

Special Infrastructure Contribution Notice of Assessment – Western Sydney Growth Areas

Richard Harris
Gregory Hills Corporate Park Pty Ltd
PO Box 119
OATLANDS NSW 2117

Assessment Ref: A0516GRE22
23/05/2016

Application Details:

Development Application lodged with:	Camden Council
Development Application No.:	DA 1273/2015
Proponent:	Gregory Hills Corporate Park Pty Ltd
Subject Land:	Lot 810 in DP 1189248, Lot 1 in DP 1216156 11 & 15 Holborn Circuit, Gledswood Hills
Stage	Stage 3A
Total Net Developable Area (NDA) levied:	0.1127 ha on plan prepared by registered surveyor (attached)
SIC Rate:	\$87,838.00 per hectare of net developable area
Total Amount of Contribution:	\$9,899.34*

*SIC payable is at the rate applicable at time of payment. The SIC rate is indexed annually on 1 July as outlined in the Section 94EE Determination – Special Infrastructure Contribution, Western Sydney Growth Areas

Remittance Advice

By Electronic Funds Transfer (EFT):	By Cheque:
Reference: A0516GRE22 Payment to: Bank: Westpac Account: Department of Planning - Special Infrastructure Contribution Account BSB: 032-001 Account Number: 167917.	<i>Please provide this section with cheque</i> Mail to: Department of Planning & Environment Attention: The Information Centre GPO Box 39, Sydney NSW 2001 Payment to: Account: Department of Planning - Special Infrastructure Contribution Account

Important: A Pre-Allocated Plan Number (PPN) from Land & Property Information is required prior to issuing a certificate. This is only required for developments which include subdivision.



Camden Council
37 John Street, Camden NSW 2570 DX 25807
PO Box 183, Camden 2570 ABN: 31 117 341 764
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Gregory Hills Corporate Park Pty Ltd
PO Box 119
OATLANDS NSW 2117

**NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION No.
997/2014**

**Issued under Section 81 (1) (a) of the
Environmental Planning and Assessment Act 1979**
*(For privacy reasons, the applicant's details only appear in the notice to the
applicant)*

LAND TO BE DEVELOPED:	11, 13 & 15 Holborn Circuit, Gledswood Hills LOT: 801, 809 & 810 DP: 1154772
PROPOSED DEVELOPMENT:	Staged subdivision of land to create 16 business lots, 2 drainage lots, 1 infrastructure lot and 1 residual lot, construction of roads, drainage, landscaping and associated site works

DETERMINATION: Consent granted subject to conditions described below.

DATE FROM WHICH THE CONSENT OPERATES: 26 May 2015

DATE THE CONSENT EXPIRES: 26 May 2019
(unless works commenced)

DATE OF THIS DECISION: 26 May 2015

INFORMATION ATTACHED TO THIS DECISION:

➤ **Advice listed in Attachment A.**



DA No.: 997/2014

Property: 11, 13 & 15 Holborn Circuit, Gledswood Hills
Proposal Description: Staged subdivision of land to create 16 business development lots, 2 drainage lots, 1 infrastructure lot and 1 residual lot, construction of roads, drainage, landscaping and associated site works

Approved Development:

This development consent approves the following development subject to and specifically referred to in the Development Consent Conditions set out below:

- Staged subdivision of land to create 16 business development lots, 2 drainage lots, 1 infrastructure lot and 1 residual lot, construction of roads, drainage, landscaping and associated site works

Details of Conditions:

1.0 - General Conditions of Consent

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
MMD-343049-C-DA-CA-0101 Revision P5	Cover Sheet	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0103 Revision P5	Legend Sheet	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0104 Revision P5	Existing Boundaries and Easement Plan	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0105 Revision P5	Existing Conditions Plan	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0106 Revision P7	General Arrangement Plan	Mott MacDonald	28.04.15
MMD-343049-C-DA-CA-0108 Revision P6	Typical Road Cross Sections Sheet 1 of 3	Mott MacDonald	30.04.15
MMD-343049-C-DA-CA-0109 Revision P8	Typical Road Cross Sections Sheet 2 of 3	Mott MacDonald	30.04.15
MMD-343049-C-DA-CA-0110 Revision P7	Typical Road Cross Sections Sheet 3 of 3	Mott MacDonald	28.04.15
MMD-343049-C-DA-CA-0113 Revision P5	Transgrid Easement Plan Sheet 1 of 2	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0114 Revision P5	Transgrid Easement Plan Sheet 1 of 2	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0115 Revision P5	Transgrid Easement Plan Sheet 2 of 2	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0116 Revision P5	Transgrid Easement Sections	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0201 Revision P5	Concept Soil and Water Management Plan	Mott MacDonald	27.03.15



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MMD-343049-C-DA-CA-0301 Revision P5	Earthworks Depth Plan	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0302 Revision P5	Siteworks – Key Plan	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0303 Revision P5	Concept Grading Plan – Sheet 1 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0304 Revision P5	Concept Grading Plan – Sheet 2 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0305 Revision P5	Concept Grading Plan – Sheet 3 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0306 Revision P5	Concept Grading Plan – Sheet 4 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0307 Revision P5	Concept Grading Plan – Sheet 5 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0308 Revision P6	Staging Plan – Overall Site Plan	Mott MacDonald	27.04.15
MMD-343049-C-DA-CA-0309 Revision P6	Staging Plan – Stage 3	Mott MacDonald	27.04.15
MMD-343049-C-DA-CA-0310 Revision P6	Staging Plan – Stage 4	Mott MacDonald	27.04.15
MMD-343049-C-DA-CA-0311 Revision P6	Staging Plan – Stage 5	Mott MacDonald	27.04.15
MMD-343049-C-DA-CA-0312 Revision P6	Staging Plan – Stage 6	Mott MacDonald	27.04.15
MMD-343049-C-DA-CA-0401 Revision P5	Pavement and Surface Treatment Plan Sheet 1 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0402 Revision P5	Pavement and Surface Treatment Plan Sheet 2 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0403 Revision P5	Pavement and Surface Treatment Plan Sheet 3 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0404 Revision P5	Pavement and Surface Treatment Plan Sheet 4 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0405 Revision P5	Pavement and Surface Treatment Plan Sheet 5 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0406 Revision P5	Pavement Details	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0407 Revision P5	Sitework Details Sheet 1 of 2	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0408 Revision P5	Sitework Details Sheet 2 of 2	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0501 Revision P5	Road Longitudinal Section Sheet 1 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0502 Revision P5	Road Longitudinal Section Sheet 2 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0503 Revision P5	Road Longitudinal Section Sheet 3 of 5	Mott MacDonald	27.03.15



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MMD-343049-C-DA-CA-0504 Revision P5	Road Longitudinal Section Sheet 4 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0505 Revision P5	Road Longitudinal Section Sheet 5 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0601 Revision P5	Concept Stormwater Drainage Layout Plan Sheet 1 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0602 Revision P5	Concept Stormwater Drainage Layout Plan Sheet 2 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0603 Revision P5	Concept Stormwater Drainage Layout Plan Sheet 3 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0604 Revision P5	Concept Stormwater Drainage Layout Plan Sheet 4 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0605 Revision P5	Concept Stormwater Drainage Layout Plan Sheet 5 of 5	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0609 Revision P5	Stormwater Drainage Details Sheet 4 of 4	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0610 Revision P5	Concept Water Quality Management Plan	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0611 Revision P5	Water Quality Management Details Sheet 1 of 2	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0612 Revision P5	Water Quality Management Details Sheet 1 of 2	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0616 Revision P5	Stages 3 to 6 Lot Based Detention Requirements	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0801 Revision P5	Turning Paths – Key Plan	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0802 Revision P5	Turning Paths Sheet 1 of 6	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0803 Revision P5	Turning Paths Sheet 2 of 6	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0804 Revision P5	Turning Paths Sheet 3 of 6	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0805 Revision P5	Turning Paths Sheet 4 of 6	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0806 Revision P5	Turning Paths Sheet 5 of 6	Mott MacDonald	27.03.15
MMD-343049-C-DA-CA-0807 Revision P5	Turning Paths Sheet 6 of 6	Mott MacDonald	27.03.15
64246-STG3 Rev E	Proposed Plan of Subdivision – Stage 3	-	29.04.15
64246-STG4 Rev E	Proposed Plan of Subdivision – Stage 4	-	29.04.15
64246-STG5 Rev E	Proposed Plan of	-	29.04.15



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	Subdivision – Stage 5		
64246 – STG6 Rev E	Proposed Plan of Subdivision – Stage 6	-	29.04.15

Document Title	Prepared by	Date
Civil Engineering Report Stages 3 – 6 Development Application – Gregory Hills Corporate Park	Mott MacDonald	March 2015

- (2) **Modified Documents and Plans** – The development shall be modified as follows:

- a) proposed Road No. 7 must be extended through to proposed Road No. 5. The extension of this road must provide a minimum cross section of 20m in accordance with clause 3.3(2) and Figure 4 – Industrial Road Cross Sections of the Turner Road Development Control Plan 2007.

Amended plans or documentation demonstrating compliance must be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate.

- (3) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (4) **Protection of adjoining Bushland and/or Waterfront Areas** - To limit the potential for damage to the adjoining Bushland areas and/or Waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970-2009 Protection of Trees on Development sites.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject trees and vegetation areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

- (5) **Noxious Weeds Management** - Noxious weeds management shall occur in accordance with Camden Development Control Plan 2011.
- (6) **Regulatory Signage** – Traffic regulatory signs, lines and devices must be submitted to Council's Local Traffic Committee for concurrence.
- (7) **Installation of Street Trees and their protective guards and bollards** – In relation to the installation of trees:



- a) the Applicant is advised that nature strip street trees are to be installed in accordance with the approved landscape plan;
- b) all street trees are to have well-constructed tree guard protection installed. A minimum requirement is the installation of at least 3 bollards per street tree. The bollards are to be installed approximately 1m from the main stem of the tree. The bollards are to be sourced in minimum 1.8m length, which will allow for 1.2m above ground exposure and .6m buried support. The bollards are to be timber (or other acceptable composite material) and a minimum 150mm x 150mm width. Timber bollards are to be a durability minimum of H4 CCA;
- c) all street trees are to have root barrier installation to the kerb;
- d) prior to the issue of the Subdivision/Occupation Certificate, any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored; and
- e) any repairs, relocations, installations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Subdivision Certificate.

2.0 - Prior To Issue Of Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Riparian Corridor Works** – Any works undertaken in the riparian corridor must be undertaken in accordance with the Oran Park and Turner Road Waterfront Land Strategy. Documentation demonstrating compliance must be provided to the Certifying Authority and Council prior to the issue of a Construction Certificate.

Note: Works within PLt 850 do not form part of this approval

- (2) **Transgrid** – In accordance with Section 45 of the State Environmental Planning Policy (Infrastructure) 2007, written approval must be obtained from Transgrid for all proposed activities within the easement and shall be provided to the Certifying Authority with any future Construction Certificate application.
- (3) **Provision of pedestrian/cycle paths** – On-road pedestrian/cycle ways must be provided in accordance section A3.2 and Figure 17 of the Turner Road Development Control Plan 2007. Details demonstrating compliance shall be



submitted to the Certifying Authority prior to the issue of a Construction Certificate.

- (4) **Staging of Construction Works** – The development is to be completed in stages in accordance with the approved Plan MMD-343049-C-DR-CA-0308 Revision P6, prepared by Mott MacDonald and dated 27 April 2015.

One Construction Certificate may be issued for all stages, or a single construction certificate may be issued with respect to each stage or a combination of stages.

- (5) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the *Roads Act 1993*, only the Council can approve commencement of works within an existing road reserve.

- (6) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (7) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.
- (8) **Soil, Erosion, Sediment and Water Management** - An Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (9) **Environmental Management Plan** - An Environmental Management Plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the Certifying Authority.

The Environmental Management Plan shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment is not unacceptably impacted upon by the proposal. The Environment Management Plan shall include but not be necessarily limited to the following measures:

- a) Measures to control noise emissions from the site;



- b) Measures to suppress odours and dust emissions;
 - c) Soil and sediment control measures;
 - d) Measures to control air emissions that includes odour;
 - e) Measures and procedures for the removal of hazardous materials that includes waste and their disposal;
 - f) Any other recognised environmental impact; and
 - g) Community Consultation.
- (10) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the construction site.

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc.) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
 - a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and



- f) a telephone number on which the PCA may be contacted for business purposes.
- (3) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (4) **Construction Certificate required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Consent Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;



- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
- c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (6) **Performance Bond** - Prior to commencement of works a performance bond of 10% value of civil works must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Site is to be Secured** - The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction) is to be removed upon the completion of works.
- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (9) **Comprehensive Environmental Management Plans** - To support the fill management protocol a comprehensive Environmental Management Plans is required to be completed and submitted to the Certifying Authority for concurrence prior to the issue of the Construction Certificate of the consent. The plan is to include the requirements of:
 - a) Site Sedimentation and Erosion control plans;
 - b) Noise Control Plan;
 - c) Dust Control Plan; and
 - d) Contingency measures for environmental incidents and protection of South Creek.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase.

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.



- (2) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (3) **Site Management Plan** - The following practices shall be implemented during construction works:
- a) a sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has reached 80% occupancy. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- “WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”*
- The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (4) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2008) (refer to:
www.environment.nsw.gov.au/waste/envguidlms/index.htm)
- Once assessed, the materials shall be disposed to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (5) **Compliance with Fill Management Plan** – The importation and placement of fill shall comply with the requirements of the Fill Management Protocol, Proposed Commercial subdivision Lot 701, DP 1154772, Gregory Hills Drive Gledswood Hills prepared by ADE Consulting Group v1.final dated 29 November 2013.
- (6) **Importation of Fill** - All Fill material to be imported onto the site shall be approved by a suitably qualified Environmental Consultant in accordance with the fill Management Protocol, Proposed Commercial subdivision Lot 701, DP 1154772, Gregory Hills Drive Gledswood Hills prepared by ADE Consulting Group v1.final dated 29 November 2013 prior to acceptance of the material.



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- (7) **Fill Assessment Reporting Requirements** – All fill assessment reports (including those where material is considered not suitable for importation onto the development site) assessed under the approved Fill Management Protocol, prepared by ADE Consulting Group v1.final dated 29 November 2013, must be provided to the Consent Authority (Camden Council) on a monthly basis to facilitate an audit for compliance with the Fill Management Protocol.
- (8) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the Erosion and Sediment Control Plan or Soil and Water Management Plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (9) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (10) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (11) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).
- (12) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

5.0 - Prior to Issue of a Subdivision Certificate

The following conditions of consent shall be complied with prior to the Council or an Accredited Certifier issuing a Subdivision Certificate.



- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Show Easements/ Restrictions on the plan of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (3) **Burdened Lots to Be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete, unless otherwise approved in writing by the PCA.
- (5) **Fill Plan** - A Fill Plan shall be provided to the PCA prior to the issue of any Subdivision certificate. The plan must:
 - a) Show lot boundaries
 - b) Show road/drainage/public reserves
 - c) Show street names
 - d) Show final fill contours and boundaries, and
 - e) Show depth in filling in maximum 0.5m Increments

It is to be provided electronically in Portable Document Format (.PDF) at 150dpi with a maximum individual file size not exceeding 2 megabytes and provide both on compact disk and an A1 paper plan.
- (6) **Validation Report** - Prior to the issue of Subdivision Certificate a validation report prepared by a suitably qualified environmental consultant shall be submitted to the Consent Authority for review and approval certifying that all importation of fill material to the site complied with the requirements of the fill management Protocol prepared by ADE Consulting Group v1.final dated 29 November 2013.
- (7) **Incomplete Works** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.
- (8) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the



proposed boundary other than as provided for by easements as created by the final plan of subdivision.

- (9) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.
- (10) **Street Lighting** - Street lighting shall be provided within the subdivision in accordance with the relevant AS and to the satisfaction of the PCA. All such work shall be complete and operative.
- (11) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
- a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development.
 - b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (12) **Services**- All services (water, sewer, electricity, telephone and gas) to all allotments are to be installed and fully operational prior to subdivision certificate being issued.
- (13) **Works as Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.
- Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).
- (14) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
- a) easement for services;
 - b) easement to drain water and drainage easement/s over overland flow paths;
 - c) easement for on-site detention;



DA No.: 997/2014

Property: 11, 13 & 15 Holborn Circuit, Gledswood Hills
Proposal Description: Staged subdivision of land to create 16 business development lots, 2 drainage lots, 1 infrastructure lot and 1 residual lot, construction of roads, drainage, landscaping and associated site works

- d) positive covenant over the on-site detention / water quality facility for the maintenance, repair and insurance of such a facility;
 - e) easement for water quality;
 - f) retaining wall, positive covenant, and restriction to user
 - g) reciprocal right of carriageway (the owners of the subject properties burdened by the right of carriageway shall be responsible for on-going maintenance and the Public Liability of the right of carriageway); and
 - h) bulk earthworks must be carried out in accordance with Report on Salinity Investigation and Management Plan "Proposed Subdivision Lot 701 in DP 1154772 Gregory Hills Drive, Gledswood Hills, project 76510.00 dated May 2012 and prepared by Douglas Partners.
- (15) **Section 94 Contributions – Monetary (Turner Road and Oran Park)** - A contribution pursuant to the provisions of Section 94 of the *EP&A Act 1979* for the services and amounts detailed below:

Stage 3

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Transport Management Capital Work	\$13,462.00	\$49,616.00
		per net developable hectare	
OP & TR Contributions Plan	Transport Management Capital Work	\$307.00 per net developable hectare	\$1131.00
	Total		\$50,747.00

Stage 4

Plan Name	Contribution Type	Indexed Rate	Amount Payable
-----------	-------------------	--------------	----------------



DA No.: 997/2014

Property: 11, 13 & 15 Holborn Circuit, Gledswood Hills
 Proposal Description: Staged subdivision of land to create 16 business development lots, 2 drainage lots, 1 infrastructure lot and 1 residual lot, construction of roads, drainage, landscaping and associated site works

Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Transport Management Capital Work	\$13,462.00	\$68,885.00
		per net developable hectare	
OP & TR Contributions Plan	Transport Management Capital Work	\$307.00 per net developable hectare	\$1,571.00
	Total		\$70,456.00

Stage 5

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Oran Park and Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Transport Management Capital Work	\$13,462.00	\$42,850.00
		per net developable hectare	
OP & TR Contributions Plan	Transport Management Capital Work	\$307.00 per net developable hectare	\$977.00
	Total		\$43,827.00

Stage 6

Plan Name	Contribution Type	Indexed Rate	Amount Payable
Oran Park and	Transport		\$42,351.00



DA No.: 997/2014

Property: 11, 13 & 15 Holborn Circuit, Gledswood Hills
Proposal Description: Staged subdivision of land to create 16 business development lots, 2 drainage lots, 1 infrastructure lot and 1 residual lot, construction of roads, drainage, landscaping and associated site works

Turner Road Precincts Section 94 (OP & TR) Contributions Plan	Management Capital Work	\$13,462.00	
		per net developable hectare	
OP & TR Contributions Plan	Transport Management Capital Work	\$307.00 per net developable hectare	\$966.00
	Total		\$43,317.00

A copy of the Oran Park and Turner Road Precincts Section 94 Contributions Plan may be inspected at Council's Camden office at 37 John Street, Camden or can be accessed on Council's website at www.camden.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (16) **Defects and Liability Bond** - The applicant is to lodge a defects and liability bond in the form of an unconditional bank guarantee or cash bond, being 10 % of the value of civil works, with Council.

The bond covers any defects and liabilities of the public infrastructure.

- (17) **Special Infrastructure Contribution** – The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E.

Evidence of payment of the SIC shall be provided to Council and the Certifying Authority.

6.0 – Ongoing Use

- (1) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (2) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.



DA No.: 997/2014

Property: 11, 13 & 15 Holborn Circuit, Gledswood Hills
Proposal Description: Staged subdivision of land to create 16 business development lots, 2 drainage lots, 1 infrastructure lot and 1 residual lot, construction of roads, drainage, landscaping and associated site works

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turn installation, street tree installation and mulching.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans.

Responsibility for Other Approvals / Agreements

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The applicant has the right to appeal to the Land and Environment Court under Section 97 of the *Environmental Planning and Assessment Act, 1979*. The right to appeal is only valid for a development application within 6 months after the date on which the applicant received this notice.

Appeals – Third Party

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

Determination Review

If you are an applicant and you are dissatisfied with the determination, you may within 6 months from the date of determination, request Council, in writing, to review the determination.

Legal Notices



DA No.: 997/2014

Property: 11, 13 & 15 Holborn Circuit, Gledswood Hills
Proposal Description: Staged subdivision of land to create
16 business development lots, 2 drainage lots, 1
infrastructure lot and 1 residual lot, construction of roads,
drainage, landscaping and associated site works

Any advice or notice to the consent authority shall be served on the General Manager of Camden Council.

SIGNED on behalf of
Camden Council

Stacey Houlison
EXECUTIVE PLANNER
(Development Branch)

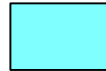


ATTACHMENT A

The following matters are included as advice as relative to this application.

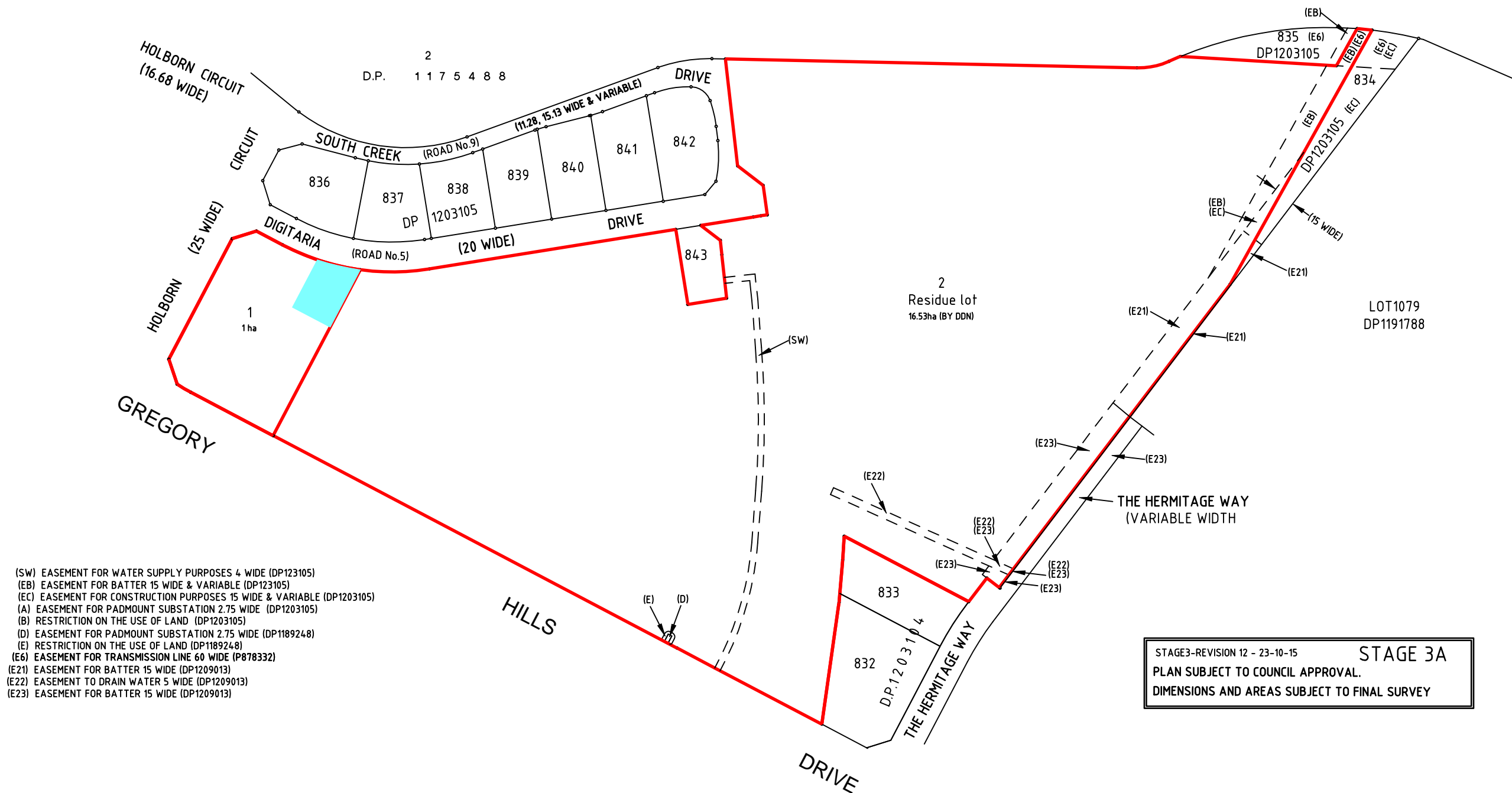
1. Section 82A of the EP&A Act 1979 provides that the applicant may request a review of this determination within 6 months of the date of the determination, following the payment of the prescribed fee.
2. Section 125 of the EP&A Act, 1979 provides that any person who contravenes or causes or permits to be contravened the conditions of this consent shall be guilty of an offence.
3. Section 125 of the EP&A Act, 1979 provides that any person who contravenes or causes or permits to be contravened the requirements of Council's Tree Preservation Policy shall be guilty of an offence.
4. Section 126 of the EP&A Act, 1979 provides that a person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and if no penalty is so imposed to a penalty not exceeding 1000 penalty units and to a further daily penalty not exceeding 100 penalty units.
5. The contributions required under Section 94 of the EP &A Act, 1979 are set out in the stated Contribution Plans which can be viewed at Council's Customer Service during normal business hours.
6. This consent does not allow site, building or demolition works to commence. Such works shall only take place after a Construction Certificate has been applied for and been issued.
7. **Sydney Water** requires the submission of stamped approved plans to their office prior to commencement of work.
8. **Integral Energy** requires electrical installations to be in accordance with their standards. All enquiries relating to electrical installations should be directed to that Authority.
9. **Telecommunications Infrastructure** Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Any works or proposed works which may impact upon Telstra Assets in any way are required to be reported to Telstra's Network Integrity Team on Phone Number 1800 810 443.

DA 1273-2015 NDL



STAGE 3A - 1127m², remainder of lot paid under DA277/2012/5.

NOTE: ALL LAND HATCHED IS ALSO EXCLUDED FROM WATER CYCLE MANAGEMENT CONTRIBUTIONS IN TURNER ROAD PRECINCT,
PER FIGURE 4.4, PAGE 46 OF ORAN PARK AND TURNER ROAD PRECINCTS SECTION 94 CONTRIBUTIONS PLAN.



(SW) EASEMENT FOR WATER SUPPLY PURPOSES 4 WIDE (DP123105)
(EB) EASEMENT FOR BATTER 15 WIDE & VARIABLE (DP123105)
(EC) EASEMENT FOR CONSTRUCTION PURPOSES 15 WIDE & VARIABLE (DP1203105)
(A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1203105)
(B) RESTRICTION ON THE USE OF LAND (DP1203105)
(D) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1189248)
(E) RESTRICTION ON THE USE OF LAND (DP1189248)
(E6) EASEMENT FOR TRANSMISSION LINE 60 WIDE (P878332)
(E21) EASEMENT FOR BATTER 15 WIDE (DP1209013)
(E22) EASEMENT TO DRAIN WATER 5 WIDE (DP1209013)
(E23) EASEMENT FOR BATTER 15 WIDE (DP1209013)

STAGE3-REVISION 12 - 23-10-15
STAGE 3A
PLAN SUBJECT TO COUNCIL APPROVAL.
DIMENSIONS AND AREAS SUBJECT TO FINAL SURVEY

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BURTON & FIELD
surveying & land development

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Suite 202, 2 Pembroke Street, Epping NSW 2121
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Tel: (02) 9868-4660 Fax: (02) 9868-6035
E-mail: epping.reception@burtonandfield.com.au
Web: www.burtonandfield.com.au

PROJECT:
**PLAN OF NET DEVELOPABLE LAND
FOR STAGE 3A, LOTS 844 & 845 IN DP1203105
(DA1273/2015) AT GLEDSWOOD HILLS**

LGA: CAMDEN

COMP REF: J:\64246\...\64246-NDL-4.dwg

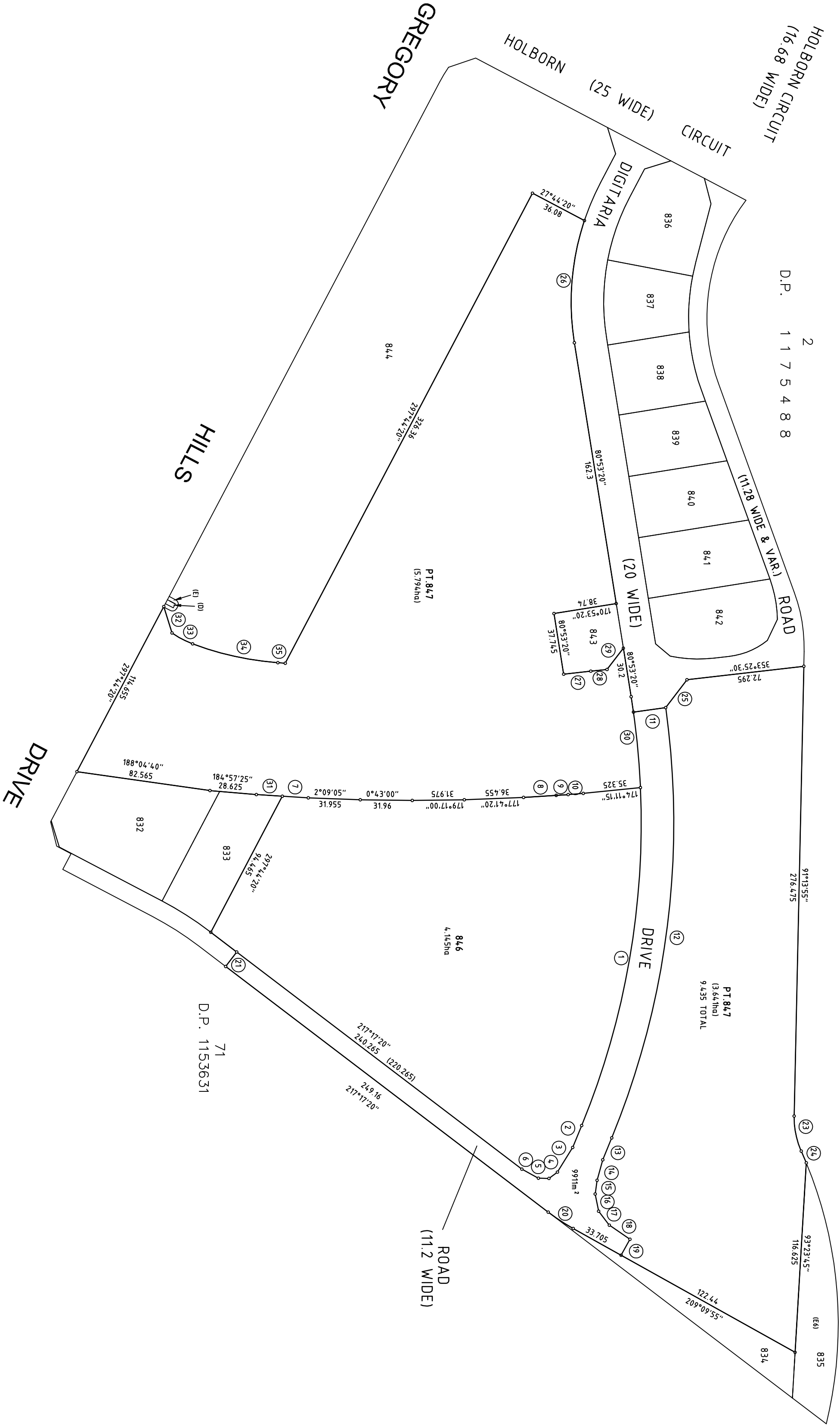
REVISION

CLIENT: GREGORY HILLS DEVELOPMENT CO.

DATE: 20/05/16	SCALE: 1:3000	SHEET
REF: 64246-GG	DATUM: -	1 of 1

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
1	99°52'05"	210.79	212.45	4.90	13	112°15'50"	14.58			25	307°23'05"	21.52		
2	112°15'50"	14.575			14	105°32'55"	13.065			26	94°41'20"	75.375		158
3	121°45'10"	17.815			15	97°58'35"	8.51			27	353°37'10"	16.76		
4	14.3°14'20"	6.49			16	78°36'20"	10.79			28	354°05'15"	10.035		
5	1°18'55"	6.49			17	52°34'20"	10.79			29	307°29'20"	16.49		
6	28°42'10"	11.585			18	34°21'35"	15.385			30	84°09'40"	56.13		490
7	3°35'10"	15.965			19	119°09'55"	11.2			31	183°35'10"	16		
8	356°23'10"	20.09			20	213°13'35"	18.34			32	72°44'20"	16.97		
9	356°24'50"	7.365			21	307°17'20"	11.2			33	27°52'45"	14.365		56.5
10	175°29'10"	9.315			22	277°08'35"	256.04			34	12°27'45"	53.63		190
11	351°59'55"	20			23	78°32'55"	21.96			35	4°20'55"	4.57		
12	97°08'35"	266.49		510	24	66°43'45"	7.87							

SCHEDULE OF SHORT & CURVED BOUNDARIES



(D) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP...)
(E) RESTRICTION ON THE USE OF LAND (DP...)
(E6) EASEMENT FOR TRANSMISSION LINE 60 WIDE (P878332)

Surveyor : Date of Survey : Surveyor's Ref :64246-STG3 (64246-STG4 211014.dwg)	PLAN OF PROPOSED SUBDIVISION OF LOT 84.5 IN DP ...	LGA: CAMDEN Locality : CATHERINE FIELD Subdivision No: Lengths are in metres. Reduction Ratio 1:2000	Registered	DP
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STAGE 4 - 5.117 ha

NOTE: ALL LAND HATCHED IS ALSO EXCLUDED FROM WATER CYCLE MANAGEMENT CONTRIBUTIONS IN TURNER ROAD PRECINCT PER FIGURE 4*i*, PAGE 46 OF ORAN PARK AND TURNER ROAD PRECINCTS SECTION 9*e* CONTRIBUTIONS PLAN.

STAGE 4
STAGE 4
PLAN SUBJECT TO COUNCIL APPROVAL.
DIMENSIONS AND AREAS SUBJECT TO FINAL SURVEY



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E-mail: eppling@reception@burtonandfield.com.au
Web: www.burtonandfield.com.au

PLAN OF NET DEVELOPABLE LAND
FOR STAGE 4, LOTS 846 & 847 IN PPN1203107
(DA997/2014) AT GLEDSDWOOD HILLS

LGA: CAMDEN

COMP REF: J:\64246\...\64246-NDL-4.dwg

REVISION

CLIENT: GREGORY HILLS DEVELOPMENT CO	DATE: 03/06/16	SCALE: 1:3000	SHEET
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DATE: 03/06/16

DATE: 03/06/16	SCALE: 1:30000
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BFF-61216-00

BEE-61216-GG	DATIM:-
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REF: 66266-GG	DATE: -	1 of 1
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