Civil Engineering Works and Services

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

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

61. Engineering Details in DXF Format

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

Reason *To ensure appropriate records are held and asset management.*

62. Provision of Services

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

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

Note: An individual pressure sewer unit is to be provided for each of proposed lots 2 and 3.

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

63. Inter-allotment Drainage for Upstream/Adjoining Property

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

Reason: *To control stormwater flows.*

64. Detention Systems

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

Reason: *To control storm water flows.*

65. Construction of Right of Carriageway / Accessway

Construction of a road surfaced with a suitable 'soft' appearance to complement the landscape scheme to the satisfaction of the Group Manager Planning, Development and Regulatory Services for a minimum of 4.5m, and at least 5.5m wide from Valetta Street to a point past the proposed driveway exit to proposed lot 1, must be completed prior to the issue of the Subdivision Certificate.

Note: 'Soft' may be interpreted as exposed gravel aggregate except in heritage areas or sites where decomposed granite is approved. Exposed gravel aggregate must be stabilised with a minimum of 5% cement. Where grades exceed 5% (i.e., 1:20) the pavement must be sealed.

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

66. Residential Driveway

A standard concrete vehicular gutter layback and concrete footpath crossing 5.5 metres wide at the property boundary and across the road reserve, shall be constructed at the driveway entrance in accordance with Council's Standard drawing Nos SD107 and SD123 prior to the issue of the Subdivision Certificate.



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

67. Provision of Reticulated Sewer to Each Lot

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

Sewerage mains shall be constructed to serve the development.

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

68. Construction of Water Service

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

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

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

69. Disposal of Fill/Waste

Prior to issue of the Subdivision Certificate, the applicant must submit to Council any dockets relating to the disposal of fill/waste from a licensed waste facility.

Reason: *To protect the environment.*

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

70. 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.*

71. Australia Post Guidelines

Mail deliveries shall 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.*



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72. 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.*

CONCURRENCE CONDITIONS

73. Concurrence - Water NSW

The applicant is to submit, to the satisfaction of council, an Erosion and Sediment Control Plan in accordance with Chapter 2 of the NSW Landcom's Soils and Construction: Managing Urban Stormwater (2004) manual ('The Blue Book') outlining the controls that will be used to prevent sediment entering dams, drainage depressions and watercourses and/or street stormwater drainage systems.

ADVISORY MATTERS

Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's mobile network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Commonwealth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800 810 443.



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Lapsing of Consent

In accordance with Section 95 of the *Environmental Planning and Assessment Act 1979* (as amended), this Development Consent lapses five (5) years after the date from which it operates unless building, engineering or construction work has physically commenced. A Construction Certificate must be obtained and the works commenced in accordance with the approved plans and specifications within five (5) years from the date of this Development Consent.

END OF CONDITIONS

10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale
ATTACHMENT 2 Locality Plan



10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale
ATTACHMENT 3 Subdivision plans - first submission



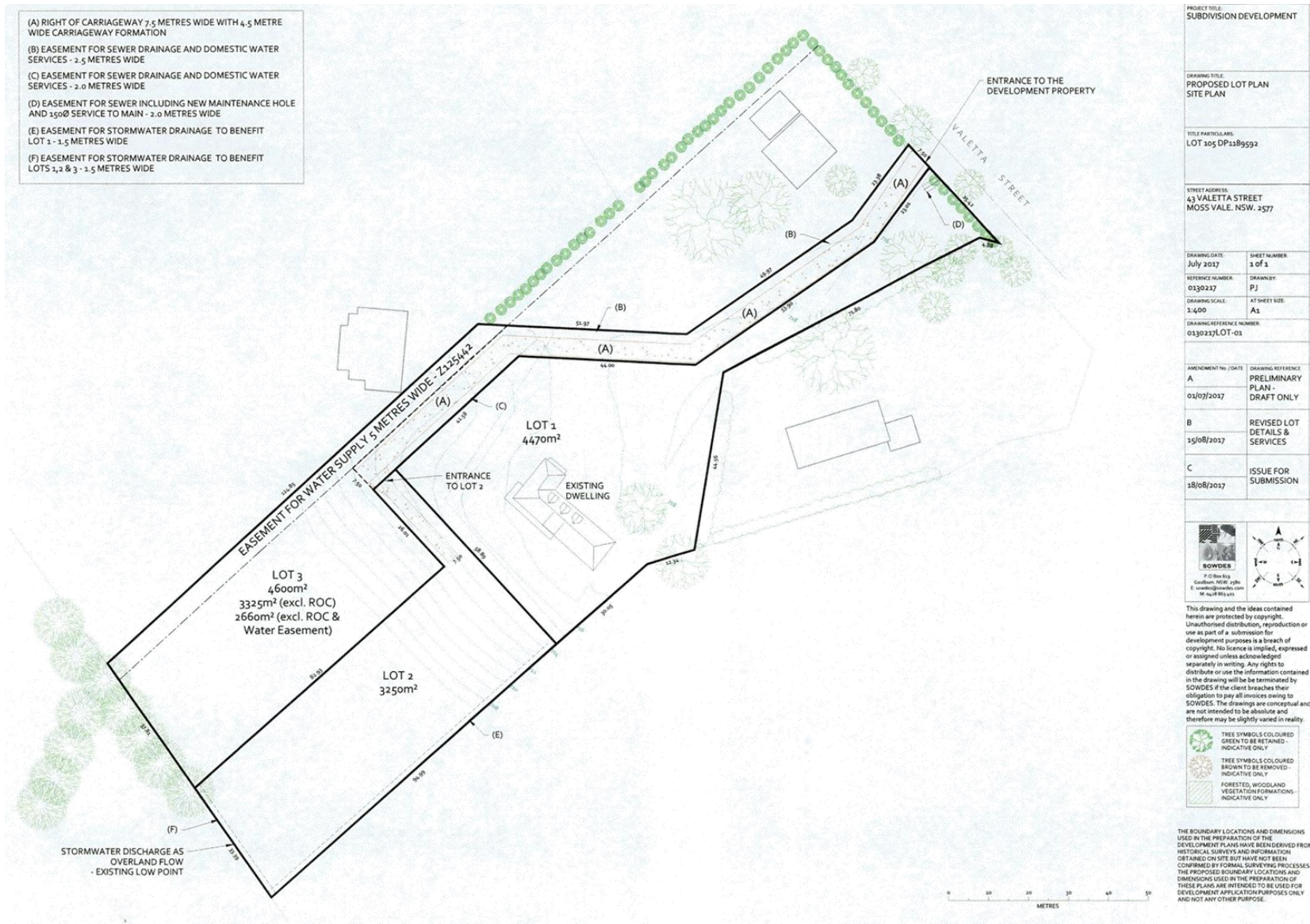
WINGECARRIBEE
SHIRE COUNCIL



ATTACHMENTS TO REPORTS

10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale
ATTACHMENT 3 Subdivision plans - first submission

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10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale
ATTACHMENT 3 Subdivision plans - first submission



WINGECARRIBEE
SHIRE COUNCIL





Valetta Street Heritage Conservation Area

ATTACHMENT 4

Item details

Name of item: Valetta Street Heritage Conservation Area

Other name/s: Gloridan Hill

Type of item: Complex / Group

Group/Collection: Urban Area

Category: Subdivision - designed

Primary address: , Moss Vale, NSW 2577

Local govt. area: Wingecarribee

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
	Moss Vale	Wingecarribee			Primary Address

Statement of significance:

The Moss Vale Conservation Areas (of which the Valetta Street (Gloridan Hill) Conservation Area is one) demonstrate the evolutionary layers of the township from its earliest subdivisions through to the post World War Two era, and as such present a distinctive identity for the township. The extant building stock also demonstrates the changing relationship of the town's wider economy and how the building booms affected a small rural township. Extant



historic buildings have the ability to teach about the layers of history as well as how craftsmanship of each era. The Study Areas have social value as the building stock is now being restored and as a sought after commodity.

Date significance updated: 29 Sep 11

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description:

BOUNDARIES

The boundaries of the Precinct are on either side of Valetta Street, commencing on and including the north east and south east corners with Elizabeth Street, east to and including either side of 'Y' junction with Woodville Street, two properties on north side of Woodville Street before the water tower, and the south slopes comprising large and medium sized allotments.

CHARACTER STATEMENT

'Gloridan Hill', with its expansive views to the west towards the historic site of Bong Bong, and south over Moss Vale township, attracted well-to-do persons for home sites. Valetta Street became known as a premier residential area, and this continues today.

Gloridan Hill precinct provides historic and aesthetic evidence of the rise of the managerial classes during boom times, interspersed with a few modest and representative Victorian and Post World War Two cottages. Located on the ridge overlooking the township below, wealthier individuals sought to purchase land here and hence gain the views and isolation of elevated land. These people had the transport facilities to live in Glorian Hill, including those that used the railway to access their country retreat or were aided by increased affordability of the motor car.

The settlement pattern also demonstrates the 'garden suburb' ideals with houses of quality materials set within garden settings. The spatial relationships between the houses and within the gardens are



key inter-related aspects of the streetscape. The building stock within the precinct displays a variety of building materials and includes representative examples of all boom eras of the town's development, with particularly fine examples from Edwardian and Inter-war eras.

Landscaping plays a major role and its dramatic and varying scales are pivotal to the precinct. The massive, high and mature remnant wind break trees provide a majesty of scale counterpoised to the cottages within their garden setting. These are also historical evidence of the earlier pastoral layer and now a focal point within the greater visual catchment of Moss Vale township. Other contributory landscape elements are the mid height evergreen and deciduous hedges, and mature specimen trees. Front fences are simple and low, and thus allow views into the gardens beyond and for these to become merged with the public domain.

**Further
information:**

MANAGEMENT OPPORTUNITIES & CONSTRAINTS

The management threats for the precinct are: - corner lot and intra-lot subdivisions;

- loss of garden setting, and erection of higher fences preventing views into gardens and to individual houses;

- loss of former wind break trees and rows of rows now straddling separate lots and loss of the merging of private gardens with the public domain;

- loss of good representative examples from Post WW2 era and unsympathetic modifications and use of short-lived fashions in finishes and fences, such as render and painting of Inter-war face brickwork.

The following structures along Valetta Street, amongst others, are an indication of structures that add to the character of Moss Vale:

- 1950 geometric house on the west side of Elizabeth Street, south the hill crest and junction with Valetta Street [outside study area]: and

- Good representative examples of Edwardian cottages and Inter-war bungalows Elizabeth Street, north of Valetta Street intersection [outside study area].



Assessment of significance

**SHR Criteria
a)**
[Historical
significance]

The Study Areas demonstrate the historical layers of the evolution of the township of Moss Vale and its relationship to the economic ups and downs of the Town.

**SHR Criteria
c)**
[Aesthetic
significance]

Through the extant building stock and architectural characteristics of each historic era. Stylistically buildings tended to group according to the historical era and demonstrate the building spikes that occurred following each World War. Part of the aesthetic is the spatial relationship between predominantly single storey residential buildings with 'garden suburb' like settings. Some houses are good representative examples of certain architectural styles.

The housing stock is important as a collective of similar forms. Aesthetic values are also derived from the short and long distance views and vistas and of trees that provide a backdrop or buffer within the Study Area. The Study Areas have a quality that provides Moss Vale with a distinctive sense of place.


**SHR Criteria
d)**
[Social
significance]

The Study Areas display increasing evidence of individual houses being 'restored' and for this to be within the character of the building's era, and as such demonstrate the growing awareness and increased emotional and financial value of historic building stock.

**SHR Criteria
e)**
[Research
potential]

The Study Areas have the ability to tell the story of the evolution of the township of Moss Vale, both via the location of the Precincts as these move out from the original nucleus of the 1863 subdivision to towards Goridan Hill. Individually buildings reveal stylistic design and construction methods of their eras, whilst specific use-purpose buildings are easily understood by residents and visitors.

**Assessment
criteria:**

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.



Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	WLEP 2010	C1840	16 Jun 10		
Heritage study	Moss Vale Conservation Areas Study				

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Moss Vale Conservation Areas Heritage Study	2005		Peter Freeman Pty Ltd and Jackson-Stepowski		No

References, internet links & images

None

Note: internet links may be to web pages, documents or images.



Data source

The information for this entry comes from the following source:

Name: Local Government

**Database
number:** 2681840

ATTACHMENTS TO REPORTS

10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale ATTACHMENT 5 Figure 1: Locality Plan

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ATTACHMENT 5



Figure 1: Locality Plan

ATTACHMENTS TO REPORTS

10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale
ATTACHMENT 6 Figure 2: Aerial Image

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ATTACHMENT 6



Figure 2: Aerial Image

ATTACHMENTS TO REPORTS

10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale

ATTACHMENT 7 Figure 3: More recent aerial image (Google Maps) showing new house at No 43

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ATTACHMENT 7

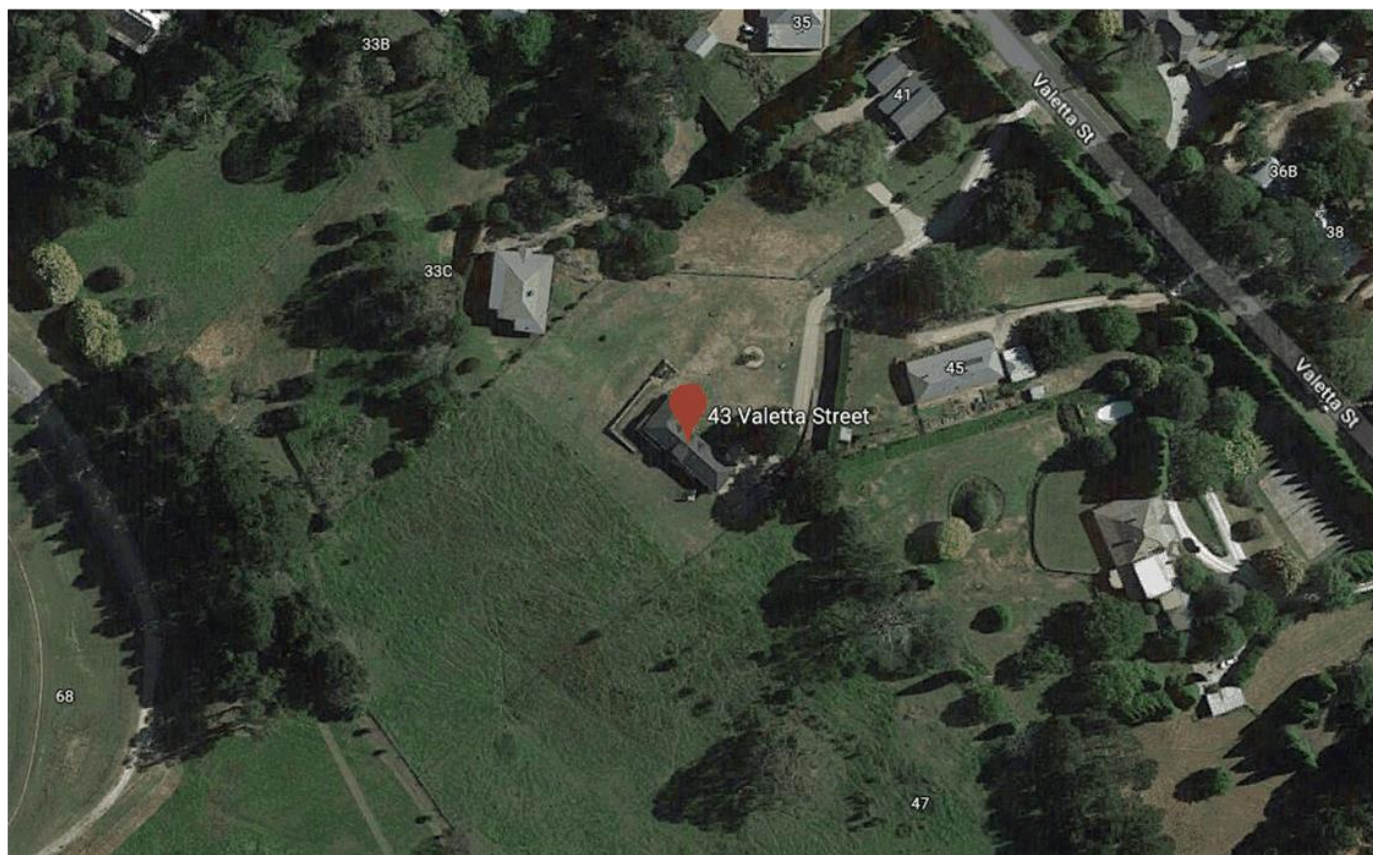


Figure 3: More recent aerial image (Google Maps) showing new house at No 43

ATTACHMENTS TO REPORTS

10.1 DA 17/1144 Three Lot Subdivision at 43 Valetta Street, Moss Vale ATTACHMENT 8 Figure 4: Sketch plan of proposed subdivision

Wednesday 23 May 2018



ATTACHMENT 8

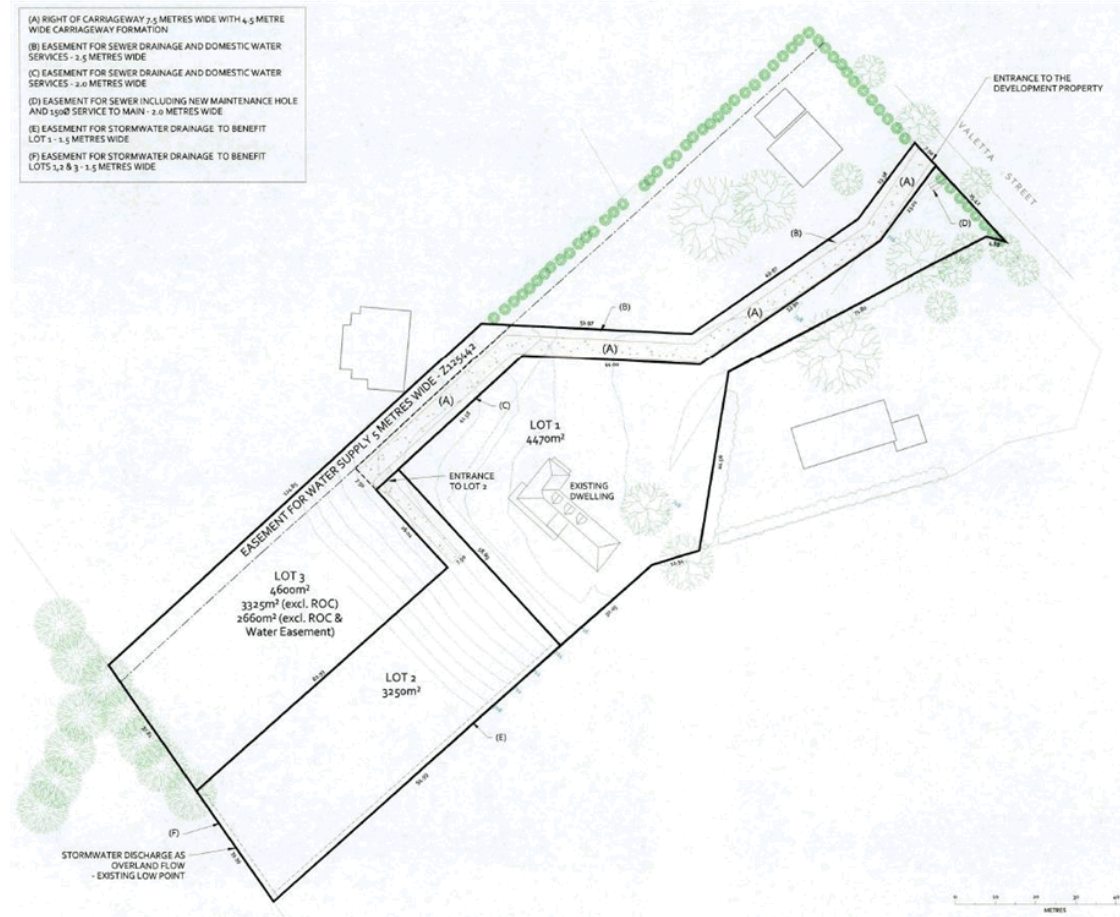


Figure 4: Sketch plan of proposed subdivision