

Ordinary Meeting Of Council



Wollondilly Shire Council

Minutes

Monday 9 February 2015

The meeting commenced at 6.32pm and was held in the Council Chamber 62-64 Menangle Street, Picton NSW 2571.

WOLLONDILLY SHIRE COUNCIL

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RECORDING OF MEETINGS

The Mayor stated that in accordance with Council's Code of Meeting Practice the electronic recording of the Council Meeting and the use of electronic media during the proceedings is not permitted. This includes devices such as laptops, mobile phones, tape recorders and video cameras.

PRESENT

Councillors: Mitchell (Mayor), B Banasik, Law, Terry, Amato, M Banasik, Hannan, Gibbs and Landow.

ALSO PRESENT WERE

General Manager, Executive Director Community Services & Corporate Support, Director Planning, Director Infrastructure Management, Manager Governance, Manager Financial Services and one Governance Officer.

NATIONAL ANTHEM

The Mayor requested that everyone stand for the Australian National Anthem.

ACKNOWLEDGEMENT OF COUNTRY

The Mayor acknowledged the traditional Custodians of the Land:

I would like to pay my respect and acknowledge the traditional custodians of the land on which this meeting takes place, and also pay respect to Elders both past and present.

APOLOGIES AND LEAVE OF ABSENCE REQUESTS

TRIM 88-10

There were no apologies noted for this meeting.

DECLARATION OF INTEREST

TRIM 528-6

Cr Mitchell declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Services. He made this declaration as a Councillor holds the Suction Street Sweeping Contract. Cr Mitchell advised that his association with the contractor who is a councillor is when he carries out his role as an elected member being meetings and Council events. His association is not classified as “close” as outlined in Clause 4.15 of the Code of Conduct being a close friendship or a business relationship. Cr Mitchell stated that he doesn’t socialise with the contractor or members of his family nor have any business relationships with the contractor or his family. He stated that he intended to remain present at the meeting to take part in the consideration of this matter and vote on the matter.

Cr Law declared a Pecuniary Conflict of Interest in relation to Item EN3 – Review of Suction Street Sweeping Services. Cr Law advised that he made this declaration as he and his wife are the holders of the existing contract. He advised that he would leave the meeting, and not take part in the consideration or discussion of this matter or voting on the matter.

Cr Hannan declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Services. Cr Hannan advised that she made this declaration as the Councillor whose business it is, is a fellow Councillor. She stated that it is a Non-Pecuniary Conflict of Interest which is less than significant because she has the absence of a personal interest in the decision and is willing to give genuine and appropriate consideration to the matter as required by law and taking into account any recommendations by Council officers. Cr Hannan advised that she intended to remain present at the meeting to take part in the consideration of this matter and vote on the matter.

Cr B Banasik declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Services. Cr B Banasik advised that he made this declaration as a Councillor holds the Suction Street Sweeping Contract. His association with the contractor who is a councillor is when I carry out his role as an elected member being meetings and Council events. His association is not classified as “close” as outlined in Clause 4.15 of the Code of Conduct being a close friendship or a business relationship. Cr B Banasik stated that he doesn’t socialise with the contractor or members of his family nor have any business relationships with the contractor or his family. He stated that he intended to remain present at the meeting to take part in the consideration of this matter and vote on the matter.

Cr B Banasik declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item IN2 - Recommendations - Local Traffic Committee Out of Session Meeting - 30 January 2015. He made this declaration as concerns had been raised in regard to a distant relative who held an event on the site. Cr B Banasik stated that this would in no way impact on the impartial mind he would bring to the matter and he intended to remain in the meeting. Cr B Banasik advised that due to the event taking place in 2013 and no foreseeable events taking place on the same block he would vote on the matter.

Cr Amato declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Services. He made this declaration as a Councillor holds the Suction Street Sweeping Contract. His association with the contractor who is a councillor is when he carries out his role as an elected member being meetings and Council events. My association is not classified as “close” as outlined in Clause 4.15 of the Code of Conduct being a close friendship or a business relationship. Cr Amato stated that he doesn’t socialise with the contractor or members of his family nor have any business relationships with the contractor or his family. He intended to remain present at the meeting to take part in the consideration of this matter and vote on the matter.

Cr M Banasik declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Service. He made this declaration as a Councillor holds the Suction Street Sweeping Contract. His association with the contractor who is a councillor is when I carry out my role as an elected member being meetings and Council events. His association is not classified as “close” as outlined in Clause 4.15 of the Code of Conduct being a close friendship or a business relationship. Cr M Banasik stated that he doesn’t socialise with the contractor or members of his family nor have any business relationships with the contractor or his family. He intended to remain present at the meeting to take part in the consideration of this matter and vote on the matter.

Cr M Banasik declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item IN2 - Recommendations - Local Traffic Committee Out of Session Meeting - 30 January 2015. He made this declaration as concerns had been raised in regard to a distant relative who held an event on the site. Cr M Banasik advised that this would in no way impact on the impartial mind he would bring to the matter and intended to remain in the meeting. Cr M Banasik stated that due to the event taking place in 2013 and no foreseeable events taking place on the same block he would vote on the matter.

Cr Landow declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Service. He made this declaration as a Councillor holds the Suction Street Sweeping Contract. His association with the contractor who is a councillor is when he carries out his role as an elected member being meetings and Council events. His association is not classified as “close” as outlined in Clause 4.15 of the Code of Conduct being a close friendship or a business relationship. Cr Landow advised that he didn’t socialise with the contractor or members of his family nor have any business relationships with the contractor or his family. He intended to remain present at the meeting to take part in the consideration of this matter and vote on the matter.

Cr Landow declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item IN2 - Recommendations - Local Traffic Committee Out of Session Meeting - 30 January 2015. He made this declaration as concerns had been raised as a distant relative had held an event on the site. Cr Landow advised that this doesn’t impact on the way he would vote on this matter and that he would keep an impartial mind. He stated that he would be staying during the meeting and vote on the matter. As the event had taken place in 2013 he would vote on the matter.

Cr Gibbs declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Service. He made this declaration as a Councillor holds the Suction Street Sweeping Contract. His association with the contractor who is a councillor is when he carries out his role as an elected member being meetings and Council events. His association is not classified as “close” as outlined in Clause 4.15 of the Code of Conduct being a close friendship or a business relationship. Cr Gibbs advised that he doesn’t socialise with the contractor or members of his family nor have any business relationships with the contractor or his family. He intended to remain present at the meeting, to take part in the consideration of this matter and vote on the matter.

General Manager, Luke Johnson declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Service. He made this declaration as the current contractor is a Councillor and as he interacts with him in regards to Council matters there could be a perceived conflict of interest. The General Manager advised that he believed his association with Cr Law was not close as outlined in clause 4.15 of the Code of Conduct and that he could maintain an impartial mind in regards to the matter. He stated that he was not in a decision making position in regards to this report and would remain present during any discussions.

Cr Terry declared a Non-Pecuniary Conflict of Interest based on legal advice she had received. The basis for her concern was that he has an ongoing relationship and regular contact with the contractor who is a fellow councillor. In the legal advice provided this shared involvement is capable of falling into the type of interest described in 4.10 of the Code of Conduct and would therefore be a Non-Pecuniary interest that may conflict with her public duty. Cr Terry advised that as she was unable to remove the source of conflict she would leave the meeting and not take part in the consideration or discussion of the matter.

Executive Director - Community Services and Corporate Support, Ally Dench declared a Non-Pecuniary (Less than Significant) Conflict of Interest in item IN2 - Recommendations - Local Traffic Committee Out of Session Meeting - 30 January 2015. The Executive Director stated that there may be a perception in the minds of some people that as my daughters' wedding ceremony occurred on the property where the Secret Garden Festival is to be held that this may lend me to not bringing an impartial mind to any matters related to this festival. She advised the meeting that her daughter had hired a paddock for her wedding ceremony in 2013 at 135 Brownlow Hill Loop Road, Orangeville. That the hiring of a paddock doesn't diminish her responsibilities to be involved in any matters relating to the Secret Garden Festival. She stated that based upon her strong work ethics and history of professionalism she was able to bring an impartial mind to any matters in relation to this event. She believed there are sufficient checks and balances in place to ensure ethical, sound, decision-making in relation to matters regarding this event. She therefore makes this declaration as required to do so pursuant to Council's Code of Conduct but intend to continue to be involved in the matter.

Executive Director - Community Services and Corporate Support, Ally Dench declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item EN3 – Review of Suction Street Sweeping Service. She made this declaration as the current contractor who holds the Suction Street Sweeping Contract is a Councillor. She advised that she interacts with him in regards to Council matters and as such there could be a perceived conflict of interest. The Executive Director advised that she believed her association with Cr Law was not close as outlined in clause 4.15 of the Code of Conduct and that she could maintain an impartial mind in regards to the matter. She stated that she was not in a decision making position in regards to this report and would remain present during any discussions.

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CONFIRMATION OF MINUTES

TRIM 88-10

1/2015 Resolved on the Motion of Crs B Banasik and Gibbs:

That the Minutes of the Ordinary meeting held on Monday 21 December 2014, as circulated, be adopted as true and correct.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

2/2015 Resolved on the Motion of Crs M Banasik and B Banasik:

That the Minutes of the closed meeting held on Monday 21 December 2014, as circulated, be adopted as true and correct

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

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MAYORAL MINUTE

TRIM 531

On Wednesday 17 December 2014 Council held its Councillors Volunteers Christmas Function in the Shire Hall with around 200 people in attendance. Six (6) Volunteers were acknowledged for their long term volunteering commitment with council including:

- John Churchill 32 years' service Australia Day Committee
- Joy Rope 25 years' service Tahmoor Sportsground Management Committee
- Peter Meyer 25 years' service Tahmoor Sportsground Management Committee
- Phil Carlyon 25 years' service Thirlmere Sportsground Management Committee
- Laurel Quinlan 20 years' service Wilton Community Hall Management Committee
- Tony Towndrow 20 years' service Wilton Recreation Reserve Management Committee.

Statistics from Volunteering Australia and ID Profile show that over 7,700 people volunteered their time across the Wollondilly Shire with estimates equating to savings of \$10,631,334.00 in value per annum for State and Federal Governments.



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During early January we had a number of local RFS volunteers and RFS staff assisting in the South Australian Bushfires.

I would like to note appreciation for the commitment of RFS staff and volunteers for assisting in times of crisis.



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I attended the Lakesland Rural Fire Brigade's 75th Anniversary Celebrations on Saturday 17 January 2015 which were held at Wooglemai Environmental Education Centre at Oakdale.

National Medal with clasp, Long Service Medal with clasp and Life Membership were awarded to John Ferguson.

I would like to thank Cr Hilton Gibbs for attending this event.



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Australia Day was celebrated in the Picton Botanic Gardens with the weather holding out for this year's event.

As part of the celebrations I officiated over Citizenship Ceremonies for 14 residents who brought along their family and friends to share this special occasion.

Australia Day Award winners were also recognised. Citizen of the year was awarded to David Hunt; Senior Citizen of the Year, Colin Miller; Sportsperson of the Year, Edward McMillan; Young Sportsperson, Sam Brown; Achiever of the Year, Bronwyn Ainsworth; Young Achiever, Brodee Mate and Community Group / Organisation, Rotary Club of Picton. Congratulations to everyone.

Our Australia Day Ambassador for 2015 was John Harper who is an advocate for Mental Health who provided a great speech which was enjoyed by everyone.



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Colleen Fuller (NSW President, Australian Local Government Women's Association) has advised Council that Alex Stengl, Environmental Services Team Leader has been awarded the 'Marjorie Propstine Scholarship'.

This is an excellent achievement and well-deserved recognition for Alex.

A certificate will be formally presented to Alex at this year's Conference in Wollongong.

Congratulations Alex, well done.



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During January 2015 Council received two (2) applications for Donations.

Appin Junior Rugby League Football Club – Application for \$500 to hold a community event to attract and increase participation in local Rugby League.

Warragamba Anzac Day Committee for \$926.00 to fund the completion of a Memorial Plaque listing 46 World War 1 Veterans names on the Cenotaph. These funds will be Council's contribution to a project which received \$18,422 through the Anzac Centenary Grants and Russell Matheson MP.

These applications have been assessed against the criteria and have been recommended for approval. I propose that Council support the applications and approve the requested financial support.

I would now like to introduce a special guest attending tonight's meeting - Bronwyn Ainsworth. Bronwyn has been awarded the 2015 Achiever of the Year award. Bronwyn was unable to attend this year's Australia Day celebrations and is here tonight for this presentation; I will begin by telling you a little about Bronwyn.

For the last 8 years Bronwyn has worked tirelessly on fundraising for the Wollondilly Anglican College. Bronwyn is always a very willing participant to get involved and raise funds. Her organisational skills are superb and her ability to communicate with people from all walks of life is outstanding. Bronwyn has a big heart and gives her time freely to others. She has also been willing on many occasions to contribute financially on behalf of others when they have not been able to afford an occasion themselves. Bronwyn is also known for her amazing sense of humour and looking on the bright side of all situations. She recently coordinated a team of people to organise Wollondilly Anglican College's largest annual fundraising event, 'the Country Fair' (which is the second largest annual event held in the Wollondilly Shire in September this year, which raised over \$30,000 for the College). She is admired by all who work with her. She has an infectious can-do personality, a winsome smile and is compassionate, caring and operates without drama and fuss.

If I can ask Bronwyn to come forward for this presentation and it is a pleasure to congratulate her with this well-deserved award.

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I noted in our December 2014 Council Meeting that the SWAG (Stop Wilton Airport Group) was no longer running following their tireless campaigning to stop Wilton Airport going ahead.

We have here tonight the following members from the SWAG Group who I would like to come forward and accept a Certificate of Appreciation and a plant from Council.

Dawn Tarlinton
Brian Williams
Debra Rightson
Naomi Chisholm
Emma Rean
Lucinda Hewitt
John Hewitt



Cr Terry

Cr Terry advised that she had attended the Australia Day Menangle RFS celebrations.

Col Mitchell
MAYOR
9 February 2015

3/2015 Resolved on the Motion of Crs Mitchell and Terry:

That the Mayoral Minute be accepted.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

PLANNING AND ECONOMY

PE1 Development Application No. 010.2012.00000125.001 - Construction and Use of an Intensive Livestock Agricultural (Poultry Farm) Development and Ancillary Works at 440 Cawdor Road, Cawdor

1006 DD010.2012.00000125.001

Applicant: **J & C Muscat**
Owner: **Muscat Hydroponics Pty Ltd**

Moved on the motion of Crs Hannan and Mitchell:

That Development Application 010.2012.00000125.001 for the construction and use of an intensive livestock agriculture (poultry farm) development and ancillary works at Lot 11 DP 664430, No. 440 Cawdor Road, Cawdor is approved subject to the following conditions:

1. COMPLIANCE

These conditions are imposed to ensure that the development is carried out in accordance with the conditions of consent and the approved plans to Council's satisfaction.

- (1) Development Consent is granted for the construction and use of an intensive livestock agriculture (poultry farm) development and ancillary works at Lot 11 DP 664430, No. 440 Cawdor Road, Cawdor.
- (2) Development shall take place in accordance with the following plans:

Plan Title	Author/Drawn By	Plan Reference	Dated
Proposed Poultry Sheds 440 Cawdor Road Cawdor	Accurate Design and Drafting	3703-5 b.u Issue E	13-9-13
Proposed Shed 440 Cawdor Road Cawdor	Accurate Design and Drafting	3703-9 b.u Issue H	12-9-14

submitted in respect of Development Application No. 010.2012.00000125.001 except where varied by the following conditions:

Planning and Economy

- (3) The applicant is informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the Development Application registered in Council's records as Development Application No. 010.2012.00000125.001 received on 12/03/2012 except where superseded by the amended plans and information submitted to Council on 5 November 2014 and except where varied by the following conditions of consent.
- (4) Development shall take place in accordance with the recommendations of the following reports:
- (a) "Amended (2) Statement of Environmental Effects for Proposed Intensive Livestock Agriculture Poultry Farm" prepared for James Muscat dated November 2014.
 - (b) "Broiler Farm Management Plan" submitted in November 2014.
 - (c) "Muscat Odour Assessment – Calpuff Modelling, Muscat Hydroponics" prepared by Pacific Environment Limited (Job No. 08081B) dated 29 September 2014, specifically Section 8 Mitigation Measures.
 - (d) "Tunnel Ventilation Poultry Sheds, 440 Cawdor Road, Noise Assessment, Muscat Hydroponics" prepared by Pacific Environmental Limited (Job NO. 09313) dated 30 October 2014, specifically Section 6 Recommendations.
 - (e) "Statement of Heritage Impacts, Proposed 440 Cawdor Road, Cawdor – in the Vicinity of Methodist Church, Cemetery and Parsonage, 445 Cawdor Road, Cawdor" prepared by Rappoport Pty Ltd (Job No.2214) dated October 2014.
- (5) In the event of an inconsistency of detail between the relevant plans and elevations the details shown in the elevations shall take precedent.
- (6) Unless permitted by another condition of this consent, there shall be no tree clearing unless the vegetation is:
- (a) Within the footprint of an approved building, access driveway or other structure; or
 - (b) Within three (3) metres of the footprint of an approved building; or
 - (c) Preventing the achievement of the minimum asset protection zone requirements under the relevant planning for bushfire protection guidelines.

In this condition Tree Clearing has meaning as described in Clause 5.9(3) of Wollondilly Local Environmental Plan, 2011.

Planning and Economy

- (7) Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works. The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.

- (8) Pedestrian access shall be provided from the poultry sheds to the amenity facilities approved by Development Consent 010.2014.00000392.001. The pedestrian path shall not cause any non-compliance with any recommendation from any impact assessment reports subject of Condition 1(4).

The pedestrian path shall be constructed to be compliant with the Disability Access to Premises – Buildings) Standards 2010 to provide all employees, contractors, subcontractors and the like access to such facilities. Details shall be forwarded to the Nominated Accredited Certifier for approval prior to the issue of the Construction Certificate.

- (9) Prior to the issue of a Construction Certificate a Vegetation Restoration Plan (VRP) shall be prepared shall have regard to the Cumberland Plain Recovery Plan prepared by the Department of Environment, Climate Change and Water (January 2011). The plan shall provide the following:
- (a) The VRP must be must be prepared by a practicing and qualified Member of the Australian Association of Bush Regenerators or an environmental consultant or bush regenerator with theoretical and practical experience in bushland restoration and management. A Certificate IV in Conservation and Land Management is required as a minimum.
 - (b) The VRP shall cover the period for ten (10) years following the commencement of any additional clearing for the development.
 - (c) The VRP shall apply to an area no less than 3.8 hectares. The area shall be located as close as possible to existing remnant vegetation onsite (located in the southern portion of the site). Existing areas of remnant vegetation cannot be included in the restoration of the site required by the VRP.
 - (d) The VRP shall identify the area to which it applies on a map at a scale of 1:2000 or larger. The locations of corner points of this area shall be identified on a table of Australia Map Grid Coordinates.

Planning and Economy

- (e) The VRP shall identify the techniques and materials required for the remediation of the site. The VRP shall include:
- Area to be allowed for naturally regenerate
 - Areas required replanting
 - Species to be planted (including numbers to be planted)
 - Weed control techniques to be implemented
 - The years in which all techniques shall be implemented
 - A monitoring and reporting program.
- (f) All bushland/native vegetation restoration shall be carried out to best practice standards in accordance with “Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland (DECC 2005)”.
- (g) Actions shall be consistent with related environmental legislation and policies, including, but no limited to the Threatened Species Conservation Act 1995 and the National Parks and Wildlife Act 1975.
- (h) All revegetation shall use native (local provenance) species that would have formed part of the vegetation community found onsite. The source of the seed and plans to be used in the VRP shall be identified in the VRP.

(Reason: to restore and rehabilitate the Cumberland Plain Woodland vegetation removed without development consent in accordance with the requirements from the NSW Office of Environment and Heritage.)

- (10) Prior to the issue of the Construction Certificate, the submission of the appropriate instruments under the Conveyancing Act 1919 (e.g. Section 88B) with the linen plan to create the following restrictions as to User on the lots and responsibilities on future owners:
- A conservation zone shall be established over all that land subject to Conditions 1(9).
 - The conservation zone shall not be used for the erection of buildings, grazing, clearing of land, vehicle paths, dams, asset protection zones or any other similar purpose.
 - Any fencing within the conservation area must be limited to 1.2 metres in height, fixed posts and no more than three strands of plain (not barbed) wire to allow for movement of native animals.

Planning and Economy

The Section 88E Instrument shall contain a provision that it may not be extinguished or altered except with the Consent of Wollondilly Shire Council. Details of the Restriction as to User shall be indicated on the Subdivision Certificate and on the Certificate of Title for the land.

- (11) The restoration and rehabilitation works required by the Vegetation Restoration Plan (VRP) shall commence after the issue of the Construction Certificate and completed prior to the issue of the Occupation Certificate.

2. BUILDING DESIGN

These conditions have been imposed to ensure that the appearance/construction of building works complies with the aims and objectives of Council's relevant Development Control Plans, Policies and relevant Statutory Regulations.

- (1) All materials and colours to be used in the external construction of the proposed building shall be consistent throughout the total development.
- (2) Any above ground water storage tanks shall be coloured or painted in earthy tones to blend with the natural environment or building immediately adjoining the water tank to reduce their visual impact.
- (3) All stationary noise generating equipment within the sheds shall be located as far as practical from property boundaries to maintain amenity levels in accordance with Control 2, Section 2.5.4 Noise, Odour and Dust, Wollondilly Development Control Plan 2011 Volume 2.

3. CONSTRUCTION GENERAL

These conditions have been imposed to ensure that all construction work is undertaken to an approved standard and related approvals.

- (1) Construction shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by the Nominated Accredited Certifier (NAC).
- (2) All construction and building work shall be restricted to between 7:00am and 5:00pm Mondays to Saturdays (inclusive) and prohibited on Sundays and Public Holidays unless written approval to vary the hours of work is granted by Council.

Planning and Economy

- (3) Excavated area/s adjacent to the building shall be retained and drained to prevent the subsidence of the excavation and/or entry of surface water to the building. Where the retaining wall exceeds 600mm in height, plans and specifications of the retaining wall shall be submitted and approved before construction commences, and where the height exceeds 1m in height, a certificate prepared by a suitably qualified Structural Engineer shall be submitted with the plans and specifications.
- (4) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. These facilities are to be provided prior to the commencement of any works and:
 - (a) Must be a standard flushing toilet; and
 - (b) Must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

In this condition:

Accredited sewage management facility means a sewage management facility to which Division 4 of Part 2 of the *Local Government (General) Regulation 2005* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

Approved by the Council means the subject of an approval in force under Division 4 of Part 2 of the *Local Government (General) Regulation 2005*.

Sewage Management Facility has the same meaning as it has in the *Local Government (General) Regulation 2005*.

- (5) Prior to the issue of any construction certificate, sufficient information must be forwarded to the Principal Certifying Authority illustrating compliance with the relevant provisions of the Building Code of Australia. Where Council is to be the Nominated Accredited Certifier (NAC) Council's Development Services Section may be contacted between 8:00am and 10:00am Monday to Friday on 02 4677 1100 if further clarification is required.

Planning and Economy

- (6) The proposed structure shall not interfere with the existing sewage management system.
- (7) Any damage to the Council footway, road or other land shall be restored in accordance with Council's specifications prior to the issue of any Occupation Certificate and for the life of the development.
- (8) All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

- (9) 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 must be provided; and
 - (b) Adequate provision must be made for drainage.
- (10) There shall be no burning of builders' rubble, felled trees or other material on site.

4. ENGINEERING & CONSTRUCTION SPECIFICATIONS

These conditions have been imposed to ensure that developments within the Shire are of a standard which is both safe and acceptable to Council and members of the public:

- (1) All works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.
- (2) Engineering design plans, for sealed access driveway, car parks, manoeuvring area, Westbrook Road upgrade works and stormwater drainage construction, shall be submitted to the Nominated Accredited Certifier (NAC). The plans must be approved prior to the issue of a Construction Certificate for any works associated with this development. All levels are to be reduced to Australian Height Datum. Road design parameters shall comply with the requirements of Council's Design Specifications.

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- (3) Where Council's Construction Specification require that density tests, beam tests or CBR tests be undertaken, the results shall be forwarded to Principal Certifying Authority within 7 days. A NATA registered laboratory shall carry out the tests. When testing for density, the Standard Compaction testing method is to be used.

Failure to submit test results may result in Council refusing to issue completion certificates and hence may result in additional works being required.

- (4) A defects liability period of twelve (12) months will apply from the date of issue of the Certificate of Practical Completion by Council and for Public Roads the twelve (12) months is dated from the date of registration of the road as public Road. A 10% maintenance bond, or a minimum of \$1,000, whichever is greater, is to be lodged in accordance with council's Construction Specification for all work that is to become the property of Council.
- (5) A "Soil and Water Management Plan" (SWMP) that outlines the measures that will be taken to limit and contain sediment laden runoff during construction shall be submitted to the Nominated Accredited Certifier (NAC). The measures shall be in accordance with Council's Construction specification and the Department of Housing's "Blue Book". The plan is to be approved by Principal Certifying Authority with the Engineering Plans.
- (6) A "Traffic Management Plan" that details suitable safety measures that will be implemented whenever work is being undertaken in the public road reserve shall be submitted to the Nominated Accredited Certifier (NAC). The safety precautions are to be in accordance with the requirements of the RTA's "Traffic Control at Work Sites" manual. The plan is to be prepared and endorsed by a person with current RTA certification and provided to the Principal Certifying Authority before the issue of a Construction Certificate for development.
- (7) Engineer's Certification shall be provided to the Principal Certifying Authority for all civil works carried out within the private property prior to any occupation of the development or the issue of any Occupation Certificate.

5. DRAINAGE/STORMWATER

These conditions have been imposed to ensure drainage/stormwater is appropriately managed.

Planning and Economy

- (1) Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events.
- (2) All drainage works shall be carried out in accordance with the Plumbing and Drainage Act 2011 and relevant Australian Standard AS3500 except where otherwise provided in the Local Government Act 1993, or the Local Government (General) Regulation, 2005.
- (3) The applicant shall provide stormwater drainage generally shown on the drainage plans by DMC, ref sheet nos. 11513A civils (1-5) dated March 2012. Details shall be submitted to the Nominated Accredited Certifier (NAC) for approval prior to the issue of Construction Certificate.
- (4) Stormwater runoff from all impervious surfaces on the property shall be collected and conveyed to a point suitable for integration with either the natural or constructed stormwater drainage system. A piped drainage system shall be provided to convey runoff from storms up to the 5% AEP. Defined overland flow paths shall be provided to safely convey runoff from storm events up to the 1% AEP.
- (5) The disposal of excess water from the rain water tanks and/or other detention systems subject of this consent shall be directed to either an absorption trench or a rubble drain prior to dispersal onto land.

(Reason: to reduce water velocities any erosion cause by water runoff and the like).
- (6) Water from the rainwater tanks and other detention systems shall, wherever practical, be reused onsite. Such water shall be treated to remove particulates and other laden material before reuse.
- (7) No roof, storm and/or surface water runoff is permitted to be directed towards the vegetation within the conservation area subject of Condition 1(10).

6. ACCESS

These conditions have been imposed to ensure

- (a) Ensure that adequate provision is made for off street parking, appropriate to the volume and turnover of traffic generated by the development.

Planning and Economy

- (b) Ensure that adequate manoeuvring space is provided for parking areas, loading bays and entry to facilities.
- (1) All truck movements shall only be from Westbrook Road.
- (2) The applicant shall construct a *minimum 7.2 metres* wide bitumen sealed access driveway *in accordance with Council's Design and Construction Specifications*.

The access shall be constructed to connect with Westbrook Road at a right angle to the property boundary. Details shall be shown on the engineering plans for approval by the Principle Certifying Authority prior to the issue of a Construction.

- (3) The internal access roads shall be constructed with an all-weather gravel standard. Details shall be shown on the engineering plans for approval by the Nominated Accredited Certifier (NAC) prior to the issue of a Construction certificate.

7. PUBLIC ROADS

These conditions have been imposed to ensure all public road works required by the development are provided to an adequate standard.

- (1) Provision of a minimum 7.2 metres vehicular Access to the site through the construction of piped culvert crossings in accordance with Council's Construction Specifications.

Note: Any adjustment to services shall be at the expense of the applicant and is additional to the contributions required by Council. Prior to the construction of the crossing, approval shall be obtained from Council's Infrastructure Planning Section.

- (2) The applicant shall upgrade Westbrook Road from Cawdor Road to the proposed access road, which includes:
 - (a) Widening the road pavement by a minimum 1.5 metres on the southern side of Westbrook Road to provide a minimum 6.5 metres wide bitumen sealed road including edge repairs to the bitumen seal on the northern side of Westbrook Road.
 - (b) Widen and bitumen seal the road pavement opposite the access to Westbrook Road for heavy vehicle turning paths. Show the turning paths on the engineering plans for approval prior to the issue of a Construction Certificate.

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- (3) The engineering plans for Westbrook Road shall be approved by Council as the road authority prior to the issue of a Construction Certificate by the Nominated Accredited Certifier (NAC).
- (4) In accordance with Section 138 of the Roads Act a 138 Consent Certificate must be obtained from Council's Infrastructure Planning Section a minimum 7 days prior to commencement of work. A fee is payable for issue of this Consent Certificate.
- (5) The access gate shall be set back not less than 10 metres inside the front boundary.

8. EROSION AND SEDIMENT CONTROL

These conditions have been imposed to minimise the impact of the Development on the environment and on adjoining properties.

- (1) All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised within 30 days of completion.
- (2) Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.
- (3) Erosion and sediment control devices are to be installed prior to any construction activity on the site. These devices are to be maintained for the full period of construction and beyond this period where necessary.
- (4) Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping.
- (5) The installation of the erosion and sediment control devices identified on the Soil and Water Management Plan shall be completed prior to any construction taking place on the site. These devices are to be maintained so as to prevent the discharge of silt into adjoining bays, rivers, creeks, streams, gutters or drains.
- (6) Stockpiles of construction and landscaping materials, and site debris are to be located clear of drainage lines and in such position that they are within the erosion containment boundary or are equivalently protected from erosion and do not encroach upon any footpath, natural strip or roadway.
- (7) All excess material shall be removed from the site. The spreading or stocking piling of excess material on site is not permitted.

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9. EARTH FILL

These conditions have been imposed to ensure the safe disposal of fill:

- (1) All filling on the site, including footpath areas, shall be compacted to not less than 95% Standard Compaction. A report on the site filling is to be submitted in accordance with Wollondilly Shire Council's Construction Specification by an appropriately qualified Geotechnical Engineer or Soil Scientist. Such a report shall be supported by a survey plan of the site indicating the areas filled and depth of fill in relation to the lot boundaries.
- (2) There shall be no encroachment onto adjoining lands by fill placed near boundaries.
- (3) Notice shall be provided to Council one or two business days prior to the commencement of land filling works and within two business days of the completion of such works.
- (4) Surface stormwater shall be controlled in such a manner that no significant alterations to existing flows onto adjoining properties occur.
- (5) Only fill characterised as VENM or ENM under the guidelines of the NSW Environmental Protection Authority may be used in this development. Copies of validation reports for all fill used shall be retained and presented to Council on request.
- (6) Where Council cannot be satisfied that the fill is suitable for its proposed use with regard to potential contamination the filled area shall not be used and works in that area shall cease until the fill is validated to the satisfaction of a NSW EPA accredited Site Auditor.
- (7) Cut shall be limited to only one (1) metre and fill shall be limited to only one (1) metre.

10. INSPECTIONS

These conditions have been imposed to ensure that construction works are undertaken to an approved standard.

- (1) Building works shall be inspected by the Principal Certifying Authority at critical stages of construction to ensure they comply with the Building Code of Australia and associated approvals. Where Wollondilly Shire Council is nominated as the Principal Certifying Authority these inspections shall include:

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- Footings and pier holes before pouring of concrete
 - Structural steel work before covering
 - Stormwater drainage before backfilling
 - Completion of the building work before occupation or use.
- (2) The engineering works shall be inspected by the Principal Certifying Authority at the following stages of construction to ensure they comply with Council's Construction Specification and associated approvals:
- Prior to commencement of any construction work on the site, after erosion and sediment control and traffic control measures are implemented
 - When drainage lines have been laid, jointed and bedded, prior to backfilling
 - Prior to pouring of the drainage pits, when the formwork and steel is in place
 - Prior to pouring of the road drainage culverts, when the formwork and steel is in place
 - When roadworks have been excavated to subgrade, prior to placing of pavement
 - When subsoil drainage lines have been excavated and drainage pipe laid prior to placing filter material
 - During the roller test, which is to be carried out using a three point roller or approved equivalent
 - At sealing
 - Prior to placing of seal in the car parks , when pavement in place
 - At practical completion of works.
- Note: It is the responsibility of the applicant or contractor to notify the Principal Certifying Authority when inspections are required. Failure to notify may lead to additional work being required prior to issue of inspection certificates. A minimum of 24 hours' notice is required for inspections where Council is the Principal Certifying Authority.
- (3) If the Nominated Accredited Certifier (NAC) notifies the site manager or other contractor that a work or works are unsatisfactory for any reason all works on the site shall cease until the matter is resolved to the satisfaction of the NAC.

11. SERVICES

These conditions have been imposed to ensure that an adequate level of services are provided for the development:

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- (1) Prior to the commencement of any plumbing and/or drainage work where Wollondilly Shire Council is the appropriate regulatory authority, separate approval must be obtained under Section 68 of the Local Government Act 1993.
- (2) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the development.

- (3) All power and services within the site shall be underground.

12. WASTE MANAGEMENT

These conditions have been imposed to ensure that wastes are correctly stored, disposed of and controlled at all times to prevent accidents and to maintain clean and tidy premises:

- (1) A Waste Management Plan is to be submitted to the Nominated Accredited Certifier (NAC) for approval prior to the issue of any Construction Certificate. The Waste Management Plan is to be in accordance with the provisions of Council's Waste Minimisation and Management Guidelines and is to include both the construction and post-construction phases of the development.
- (2) Disposal of construction and building waste material shall be undertaken in accordance with the Waste Management Plan approved by the Nominated Accredited Certifier (NAC) in response to Condition 12(1).

13. OCCUPATION & USE

These conditions have been imposed to ensure the development and associated activities/operation are acceptable in terms of the amenity of the neighbourhood and the public interest whilst maintaining its functional operation:

- (1) The total stocking rate for the farm shall not exceed 81,000 birds at any time at any time.

Planning and Economy

- (2) The poultry sheds shall not be occupied as a residence or domicile.
- (3) The disturbed areas surrounding the building work shall be reinstated to the Principal Certifying Authorities satisfaction upon completion of the work.
- (4) The premises shall be maintained in a clean and tidy state at all times.
- (5) The footpaths shall be kept clear of signs, fixtures and goods at all times.
- (6) The premises shall be constructed and operated in such a manner so as not to interfere with the amenity of the neighbourhood by reason of the emission of discharge of noise, fumes, vapour, steam, soot, ash, dust, waste water, waste water products, grit, oil or other harmful products of the industry.
- (7) The use of the poultry farm development shall be operated so that the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to an "offensive odour" as defined in the Protection of the Environment Operations Act, 1997.

Offensive odour means an odour:

- (a) that, by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstances:
 - (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or
 - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
 - (b) that is of a strength, nature, duration, character or quality prescribed by the regulations or that is emitted at a time, or in other circumstances, prescribed by the regulations.
- (8) The poultry sheds shall not be occupied or used until an Occupation Certificate is issued by the nominated Principal Certifying Authority.
 - (9) The use of the sheds shall be managed in such a way as to not cause offensive noise or odours to neighbouring properties.
 - (10) Cleaning and vermin control shall be carried out in accordance with the information submitted to Wollondilly Shire Council forming part application and approval.

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- (11) All manure and spent litter is to be taken from the property in covered loads to prevent spillage of contents. New shavings are to arrive on the site in covered loads and spent litter shall be removed from the sheds at the removal of each batch of birds from each shed and replaced with fresh shavings.
- (12) At no stage shall spent litter be retained on the property.
- (13) Night-time pick up of birds shall not take place between the hours of 10pm and 7am, except where permitted by Condition 13(14).
- (14) Bird pickups are permitted between 10pm and 12am, but only during extreme weather conditions. The persons having the benefit of this consent shall keep accurate records regarding weather conditions and the like should justification be sought if complaints are received by Council in regards to breaching the bird pickup curfew set by Condition 13(13).
- (15) Bird pickups shall only be undertaken from the northern end of each shed.
- (16) The proposed sheds shall incorporate dust and odour mitigation measures consistent with the *supporting documentation approved by this consent*.
- (17) All deliveries and collections for the site, other than the pickup of birds for processing, shall take place between 7am and 5pm Monday to Saturday inclusive. No deliveries or collections shall occur on Sundays or Public Holidays.
- (18) All feed, seed and odorous materials shall be stored in sealed containers.
- (19) All deceased chickens shall be frozen and removed from the property by a waste contractor. Details shall be included in the Waste Management Plan subject of Condition 12(1) and provided to the Nominated Accredited Certifier (NAC) prior to the issue of the Construction Certificate in this regard.

This consent does not permit the burying of any deceased birds onsite.
- (20) Wherever practical, the operation of the development shall have regard to the Department of Primary Industries "Best Management for Meat Chicken Production in NSW" guidelines and/or subsequent documents produced by the authority.

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- (21) All feeding troughs and self-feeders shall be designed to minimise any spillage that can contribute to odour generation.
- (22) Appropriately silenced fork lifts and other service type vehicles shall be used during any night time operations.
- (23) Shed curtains and/or shutters shall be used during clean outs to minimise dust impacts on adjoining landowners and/or occupiers.
- (24) The type of litter material chosen for the shed floors shall have regard to its ability to reduce dust impacts.
- (25) The landowner(s)/operator(s) of the poultry farm shall ensure the water tanks and other water detention systems are de-sludged when required to remove the build-up of any solids to ensure that the drainage system is operating efficiently.
- (26) Prompt and safe disposal of feed by-products is to be arranged where recycling is not possible so as to avoid the harbouring of vermin. Details in this regard shall be included in the Waste Management Plan prior to the issue of the Construction Certificate.
- (27) Truck speeds within the site shall be no greater than 10km/h for any movements permitted by this consent after 5pm (refer to Conditions 13(13) and 13(14) (i.e. bird pickup evenings). A suitable sign shall be erected within the property access gate so that all drivers and the like are advised.
- (28) All forklifts shall have governor mechanisms fitted to limit vehicle speeds and exhaust systems shall be upgraded to reduce any excess noise generation. A logbook shall be kept on each vehicle to ensure compliance with this condition.
- (29) When not in use, vehicles shall not be left idling.
- (30) All lighting around the development subject of this consent shall be installed and lights internally directed so as to not cause any impact to adjoining and nearby landowners and/or cause nuisance to passing motorists along public roads.
- (31) No manure or other refuse is permitted to be stored externally of any shed at any time.
- (32) *The surrounding neighbours and Council must be informed at least 24 hours in advance of night time (after 9pm) collection and batch delivery of birds.*

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- (33) All sheds, mechanical equipment, fans, foggers and feed systems are maintained to minimise the generation of mechanical noise and the likelihood of off-site vibration.
- (34) The moisture content of the poultry litter within the sheds shall be monitored and maintained between 15 to 30% to avoid odour generation.
- (35) All feed, seed and odorous materials shall be stored in silos and or sealed containers.
- (36) If Council receives three (3) consecutive lodged and independent complaints in one (1) month in relation to the emission of odour from the subject property or three (3) consecutive lodged and independent complaints in one (1) month in relation to the emission of dust complaint from the subject property and such complaints are verified by Council in accordance with applicable and acceptable industry standards and practices to have arisen from the use of the subject property, then the owners will comply with all such reasonable directions as may be given by Council (after consultation by Council with the owners) with the objective of ameliorating the said impacts.
- (37) All sheds, mechanical equipment, fans, foggers, pneumatic feed systems (feed and water systems), fittings and vehicles must be effectively maintained to minimise odour, dust and noise impacts to the surrounding neighbours.
- (38) All sheds must be cleaned and disinfected after each batch. Clean out shall not be undertaken when climate factors (wind and temperature) increase the likelihood of offensive off site odour or dust impacts.
- (39) All manure and spent litter is to be removed from the property immediately following the clean out of each shed in covered loads to prevent spillage of contents. New shavings are to arrive on the site in covered loads and placed within each shed floor prior to delivery of each new batch of chickens. Spent litter shall be removed from the sheds at the removal of each batch of birds from each shed and replaced with fresh shavings.
- (40) At no stage shall spent litter/manure be retained or stockpiled on the property.

All dead birds must be removed from the sheds on a daily basis and stored within the freezer unit until collection.

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- (41) All waste and litter from the Poultry Farm must be collected and disposed of appropriately by a suitable waste transporter and facility licensed by the EPA (Protection of the Environment Operations (Waste) Regulation 2005).
- (42) Facilities (including feed and litter storage areas) must be constructed and maintained to restrict the entry of wild birds, rodents, and other pests or animals that could cause distress or transmit diseases to birds.
- (43) The Poultry Farm must incorporate an Emergency/Contingency Plan to appropriately deal with mass bird deaths, welfare issues, impacts on surface and natural watercourses and the spread of diseases.
- (44) All feed, seed and odorous materials shall be stored in sealed containers and in dry storages areas to prevent fermentation.
- (45) *A complaint register shall be maintained for the life of the development. The person(s) having the benefit of this consent shall, immediately after the issue of the Occupation Certificate, provide a complaints procedure document to all adjoining and nearby landowners within one (1) kilometres by road from the site. The document shall nominate the site manager of the poultry farm as the first point of contact should any issue arise.*

The procedure shall outline the following:

- a) *Any complaint regarding any aspect of the operation of the poultry farm shall contact the site manager in the first instance. A phone number shall be made available to all recipients. The site manager will be available 24hrs/day, 7 days/week to answer the phone.*
- b) *The site manager will log each complaint in a site log book.*
- c) *The site manager shall investigate and respond to the complainant within 48 hours of the complaint being received and discuss what actions, measures and the like have been undertaken to address the issue(s).*
- d) *The site manager shall log what actions have been undertaken to address the issue(s).*
- e) *If the complainant is not happy with the outcome, then the complainant can contact Council's Compliance Section and request the matters, issues and the like to be investigated.*

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14. SIGNS

These conditions have been imposed to ensure that signs are properly designed, located and maintained so as not to impact upon the existing streetscape.

- (1) An application under the provisions of the Environmental Planning & Assessment Act, shall be submitted to and approved by Council prior to the erection and/or display of any advertising signs unless the sign is exempt development as defined by that Act.
- (2) No advertising flags or banners or the like are to be erected on or attached to the shopfront.
- (3) No advertising flags or banners or the like are to be erected on or attached to Council's footpaths, street lights or telegraph poles.

15. HERITAGE

These conditions have been imposed to ensure that development is carried out in a manner sensitive to the heritage values in the locality.

- (1) Should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with Section 146 of the Heritage Act 1977.
- (2) Should any Aboriginal relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the National Parks and Wildlife Service (NPWS) should be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.

16. LANDSCAPING

These conditions have been imposed to reduce the impact of any development activity on the landscape/scenic quality through vegetation works and maintenance.

- (1) A detailed landscape plan, drawn to scale by a person with horticultural qualifications or similar (such qualifications must be endorsed on the plans) shall be submitted to and approved by the Nominated Accredited Certifier (NAC) prior to the release of the Construction Certificate. This plan must include the following:

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- (a) All existing and proposed site structures.
- (b) All existing vegetation.
- (c) Details of proposed earthworks including mounding, retaining walls and planter boxes.
- (d) Location, number and type of proposed plant species.
- (e) Details of planting procedure and maintenance.
- (f) Details of drainage and watering systems.
- (g) Provision of only native species that are endemic to the region.
- (h) Details of compliance with the landscaping requirements of other conditions of this consent.

NOTE: By resolution of Council on 19 July 2010 all plants used in landscaping must be native species endemic to the area and the planting of conifers is not permitted.

- (2) The Landscaping Plan required by Condition 16(1) shall incorporate the following:

Location	Requirements
Site Boundaries	Three (3) rows of vegetation to be established and maintained. Landscaping shall include a mixture of trees, shrubs and groundcovers endemic to Wollondilly.
Around and in between the poultry sheds	To be grassed, similar to existing turf onsite.
Earth banks	To be grassed, similar to existing turf onsite.
Open stormwater drains	To be grassed, similar to existing turf onsite.

It is noted that a Statement of Landscaping Report has been submitted with the Development Application; however, an amended plan shall be submitted for approval to comply with the above and the following requirements.

- (3) The mature height of all tall species shall be no less than two (2) metres and spaced so at maturity they impede direct line of sight from neighbouring allotments and public areas.
- (4) Tree planting associated with this consent shall not impede the area used for onsite sewage disposal.

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- (5) Prior to the issue of any Occupation Certificate, all exposed earth areas throughout the site, all existing and any drainage swales constructed in association with this consent and all areas between the sheds shall be seeded and grassed. Such areas shall be maintained for the life of the development.
- (6) All plantings are to be in groups, consist of advanced stock (apart from Eucalyptus species) and are to be a minimum of 12m from sheds (other than tunnel ventilated sheds) to allow adequate air movements.
- (7) Planting on natural ground shall be undertaken along the south, east and northern boundaries. No earthen mounds are permitted to be constructed along these property boundaries in order to preserve the rural landscape character, particularly with regard to the adjoining items of local heritage significance and to reduce any further impacts upon remnant Cumberland Plain Woodland vegetation.
- (8) Landscaping is to be installed in accordance with the approved Plan prior to the release of the Occupation Certificate. The landscaping must be maintained in accordance with the details provided on that Plan for the life of the development.

17. WEED MANAGEMENT

These conditions have been imposed to ensure that noxious and environmental weeds on the subject land are appropriately managed.

- (1) All preliminary weed treatment measures identified in the Vegetation Restoration Plan subject of Condition 1(9) shall be carried out prior to the release of the Occupation Certificate and for the life of the development.

18. SECTION 94 CONTRIBUTIONS

These conditions have been imposed to ensure the adequate provision of public facilities required as a result of the development.

- (1) A Section 94A Developer Contribution of \$11,000 shall be paid to Council. This contribution is calculated from Wollondilly Section 94 Contributions Plan, 2011 based on an estimated construction cost of \$1,100,000.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Wollondilly Development Contributions Plan 2011. The contribution is to be paid prior to the release of the Construction Certificate.

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19. ENVIRONMENT – VEGETATION MANAGEMENT

These conditions have been imposed to protect Endangered Ecological Communities. Threatened Species in accordance to those Scheduled under the Threatened Species Conservation Act 1995.

- (1) No works are to be undertaken within 5m radius of the drip zone of the tree(s) or vegetation nominated for retention subject Condition 1(12).
- (2) Earthworks are not permitted within a 5 metre radius of the drip zone of nominated or significant trees referred to in Condition 19(1).
- (3) Precautions must be adequately adopted to minimise the impact around the identified significant vegetation. Soil is not to be built up around the drip zone around significant vegetation referred to in Condition 19(2).
- (4) Works shall be undertaken in such a manner so as to minimise disturbance to the designated conservation area. Accordingly, a fence shall be provided between the works area and the conservation area from the commencement of works and for the life of the development.
- (5) The fence around the vegetation referred to in Condition 19(2) must be stock proof, but consist of plain wires to allow for native fauna movements.

20. PRESCRIBED CONDITIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

These conditions are imposed as they are mandatory under the Act.

- (1) COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989
 - (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*.

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- (b) in the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia*.
- (2) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant:
 - (a) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (b) construction certificate, in every other case.

Note: There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

(2) SIGNS TO BE ERECTED ON BUILDING, SUBDIVISION AND DEMOLITION SITES

- (1) In accordance with Section 80A (11) of the Environmental Planning & Assessment Act, 1979, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition 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

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- (c) Stating that unauthorised entry to the work site is prohibited.
- (2) 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.
- (3) This Clause does not apply in relation 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.

ADVICES

- (1) During the course of construction, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc. that require alterations shall be altered at the applicants expense and to the satisfaction of Council and the authority concerned.
- (2) The following service providers should be contacted before commencement of construction to establish their requirements:
- Dial before you dig (various services) 1100
 - Telstra (telephone) 1 800 810 443
 - Endeavour Energy (electricity) 131 081
 - AGL (gas) 131 245
 - Sydney Water (water & sewer) 132 092.
- (3) This Consent does not permit the commencement of construction unless a Construction Certificate has been issued. For details about obtaining a Construction Certificate contact Council's Building Services Section for building works or Council's Infrastructure Planning Section for civil works.
- (4) The applicant is advised that Council reserves the right to restrict the days and hours of operation if considered necessary to prevent the emission of "offensive noise" as defined in the Protection of the Environment Operations Act, 1997.

Offensive noise means noise:

- (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
- (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or

Planning and Economy

- (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
 - (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.
- (5) At all times work is being undertaken within the public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site with a minimum of disruption.
- (6) The developer and any contractor or sub-contractor used to carry out any work authorised by or out of this approval on Council owned or controlled land, is to carry the following insurance, copies of which are to be produced to Council upon request:
 - Motor Vehicle Insurance (comprehensive or property damage) for all self-propelled plant, as well as valid registration or RMS permit (Including CTP insurance). Primary producer's registration is not registration for use on Public Road construction work.
 - Workers Compensation Insurance.
 - Twenty Million Dollar Public Liability Insurance.
- (7) Removal of additional vegetation including trees, shrub species and groundcovers requires dual approval of both Council and Local Land Services (formerly the Catchment Management Authority).
- (8) The land is subject to the provisions of Clause 5.9 of Wollondilly Local Environmental Plan, 2011 and Section 2.3 of Volume 1 of Wollondilly Development Control Plan 2011 with regard to the preservation of trees and vegetation.

Under these plans consent may be required for tree clearing beyond the limits set by this consent. If you intend to remove any vegetation you should make yourself familiar with the provisions of both plans. The plans may be viewed on Council's website at www.wollondilly.nsw.gov.au or at Council's offices at 62-64 Menangle St, Picton.

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Cr B Banasik foreshadowed the motion:

That Development Application 010.2012.00000125.001 for the construction and use of an intensive livestock agriculture (poultry farm) development and ancillary works at Lot 11 DP 664430, No. 440 Cawdor Road, Cawdor is refused for the following reasons:

1. *There is a history of unreasonable impacts from the existing poultry farm on Westbrook Road and the cumulative impact of an additional poultry farm in this location can only increase those impacts.*
2. *There is significant community concern in regard to the impacts of this development and the cumulative impacts having regard to the other poultry farm.*
3. *Insufficient information has been provided to demonstrate that suitable remediation and long term management of the threatened ecological communities located on the site will occur.*
4. *The proposal will have unreasonable impacts on the locality in terms of odour and traffic.*

4/2015

Resolved on the Motion of Crs Hannan and Mitchell:

That Development Application 010.2012.00000125.001 for the construction and use of an intensive livestock agriculture (poultry farm) development and ancillary works at Lot 11 DP 664430, No. 440 Cawdor Road, Cawdor is approved subject to the following conditions:

1. COMPLIANCE

These conditions are imposed to ensure that the development is carried out in accordance with the conditions of consent and the approved plans to Council's satisfaction.

- (1) Development Consent is granted for the construction and use of an intensive livestock agriculture (poultry farm) development and ancillary works at Lot 11 DP 664430, No. 440 Cawdor Road, Cawdor.**
- (2) Development shall take place in accordance with the following plans:**

Planning and Economy

Plan Title	Author/Drawn By	Plan Reference	Dated
Proposed Poultry Sheds 440 Cawdor Road Cawdor	Accurate Design and Drafting	3703-5 b.u Issue E	13-9-13
Proposed Shed 440 Cawdor Road Cawdor	Accurate Design and Drafting	3703-9 b.u Issue H	12-9-14

submitted in respect of Development Application No. 010.2012.00000125.001 except where varied by the following conditions:

- (3) The applicant is informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the Development Application registered in Council's records as Development Application No. 010.2012.00000125.001 received on 12/03/2012 except where superseded by the amended plans and information submitted to Council on 5 November 2014 and except where varied by the following conditions of consent.
- (4) Development shall take place in accordance with the recommendations of the following reports:
 - (a) "Amended (2) Statement of Environmental Effects for Proposed Intensive Livestock Agriculture Poultry Farm" prepared for James Muscat dated November 2014.
 - (b) "Broiler Farm Management Plan" submitted in November 2014.
 - (c) "Muscat Odour Assessment – Calpuff Modelling, Muscat Hydroponics" prepared by Pacific Environment Limited (Job No. 08081B) dated 29 September 2014, specifically Section 8 Mitigation Measures.
 - (d) "Tunnel Ventilation Poultry Sheds, 440 Cawdor Road, Noise Assessment, Muscat Hydroponics" prepared by Pacific Environmental Limited (Job NO. 09313) dated 30 October 2014, specifically Section 6 Recommendations.
 - (e) "Statement of Heritage Impacts, Proposed 440 Cawdor Road, Cawdor – in the Vicinity of Methodist Church, Cemetery and Parsonage, 445 Cawdor Road, Cawdor" prepared by Rappoport Pty Ltd (Job No.2214) dated October 2014.
- (5) In the event of an inconsistency of detail between the relevant plans and elevations the details shown in the elevations shall take precedent.

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- (6) Unless permitted by another condition of this consent, there shall be no tree clearing unless the vegetation is:
- (a) Within the footprint of an approved building, access driveway or other structure; or
 - (b) Within three (3) metres of the footprint of an approved building; or
 - (c) Preventing the achievement of the minimum asset protection zone requirements under the relevant planning for bushfire protection guidelines.

In this condition Tree Clearing has meaning as described in Clause 5.9(3) of Wollondilly Local Environmental Plan, 2011.

- (7) Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works. The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.
- (8) Pedestrian access shall be provided from the poultry sheds to the amenity facilities approved by Development Consent 010.2014.00000392.001. The pedestrian path shall not cause any non-compliance with any recommendation from any impact assessment reports subject of Condition 1(4).

The pedestrian path shall be constructed to be compliant with the Disability Access to Premises – Buildings) Standards 2010 to provide all employees, contractors, subcontractors and the like access to such facilities. Details shall be forwarded to the Nominated Accredited Certifier for approval prior to the issue of the Construction Certificate.

- (9) Prior to the issue of a Construction Certificate a Vegetation Restoration Plan (VRP) shall be prepared shall have regard to the Cumberland Plain Recovery Plan prepared by the Department of Environment, Climate Change and Water (January 2011). The plan shall provide the following:

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- (a) The VRP must be prepared by a practicing and qualified Member of the Australian Association of Bush Regenerators or an environmental consultant or bush regenerator with theoretical and practical experience in bushland restoration and management. A Certificate IV in Conservation and Land Management is required as a minimum.
- (b) The VRP shall cover the period for ten (10) years following the commencement of any additional clearing for the development.
- (c) The VRP shall apply to an area no less than 3.8 hectares. The area shall be located as close as possible to existing remnant vegetation onsite (located in the southern portion of the site). Existing areas of remnant vegetation cannot be included in the restoration of the site required by the VRP.
- (d) The VRP shall identify the area to which it applies on a map at a scale of 1:2000 or larger. The locations of corner points of this area shall be identified on a table of Australia Map Grid Coordinates.
- (e) The VRP shall identify the techniques and materials required for the remediation of the site. The VRP shall include:
 - Area to be allowed for naturally regenerate
 - Areas required replanting
 - Species to be planted (including numbers to be planted)
 - Weed control techniques to be implemented
 - The years in which all techniques shall be implemented
 - A monitoring and reporting program.
- (f) All bushland/native vegetation restoration shall be carried out to best practice standards in accordance with "Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland (DECC 2005)".
- (g) Actions shall be consistent with related environmental legislation and policies, including, but no limited to the Threatened Species Conservation Act 1995 and the National Parks and Wildlife Act 1975.
- (h) All revegetation shall use native (local provenance) species that would have formed part of the vegetation community found onsite. The source of the seed and plans to be used in the VRP shall be identified in the VRP.

(Reason: to restore and rehabilitate the Cumberland Plain Woodland vegetation removed without development consent in accordance with the requirements from the NSW Office of Environment and Heritage.)

Planning and Economy

- (10) Prior to the issue of the Construction Certificate, the submission of the appropriate instruments under the Conveyancing Act 1919 (e.g. Section 88B) with the linen plan to create the following restrictions as to User on the lots and responsibilities on future owners:

- A conservation zone shall be established over all that land subject to Conditions 1(9).
- The conservation zone shall not be used for the erection of buildings, grazing, clearing of land, vehicle paths, dams, asset protection zones or any other similar purpose.
- Any fencing within the conservation area must be limited to 1.2 metres in height, fixed posts and no more than three strands of plain (not barbed) wire to allow for movement of native animals.

The Section 88E Instrument shall contain a provision that it may not be extinguished or altered except with the Consent of Wollondilly Shire Council. Details of the Restriction as to User shall be indicated on the Subdivision Certificate and on the Certificate of Title for the land.

- (11) The restoration and rehabilitation works required by the Vegetation Restoration Plan (VRP) shall commence after the issue of the Construction Certificate and completed prior to the issue of the Occupation Certificate.

2. BUILDING DESIGN

These conditions have been imposed to ensure that the appearance/construction of building works complies with the aims and objectives of Council's relevant Development Control Plans, Policies and relevant Statutory Regulations.

- (1) All materials and colours to be used in the external construction of the proposed building shall be consistent throughout the total development.
- (2) Any above ground water storage tanks shall be coloured or painted in earthy tones to blend with the natural environment or building immediately adjoining the water tank to reduce their visual impact.
- (3) All stationary noise generating equipment within the sheds shall be located as far as practical from property boundaries to maintain amenity levels in accordance with Control 2, Section 2.5.4 Noise, Odour and Dust, Wollondilly Development Control Plan 2011 Volume 2.

3. CONSTRUCTION GENERAL

These conditions have been imposed to ensure that all construction work is undertaken to an approved standard and related approvals.

- (1) Construction shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by the Nominated Accredited Certifier (NAC).
- (2) All construction and building work shall be restricted to between 7:00am and 5:00pm Mondays to Saturdays (inclusive) and prohibited on Sundays and Public Holidays unless written approval to vary the hours of work is granted by Council.
- (3) Excavated area/s adjacent to the building shall be retained and drained to prevent the subsidence of the excavation and/or entry of surface water to the building. Where the retaining wall exceeds 600mm in height, plans and specifications of the retaining wall shall be submitted and approved before construction commences, and where the height exceeds 1m in height, a certificate prepared by a suitably qualified Structural Engineer shall be submitted with the plans and specifications.
- (4) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. These facilities are to be provided prior to the commencement of any works and:
 - (a) Must be a standard flushing toilet; and
 - (b) Must be connected:
 - (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

In this condition:

Accredited sewage management facility means a sewage management facility to which Division 4 of Part 2 of the *Local Government (General) Regulation 2005* applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

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Approved by the Council means the subject of an approval in force under Division 4 of Part 2 of the *Local Government (General) Regulation 2005*.

Sewage Management Facility has the same meaning as it has in the *Local Government (General) Regulation 2005*.

- (5) Prior to the issue of any construction certificate, sufficient information must be forwarded to the Principal Certifying Authority illustrating compliance with the relevant provisions of the Building Code of Australia. Where Council is to be the Nominated Accredited Certifier (NAC) Council's Development Services Section may be contacted between 8:00am and 10:00am Monday to Friday on 02 4677 1100 if further clarification is required.
- (6) The proposed structure shall not interfere with the existing sewage management system.
- (7) Any damage to the Council footway, road or other land shall be restored in accordance with Council's specifications prior to the issue of any Occupation Certificate and for the life of the development.
- (8) All excavation and backfilling associated with the erection of demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

- (9) 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 must be provided; and
 - (b) Adequate provision must be made for drainage.
- (10) There shall be no burning of builders' rubble, felled trees or other material on site.

4. ENGINEERING & CONSTRUCTION SPECIFICATIONS

These conditions have been imposed to ensure that developments within the Shire are of a standard which is both safe and acceptable to Council and members of the public:

Planning and Economy

- (1) All works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.
- (2) Engineering design plans, for sealed access driveway, car parks, manoeuvring area, Westbrook Road upgrade works and stormwater drainage construction, shall be submitted to the Nominated Accredited Certifier (NAC). The plans must be approved prior to the issue of a Construction Certificate for any works associated with this development. All levels are to be reduced to Australian Height Datum. Road design parameters shall comply with the requirements of Council's Design Specifications.
- (3) Where Council's Construction Specification require that density tests, beam tests or CBR tests be undertaken, the results shall be forwarded to Principal Certifying Authority within 7 days. A NATA registered laboratory shall carry out the tests. When testing for density, the Standard Compaction testing method is to be used.

Failure to submit test results may result in Council refusing to issue completion certificates and hence may result in additional works being required.

- (4) A defects liability period of twelve (12) months will apply from the date of issue of the Certificate of Practical Completion by Council and for Public Roads the twelve (12) months is dated from the date of registration of the road as public Road. A 10% maintenance bond, or a minimum of \$1,000, whichever is greater, is to be lodged in accordance with council's Construction Specification for all work that is to become the property of Council.
- (5) A "Soil and Water Management Plan" (SWMP) that outlines the measures that will be taken to limit and contain sediment laden runoff during construction shall be submitted to the Nominated Accredited Certifier (NAC). The measures shall be in accordance with Council's Construction specification and the Department of Housing's "Blue Book". The plan is to be approved by Principal Certifying Authority with the Engineering Plans.

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- (6) A "Traffic Management Plan" that details suitable safety measures that will be implemented whenever work is being undertaken in the public road reserve shall be submitted to the Nominated Accredited Certifier (NAC). The safety precautions are to be in accordance with the requirements of the RTA's "Traffic Control at Work Sites" manual. The plan is to be prepared and endorsed by a person with current RTA certification and provided to the Principal Certifying Authority before the issue of a Construction Certificate for development.
- (7) Engineer's Certification shall be provided to the Principal Certifying Authority for all civil works carried out within the private property prior to any occupation of the development or the issue of any Occupation Certificate.

5. DRAINAGE/STORMWATER

These conditions have been imposed to ensure drainage/stormwater is appropriately managed.

- (1) Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events.
- (2) All drainage works shall be carried out in accordance with the Plumbing and Drainage Act 2011 and relevant Australian Standard AS3500 except where otherwise provided in the Local Government Act 1993, or the Local Government (General) Regulation, 2005.
- (3) The applicant shall provide stormwater drainage generally shown on the drainage plans by DMC, ref sheet nos. 11513A civils (1-5) dated March 2012. Details shall be submitted to the Nominated Accredited Certifier (NAC) for approval prior to the issue of Construction Certificate.
- (4) Stormwater runoff from all impervious surfaces on the property shall be collected and conveyed to a point suitable for integration with either the natural or constructed stormwater drainage system. A piped drainage system shall be provided to convey runoff from storms up to the 5% AEP. Defined overland flow paths shall be provided to safely convey runoff from storm events up to the 1% AEP.
- (5) The disposal of excess water from the rain water tanks and/or other detention systems subject of this consent shall be directed to either an absorption trench or a rubble drain prior to dispersal onto land.

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(Reason: to reduce water velocities any erosion cause by water runoff and the like).

- (6) Water from the rainwater tanks and other detention systems shall, wherever practical, be reused onsite. Such water shall be treated to remove particulates and other laden material before reuse.
- (7) No roof, storm and/or surface water runoff is permitted to be directed towards the vegetation within the conservation area subject of Condition 1(10).

6. ACCESS

These conditions have been imposed to ensure:

- (a) Ensure that adequate provision is made for off street parking, appropriate to the volume and turnover of traffic generated by the development.
 - (b) Ensure that adequate manoeuvring space is provided for parking areas, loading bays and entry to facilities.
- (1) All truck movements shall only be from Westbrook Road.
 - (2) The applicant shall construct a *minimum 7.2 metres* wide bitumen sealed access driveway *in accordance with Council's Design and Construction Specifications*.

The access shall be constructed to connect with Westbrook Road at a right angle to the property boundary. Details shall be shown on the engineering plans for approval by the Principle Certifying Authority prior to the issue of a Construction.

- (3) The internal access roads shall be constructed with an all-weather gravel standard. Details shall be shown on the engineering plans for approval by the Nominated Accredited Certifier (NAC) prior to the issue of a Construction certificate.

7. PUBLIC ROADS

These conditions have been imposed to ensure all public road works required by the development are provided to an adequate standard.

- (1) Provision of a minimum 7.2 metres vehicular Access to the site through the construction of piped culvert crossings in accordance with Council's Construction Specifications.

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Note: Any adjustment to services shall be at the expense of the applicant and is additional to the contributions required by Council. Prior to the construction of the crossing, approval shall be obtained from Council's Infrastructure Planning Section.

- (2) The applicant shall upgrade Westbrook Road from Cawdor Road to the proposed access road, which includes:
 - (a) Widening the road pavement by a minimum 1.5 metres on the southern side of Westbrook Road to provide a minimum 6.5 metres wide bitumen sealed road including edge repairs to the bitumen seal on the northern side of Westbrook Road.
 - (b) Widen and bitumen seal the road pavement opposite the access to Westbrook Road for heavy vehicle turning paths. Show the turning paths on the engineering plans for approval prior to the issue of a Construction Certificate.
- (3) The engineering plans for Westbrook Road shall be approved by Council as the road authority prior to the issue of a Construction Certificate by the Nominated Accredited Certifier (NAC).
- (4) In accordance with Section 138 of the Roads Act a 138 Consent Certificate must be obtained from Council's Infrastructure Planning Section a minimum 7 days prior to commencement of work. A fee is payable for issue of this Consent Certificate.
- (5) The access gate shall be set back not less than 10 metres inside the front boundary.

8. EROSION AND SEDIMENT CONTROL

These conditions have been imposed to minimise the impact of the Development on the environment and on adjoining properties.

- (1) All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised within 30 days of completion.
- (2) Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.
- (3) Erosion and sediment control devices are to be installed prior to any construction activity on the site. These devices are to be maintained for the full period of construction and beyond this period where necessary.

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- (4) Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping.
- (5) The installation of the erosion and sediment control devices identified on the Soil and Water Management Plan shall be completed prior to any construction taking place on the site. These devices are to be maintained so as to prevent the discharge of silt into adjoining bays, rivers, creeks, streams, gutters or drains.
- (6) Stockpiles of construction and landscaping materials, and site debris are to be located clear of drainage lines and in such position that they are within the erosion containment boundary or are equivalently protected from erosion and do not encroach upon any footpath, natural strip or roadway.
- (7) All excess material shall be removed from the site. The spreading or stocking piling of excess material on site is not permitted.

9. EARTH FILL

These conditions have been imposed to ensure the safe disposal of fill:

- (1) All filling on the site, including footpath areas, shall be compacted to not less than 95% Standard Compaction. A report on the site filling is to be submitted in accordance with Wollondilly Shire Council's Construction Specification by an appropriately qualified Geotechnical Engineer or Soil Scientist. Such a report shall be supported by a survey plan of the site indicating the areas filled and depth of fill in relation to the lot boundaries.
- (2) There shall be no encroachment onto adjoining lands by fill placed near boundaries.
- (3) Notice shall be provided to Council one or two business days prior to the commencement of land filling works and within two business days of the completion of such works.
- (4) Surface stormwater shall be controlled in such a manner that no significant alterations to existing flows onto adjoining properties occur.
- (5) Only fill characterised as VENM or ENM under the guidelines of the NSW Environmental Protection Authority may be used in this development. Copies of validation reports for all fill used shall be retained and presented to Council on request.

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- (6) Where Council cannot be satisfied that the fill is suitable for its proposed use with regard to potential contamination the filled area shall not be used and works in that area shall cease until the fill is validated to the satisfaction of a NSW EPA accredited Site Auditor.
- (7) Cut shall be limited to only one (1) metre and fill shall be limited to only one (1) metre.

10. INSPECTIONS

These conditions have been imposed to ensure that construction works are undertaken to an approved standard.

- (1) Building works shall be inspected by the Principal Certifying Authority at critical stages of construction to ensure they comply with the Building Code of Australia and associated approvals. Where Wollondilly Shire Council is nominated as the Principal Certifying Authority these inspections shall include:
 - Footings and pier holes before pouring of concrete
 - Structural steel work before covering
 - Stormwater drainage before backfilling
 - Completion of the building work before occupation or use.
- (2) The engineering works shall be inspected by the Principal Certifying Authority at the following stages of construction to ensure they comply with Council's Construction Specification and associated approvals:
 - Prior to commencement of any construction work on the site, after erosion and sediment control and traffic control measures are implemented
 - When drainage lines have been laid, jointed and bedded, prior to backfilling
 - Prior to pouring of the drainage pits, when the formwork and steel is in place
 - Prior to pouring of the road drainage culverts, when the formwork and steel is in place
 - When roadworks have been excavated to subgrade, prior to placing of pavement
 - When subsoil drainage lines have been excavated and drainage pipe laid prior to placing filter material
 - During the roller test, which is to be carried out using a three point roller or approved equivalent
 - At sealing
 - Prior to placing of seal in the car parks , when pavement in place
 - At practical completion of works.

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Note: It is the responsibility of the applicant or contractor to notify the Principal Certifying Authority when inspections are required. Failure to notify may lead to additional work being required prior to issue of inspection certificates. A minimum of 24 hours' notice is required for inspections where Council is the Principal Certifying Authority.

- (3) If the Nominated Accredited Certifier (NAC) notifies the site manager or other contractor that a work or works are unsatisfactory for any reason all works on the site shall cease until the matter is resolved to the satisfaction of the NAC.

11. SERVICES

These conditions have been imposed to ensure that an adequate level of services are provided for the development:

- (1) Prior to the commencement of any plumbing and/or drainage work where Wollondilly Shire Council is the appropriate regulatory authority, separate approval must be obtained under Section 68 of the Local Government Act 1993.
- (2) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate for the development.

- (3) All power and services within the site shall be underground.

12. WASTE MANAGEMENT

These conditions have been imposed to ensure that wastes are correctly stored, disposed of and controlled at all times to prevent accidents and to maintain clean and tidy premises:

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- (1) A Waste Management Plan is to be submitted to the Nominated Accredited Certifier (NAC) for approval prior to the issue of any Construction Certificate. The Waste Management Plan is to be in accordance with the provisions of Council's Waste Minimisation and Management Guidelines and is to include both the construction and post-construction phases of the development.
- (2) Disposal of construction and building waste material shall be undertaken in accordance with the Waste Management Plan approved by the Nominated Accredited Certifier (NAC) in response to Condition 12(1).

13. OCCUPATION & USE

These conditions have been imposed to ensure the development and associated activities/operation are acceptable in terms of the amenity of the neighbourhood and the public interest whilst maintaining its functional operation:

- (1) The total stocking rate for the farm shall not exceed 81,000 birds at any time at any time.
- (2) The poultry sheds shall not be occupied as a residence or domicile.
- (3) The disturbed areas surrounding the building work shall be reinstated to the Principal Certifying Authorities satisfaction upon completion of the work.
- (4) The premises shall be maintained in a clean and tidy state at all times.
- (5) The footpaths shall be kept clear of signs, fixtures and goods at all times.
- (6) The premises shall be constructed and operated in such a manner so as not to interfere with the amenity of the neighbourhood by reason of the emission or discharge of noise, fumes, vapour, steam, soot, ash, dust, waste water, waste water products, grit, oil or other harmful products of the industry.
- (7) The use of the poultry farm development shall be operated so that the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to an "offensive odour" as defined in the Protection of the Environment Operations Act, 1997.

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Offensive odour means an odour:

- (a) that, by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstances:**
 - (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or**
 - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or**
 - (b) that is of a strength, nature, duration, character or quality prescribed by the regulations or that is emitted at a time, or in other circumstances, prescribed by the regulations.**
- (8) The poultry sheds shall not be occupied or used until an Occupation Certificate is issued by the nominated Principal Certifying Authority.**
 - (9) The use of the sheds shall be managed in such a way as to not cause offensive noise or odours to neighbouring properties.**
 - (10) Cleaning and vermin control shall be carried out in accordance with the information submitted to Wollondilly Shire Council forming part application and approval.**
 - (11) All manure and spent litter is to be taken from the property in covered loads to prevent spillage of contents. New shavings are to arrive on the site in covered loads and spent litter shall be removed from the sheds at the removal of each batch of birds from each shed and replaced with fresh shavings.**
 - (12) At no stage shall spent litter be retained on the property.**
 - (13) Night-time pick up of birds shall not take place between the hours of 10pm and 7am, except where permitted by Condition 13(14).**
 - (14) Bird pickups are permitted between 10pm and 12am, but only during extreme weather conditions. The persons having the benefit of this consent shall keep accurate records regarding weather conditions and the like should justification be sought if complaints are received by Council in regards to breaching the bird pickup curfew set by Condition 13(13).**
 - (15) Bird pickups shall only be undertaken from the northern end of each shed.**

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- (16) The proposed sheds shall incorporate dust and odour mitigation measures consistent with the *supporting documentation approved by this consent*.
- (17) All deliveries and collections for the site, other than the pickup of birds for processing, shall take place between 7am and 5pm Monday to Saturday inclusive. No deliveries or collections shall occur on Sundays or Public Holidays.
- (18) All feed, seed and odorous materials shall be stored in sealed containers.
- (19) All deceased chickens shall be frozen and removed from the property by a waste contractor. Details shall be included in the Waste Management Plan subject of Condition 12(1) and provided to the Nominated Accredited Certifier (NAC) prior to the issue of the Construction Certificate in this regard.
- This consent does not permit the burying of any deceased birds onsite.
- (20) Wherever practical, the operation of the development shall have regard to the Department of Primary Industries "Best Management for Meat Chicken Production in NSW" guidelines and/or subsequent documents produced by the authority.
- (21) All feeding troughs and self-feeders shall be designed to minimise any spillage that can contribute to odour generation.
- (22) Appropriately silenced fork lifts and other service type vehicles shall be used during any night time operations.
- (23) Shed curtains and/or shutters shall be used during clean outs to minimise dust impacts on adjoining landowners and/or occupiers.
- (24) The type of litter material chosen for the shed floors shall have regard to its ability to reduce dust impacts.
- (25) The landowner(s)/operator(s) of the poultry farm shall ensure the water tanks and other water detention systems are de-sludged when required to remove the build-up of any solids to ensure that the drainage system is operating efficiently.
- (26) Prompt and safe disposal of feed by-products is to be arranged where recycling is not possible so as to avoid the harbouring of vermin. Details in this regard shall be included in the Waste Management Plan prior to the issue of the Construction Certificate.

Planning and Economy

- (27) **Truck speeds within the site shall be no greater than 10km/h for any movements permitted by this consent after 5pm (refer to Conditions 13(13) and 13(14) (i.e. bird pickup evenings). A suitable sign shall be erected within the property access gate so that all drivers and the like are advised.**
- (28) **All forklifts shall have governor mechanisms fitted to limit vehicle speeds and exhaust systems shall be upgraded to reduce any excess noise generation. A logbook shall be kept on each vehicle to ensure compliance with this condition.**
- (29) **When not in use, vehicles shall not be left idling.**
- (30) **All lighting around the development subject of this consent shall be installed and lights internally directed so as to not cause any impact to adjoining and nearby landowners and/or cause nuisance to passing motorists along public roads.**
- (31) **No manure or other refuse is permitted to be stored externally of any shed at any time.**
- (32) ***The surrounding neighbours and Council must be informed at least 24 hours in advance of night time (after 9pm) collection and batch delivery of birds.***
- (33) **All sheds, mechanical equipment, fans, foggers and feed systems are maintained to minimise the generation of mechanical noise and the likelihood of off-site vibration.**
- (34) **The moisture content of the poultry litter within the sheds shall be monitored and maintained between 15 to 30% to avoid odour generation.**
- (35) **All feed, seed and odorous materials shall be stored in silos and or sealed containers.**
- (36) **If Council receives three (3) consecutive lodged and independent complaints in one (1) month in relation to the emission of odour from the subject property or three (3) consecutive lodged and independent complaints in one (1) month in relation to the emission of dust complaint from the subject property and such complaints are verified by Council in accordance with applicable and acceptable industry standards and practices to have arisen from the use of the subject property, then the owners will comply with all such reasonable directions as may be given by Council (after consultation by Council with the owners) with the objective of ameliorating the said impacts.**

Planning and Economy

- (37) All sheds, mechanical equipment, fans, foggers, pneumatic feed systems (feed and water systems), fittings and vehicles must be effectively maintained to minimise odour, dust and noise impacts to the surrounding neighbours.
- (38) All sheds must be cleaned and disinfected after each batch. Clean out shall not be undertaken when climate factors (wind and temperature) increase the likelihood of offensive off site odour or dust impacts.
- (39) All manure and spent litter is to be removed from the property immediately following the clean out of each shed in covered loads to prevent spillage of contents. New shavings are to arrive on the site in covered loads and placed within each shed floor prior to delivery of each new batch of chickens. Spent litter shall be removed from the sheds at the removal of each batch of birds from each shed and replaced with fresh shavings.
- (40) At no stage shall spent litter/manure be retained or stockpiled on the property.
- All dead birds must be removed from the sheds on a daily basis and stored within the freezer unit until collection.
- (41) All waste and litter from the Poultry Farm must be collected and disposed of appropriately by a suitable waste transporter and facility licensed by the EPA (Protection of the Environment Operations (Waste) Regulation 2005).
- (42) Facilities (including feed and litter storage areas) must be constructed and maintained to restrict the entry of wild birds, rodents, and other pests or animals that could cause distress or transmit diseases to birds.
- (43) The Poultry Farm must incorporate an Emergency/Contingency Plan to appropriately deal with mass bird deaths, welfare issues, impacts on surface and natural watercourses and the spread of diseases.
- (44) All feed, seed and odorous materials shall be stored in sealed containers and in dry storages areas to prevent fermentation.

Planning and Economy

- (45) A complaint register shall be maintained for the life of the development. The person(s) having the benefit of this consent shall, immediately after the issue of the Occupation Certificate, provide a complaints procedure document to all adjoining and nearby landowners within one (1) kilometres by road from the site. The document shall nominate the site manager of the poultry farm as the first point of contact should any issue arise.**

The procedure shall outline the following:

- a) Any complaint regarding any aspect of the operation of the poultry farm shall contact the site manager in the first instance. A phone number shall be made available to all recipients. The site manager will be available 24hrs/day, 7 days/week to answer the phone.**
- b) The site manager will log each complaint in a site log book.**
- c) The site manager shall investigate and respond to the complainant within 48 hours of the complaint being received and discuss what actions, measures and the like have been undertaken to address the issue(s).**
- d) The site manager shall log what actions have been undertaken to address the issue(s).**
- e) If the complainant is not happy with the outcome, then the complainant can contact Council's Compliance Section and request the matters, issues and the like to be investigated.**

14. SIGNS

These conditions have been imposed to ensure that signs are properly designed, located and maintained so as not to impact upon the existing streetscape.

- (1) An application under the provisions of the Environmental Planning & Assessment Act, shall be submitted to and approved by Council prior to the erection and/or display of any advertising signs unless the sign is exempt development as defined by that Act.**
- (2) No advertising flags or banners or the like are to be erected on or attached to the shopfront.**
- (3) No advertising flags or banners or the like are to be erected on or attached to Council's footpaths, street lights or telegraph poles.**

15. HERITAGE

These conditions have been imposed to ensure that development is carried out in a manner sensitive to the heritage values in the locality.

- (1) Should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with Section 146 of the Heritage Act 1977.
- (2) Should any Aboriginal relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the National Parks and Wildlife Service (NPWS) should be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.

16. LANDSCAPING

These conditions have been imposed to reduce the impact of any development activity on the landscape/scenic quality through vegetation works and maintenance.

- (1) A detailed landscape plan, drawn to scale by a person with horticultural qualifications or similar (such qualifications must be endorsed on the plans) shall be submitted to and approved by the Nominated Accredited Certifier (NAC) prior to the release of the Construction Certificate. This plan must include the following:
 - (a) All existing and proposed site structures.
 - (b) All existing vegetation.
 - (c) Details of proposed earthworks including mounding, retaining walls and planter boxes.
 - (d) Location, number and type of proposed plant species.
 - (e) Details of planting procedure and maintenance.
 - (f) Details of drainage and watering systems.
 - (g) Provision of only native species that are endemic to the region.
 - (h) Details of compliance with the landscaping requirements of other conditions of this consent.

NOTE: By resolution of Council on 19 July 2010 all plants used in landscaping must be native species endemic to the area and the planting of conifers is not permitted.

Planning and Economy

- (2) The Landscaping Plan required by Condition 16(1) shall incorporate the following:

Location	Requirements
Site Boundaries	Three (3) rows of vegetation to be established and maintained. Landscaping shall include a mixture of trees, shrubs and groundcovers endemic to Wollondilly.
Around and in between the poultry sheds	To be grassed, similar to existing turf onsite.
Earth banks	To be grassed, similar to existing turf onsite.
Open stormwater drains	To be grassed, similar to existing turf onsite.

It is noted that a Statement of Landscaping Report has been submitted with the Development Application; however, an amended plan shall be submitted for approval to comply with the above and the following requirements.

- (3) The mature height of all tall species shall be no less than two (2) metres and spaced so at maturity they impede direct line of sight from neighbouring allotments and public areas.
- (4) Tree planting associated with this consent shall not impede the area used for onsite sewage disposal.
- (5) Prior to the issue of any Occupation Certificate, all exposed earth areas throughout the site, all existing and any drainage swales constructed in association with this consent and all areas between the sheds shall be seeded and grassed. Such areas shall be maintained for the life of the development.
- (6) All plantings are to be in groups, consist of advanced stock (apart from Eucalyptus species) and are to be a minimum of 12m from sheds (other than tunnel ventilated sheds) to allow adequate air movements.
- (7) Planting on natural ground shall be undertaken along the south, east and northern boundaries. No earthen mounds are permitted to be constructed along these property boundaries in order to preserve the rural landscape character, particularly with regard to the adjoining items of local heritage significance and to reduce any further impacts upon remnant Cumberland Plain Woodland vegetation.

Planning and Economy

- (8) Landscaping is to be installed in accordance with the approved Plan prior to the release of the Occupation Certificate. The landscaping must be maintained in accordance with the details provided on that Plan for the life of the development.

17. WEED MANAGEMENT

These conditions have been imposed to ensure that noxious and environmental weeds on the subject land are appropriately managed.

- (1) All preliminary weed treatment measures identified in the Vegetation Restoration Plan subject of Condition 1(9) shall be carried out prior to the release of the Occupation Certificate and for the life of the development.

18. SECTION 94 CONTRIBUTIONS

These conditions have been imposed to ensure the adequate provision of public facilities required as a result of the development.

- (1) A Section 94A Developer Contribution of \$11,000 shall be paid to Council. This contribution is calculated from Wollondilly Section 94 Contributions Plan, 2011 based on an estimated construction cost of \$1,100,000.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Wollondilly Development Contributions Plan 2011. The contribution is to be paid prior to the release of the Construction Certificate.

19. ENVIRONMENT – VEGETATION MANAGEMENT

These conditions have been imposed to protect Endangered Ecological Communities. Threatened Species in accordance to those Scheduled under the Threatened Species Conservation Act 1995.

- (1) No works are to be undertaken within 5m radius of the drip zone of the tree(s) or vegetation nominated for retention subject Condition 1(12).
- (2) Earthworks are not permitted within a 5 metre radius of the drip zone of nominated or significant trees referred to in Condition 19(1).

Planning and Economy

- (3) Precautions must be adequately adopted to minimise the impact around the identified significant vegetation. Soil is not to be built up around the drip zone around significant vegetation referred to in Condition 19(2).
 - (4) Works shall be undertaken in such a manner so as to minimise disturbance to the designated conservation area. Accordingly, a fence shall be provided between the works area and the conservation area from the commencement of works and for the life of the development.
 - (5) The fence around the vegetation referred to in Condition 19(2) must be stock proof, but consist of plain wires to allow for native fauna movements.
20. PRESCRIBED CONDITIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

These conditions are imposed as they are mandatory under the Act.

(1) COMPLIANCE WITH BUILDING CODE OF AUSTRALIA AND INSURANCE REQUIREMENTS UNDER THE HOME BUILDING ACT 1989

- (1) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*.
 - (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (1A) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia*.

Planning and Economy

- (2) This clause does not apply:
- (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure to which subclause (1A) applies.
- (3) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant:
- (a) development consent, in the case of a temporary structure that is an entertainment venue, or
 - (b) construction certificate, in every other case.

Note: There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

(2) **SIGNS TO BE ERECTED ON BUILDING, SUBDIVISION AND DEMOLITION SITES**

- (1) In accordance with Section 80A (11) of the Environmental Planning & Assessment Act, 1979, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition 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.
- (2) 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.
- (3) This Clause does not apply in relation 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.

Planning and Economy

ADVICES

- (1) During the course of construction, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc. that require alterations shall be altered at the applicants expense and to the satisfaction of Council and the authority concerned.**
- (2) The following service providers should be contacted before commencement of construction to establish their requirements:**
 - Dial before you dig (various services) 1100
 - Telstra (telephone) 1 800 810 443
 - Endeavour Energy (electricity) 131 081
 - AGL (gas) 131 245
 - Sydney Water (water & sewer) 132 092.
- (3) This Consent does not permit the commencement of construction unless a Construction Certificate has been issued. For details about obtaining a Construction Certificate contact Council's Building Services Section for building works or Council's Infrastructure Planning Section for civil works.**
- (4) The applicant is advised that Council reserves the right to restrict the days and hours of operation if considered necessary to prevent the emission of "offensive noise" as defined in the Protection of the Environment Operations Act, 1997.**

Offensive noise means noise:

- (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:**
 - (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or**
 - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or**
- (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.**

Planning and Economy

- (5) At all times work is being undertaken within the public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site with a minimum of disruption.
- (6) The developer and any contractor or sub-contractor used to carry out any work authorised by or out of this approval on Council owned or controlled land, is to carry the following insurance, copies of which are to be produced to Council upon request:
- Motor Vehicle Insurance (comprehensive or property damage) for all self-propelled plant, as well as valid registration or RMS permit (Including CTP insurance). Primary producer's registration is not registration for use on Public Road construction work.
 - Workers Compensation Insurance.
 - Twenty Million Dollar Public Liability Insurance.
- (7) Removal of additional vegetation including trees, shrub species and groundcovers requires dual approval of both Council and Local Land Services (formerly the Catchment Management Authority).
- (8) The land is subject to the provisions of Clause 5.9 of Wollondilly Local Environmental Plan, 2011 and Section 2.3 of Volume 1 of Wollondilly Development Control Plan 2011 with regard to the preservation of trees and vegetation.

Under these plans consent may be required for tree clearing beyond the limits set by this consent. If you intend to remove any vegetation you should make yourself familiar with the provisions of both plans. The plans may be viewed on Council's website at www.wollondilly.nsw.gov.au or at Council's offices at 62-64 Menangle St, Picton.

On being put to the meeting the motion was declared CARRIED.

Vote For: Crs Terry, Amato, Hannan, M Banasik, Mitchell, and Landow
Vote Against: Crs Law, B Banasik and Gibbs

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Planning and Economy

Elevations B	Webber Architects	04_02 Issue D	29/4/14
Section A	Webber Architects	05_01 Issue C	28/4/14
Concept Stormwater Plan	Lindsay Dynan	10692 DA 01 &DA 02, Issue A	29/4/14

submitted in respect of Development Application No. 10.2014.242.1 except where varied by the following conditions:

Stage 1 only

- (3) The applicant shall provide a sample/finishes board (or note onto the street elevation), showing all external materials, profiles, finishes and to the Nominated Accredited Certifier (NAC) for approval of colours prior to release of a Construction Certificate.

Both stages

- (4) Development shall take place in accordance with the recommendations of the following reports:

Geotechnical Investigation Report prepared by Network Geotechnics, dated July 2013 (Ref: W07/2301-A Final). Access Report prepared by BCA Access Solutions, dated 28 April 2014.

- (5) No building Construction Certificate shall be issued unless a civil Construction Certificate has been issued.
- (6) Public risk/and Workers Compensation Insurance shall be obtained from a company approved by Council prior to the granting of any Occupation Certificate for the development and shall each indemnify Council for the sum of twenty million dollars (\$20,000,000).

The/each policy shall be in joint names of the centre management, Council and, when necessary, the Minister of the Department of Planning and Infrastructure.

The policies and all relevant receipts shall be lodged with Council, in the event of default, or if insurance coverage lapses for any reason then the approved use is to cease immediately and not commence until such time as Council specifically permits.

(Reason: this condition is imposed in accordance with the NSW Planning and Infrastructure Planning Circular BS13-001 "Safety of awnings over public lands" to ensure public safety.)

Planning and Economy

Planning and Economy

- (7) All building work must be carried out in accordance with the provisions of the Building Code of Australia. This condition does not apply to the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning & Assessment Regulations, 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4).
- (8) Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works.

The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.

2. INTEGRATED DEVELOPMENT

These conditions have been imposed to ensure that the development is carried out in accordance with the requirements of other Approval Authorities:

Stage 1 only

- (1) The Approval issued by the Mine Subsidence Board dated 3 April 2014 are included as conditions of this Consent (Attachment A).

Note: The Mine Subsidence Board Approval will expire on 3 April 2016 and must be renewed if construction works have not been completed by this date.

- (2) The onus is on the person(s) having the benefit of the consent to demonstrate compliance with Condition 2(1) prior to the issue of any building Construction Certificate by the Nominated Accredited Certifier (NAC).

3. BUILDING DESIGN

These conditions have been imposed to ensure that the appearance/construction of building works complies with the aims and objectives of Council's relevant Development Control Plans, Policies and relevant Statutory Regulations.

Planning and Economy

Stage 1 only

- (1) All materials and colours to be used in the external construction of the proposed building shall be consistent throughout the total development.**
- (2) The height of the building from natural ground level to the highest point of the building shall not exceed 9 metres.**
- (3) The proposed lift design shall have a maximum overrun of 1m.**
- (4) The entire development site shall comply with AS1428 in respect of accessibility for people with a disability.**

Prior to the issue of any Construction Certificate under the Environmental Planning and Assessment Act, 1979, a certificate certifying compliance with this condition and prepared by a suitably qualified person must be provided to the Nominated Accredited Certifier (NAC) and a copy submitted to Council.

- (5) Sanitary and other facilities must be provided in accordance with the provisions of the Building Code of Australia.**
- (6) The facility shall have visual alarms installed in accordance with AS2220.1, "Design for Access and Mobility" and AS2220 "Emergency Warning and Inter-Communication Systems for Buildings".**

The alarm shall be arranged to flash in conjunction with the audible alarm.

- (7) External lighting must be solar powered and/or fitted with motion sensor devices and/or automatic timers to reduce the duration of light use.**
- (8) A photovoltaic system with the capacity to generate 5kw shall be installed and be operational prior to the issue of the Occupation Certificate.**
- (9) Awnings and veranda's overhanging the road verge and/or public footpath areas shall be cantilevered in design and construction.**

A suitably qualified and practicing structural engineer and/or qualified builder shall ensure that the awning and/or veranda overhang is structurally adequate.

Planning and Economy

Details shall be submitted to the Nominated Accredited Certifier (NAC) demonstrating compliance with this condition prior to the release of any building Construction Certificate.

- (10) Any above ground water storage tanks shall be coloured or painted in earthy tones to blend with the natural environment or building immediately adjoining the water tank to reduce their visual impact.
- (11) All overflow rainwater shall be integrated into the stormwater system to be approved by the Nominated Accredited Certifier (NAC) prior to issue of any civil Construction Certificate.
- (12) Service plant and equipment, air conditioning equipment and other roof mounted infrastructure shall be concealed and/or screened so as to not cause any visual impact when viewed from any public areas.
- (13) Any satellite dish shall be coloured so as to not form a dominant feature of the development.

Any satellite dish shall be located below the ridgeline of the development.

Details shall be provided to the Nominated Accredited Certifier (NAC) prior to the release of any Construction Certificate.

- (14) Non slip tiles shall be used throughout the development to reduce the incidence of slips and trip hazards.

Details shall be forwarded to the Nominated Accredited Certifier (NAC) for approval prior to the issue of any building Construction Certificate.

- (15) All facets of the development shall be constructed with energy efficient materials including recycled materials, where appropriate.

Planning and Economy

- (16) Full compliance with Part D of the Building Code of Australia is required for all new and existing paths of travel and exits in the library building. Full compliance with Part E of the Building Code of Australia is required for the existing building and new building work within and around the library. Full compliance with Part C of the Building Code of Australia is required for any new building work, and, for the eastern wall of the existing library building (including sealing of existing service openings), with the exception that only partial conformity is required for the existing first floor non-loadbearing wall framing on the east elevation in that any existing wall framing may be combustible, provided it is fitted with fire rated plasterboard internally achieving an FRL of 120/30/-, and non-combustible external wall cladding determined in accordance with C1.12 of the Building Code of Australia and/or AS1530.1 - 1994. External Columns on the east elevation are to be upgraded to achieve an FRL of 120/-/-. The proposed eastern awning shall be fully non-combustible.”

(Reason: to address the requirements of cl 94 Environmental Planning & Assessment Regulation 2000.)

4. DEMOLITION

These conditions have been imposed to ensure that the development is carried out in accordance with the requirements of other Approval Authorities and safe measures are implemented for demolition activities.

Stage 1 only

- (1) All demolition works shall be undertaken by a licensed demolisher who is registered with Work Cover NSW. Details shall be submitted to the Principal Certifying Authority prior to the commencement of demolition works.
- (2) Any demolition works involving asbestos removal must comply with all legislative requirements including the Code of Practice for the Safe Removal of Asbestos (2nd Edition – National Occupational Health and Safety Commission) [NOHSC:2002(2005)], WorkCover NSW and NSW Department of Environment and Climate Change (DECC) requirements.
- (3) All demolition material shall be disposed of in accordance with a waste management plan approved by Wollondilly Shire Council.
- (4) Demolition works shall not create general nuisance by reason of inadequate dust, noise or environmental controls.

Planning and Economy

- (5) Demolition shall be carried out to Australian Standard AS2601-2001 – The Demolition of Structures including provision for:
- Appropriate security fence or builders hoarding shall be installed to prevent public access to the demolition works
 - Induction training for onsite personnel
 - Management of asbestos, contamination and other hazardous materials
 - Dust control
 - Disconnection of gas and electrical supply
 - The demolition shall not hinder pedestrian or vehicle mobility in the locality
 - Control of water pollution and leachate, including the cleaning of vehicle tyres in accordance with the Protection of the Environment Operations Act, 1997.
- (6) Any work involving lead paint removal must not cause lead contamination of air or ground.

5. CONSTRUCTION GENERAL

These conditions have been imposed to ensure that all construction work is undertaken to an approved standard and related approvals.

Both stages

- (1) Construction shall not commence, nor any earthworks or placement of site sheds, prior to the issue of a Construction Certificate by the Nominated Accredited Certifier (NAC).
- (2) All construction and building work shall be restricted to between 7:00am and 5:00pm Mondays to Saturdays (inclusive) and prohibited on Sundays and Public Holidays unless written approval to vary the hours of work is granted by Council.
- (3) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. These facilities are to be provided prior to the commencement of any works and:
- (a) Must be a standard flushing toilet; and

Planning and Economy

- (b) **Must be connected:**
- (i) to a public sewer, or
 - (ii) if connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or if connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

In this condition:

Accredited sewage management facility means a sewage management facility to which Division 4 of Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

Approved by the Council means the subject of an approval in force under Division 4 of Part 2 of the Local Government (General) Regulation 2005.

Sewage Management Facility has the same meaning as it has in the Local Government (General) Regulation 2005.

- (4) Prior to the issue of any construction certificate, sufficient information must be forwarded to the Nominated Accredited Certifier (NAC) illustrating compliance with the relevant provisions of the Building Code of Australia. Where Council is to be the PCA Council's Development Services Section may be contacted between 8:00am and 10:00am Monday to Friday on 02 4677 1100 if further clarification is required.
- (5) Any damage to the Council footway, road or other land shall be restored in accordance with Council's specifications prior to the issue of any Occupation Certificate for the development.
- (6) **Protection of Public Places**
 - (a) If the work involved in the erection or demolition of a building:
 - (i) Is likely to cause pedestrian or vehicular traffic in a place to be obstructed or rendered inconvenient, or
 - (ii) Building involves the enclosure of a public place.

A hoarding or fence must be erected between the work site and the public place.

Planning and Economy

- (b) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- (c) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Any such hoarding, fence or awning is to be removed when the work has been completed.

- (7) All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

- (8) 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 must be provided; and
 - (b) Adequate provision must be made for drainage.

6. ENGINEERING & CONSTRUCTION SPECIFICATIONS

These conditions have been imposed to ensure that developments within the Shire are of a standard which is both safe and acceptable to Council and members of the public:-

Both stages

- (1) All works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.
- (2) Engineering design plans for the civil alteration works and drainage construction, shall be submitted to the Nominated Accredited Certifier (NAC). The plans must be approved prior to the issue of a Construction Certificate for any works associated with this development. All levels are to be reduced to Australian Height Datum. Road design parameters shall comply with the requirements of Council's Design Specifications.

Planning and Economy

- (3) A certified “Works as Executed” plan from a Chartered Professional Engineer or Registered Surveyor is to be submitted to Principal Certifying Authority before the final inspection for the Certificate of Practical Completion. The “Works as Executed” plan must certify that the works have been constructed in accordance with the approved drawings and to the levels specified.
- (4) A “Soil and Water Management Plan” (SWMP) that outlines the measures that will be taken to limit and contain sediment laden runoff during construction shall be submitted to Nominated Accredited Certifier (NAC). The measures shall be in accordance with Council’s Construction specification and the Department of Housing’s “Blue Book”. The plan is to be approved by the Nominated Accredited Certifier (NAC) with the Engineering Plans.
- (5) A “Traffic Management Plan” that details suitable safety measures that will be implemented whenever work is being undertaken in the public road reserve shall be submitted to the Nominated Accredited Certifier (NAC). The safety precautions are to be in accordance with the requirements of the RMS’s “Traffic Control at Work Sites” manual. The plan is to be prepared and endorsed by a person with current RMS certification and provided to the Nominated Accredited Certifier (NAC) before the issue of a Construction Certificate for development. Where it is proposed to restrict speeds, the RMS requires that all applications for Directions to Restrict Speed (DTR) for work on any Council road by developers and their contractors be submitted to the RMS.
- (6) This consent authorises both engineering and building works to be undertaken. A separate Construction Certificate shall be issued for each category of works, that is, a separate Engineering Construction Certificate (for any on-site detention, inter-allotment drainage, public road works, etc) and a separate Building Construction Certificate (for all works relating to the erection and fit-out of a structure).

A CONSTRUCTION CERTIFICATE FOR THE CIVIL WORKS MUST BE ISSUED PRIOR TO THE ISSUE OF A BUILDING CONSTRUCTION CERTIFICATE WITH THE CERTIFIED PLANS OF THE CIVIL ENGINEERING WORKS ALSO INCORPORATED INTO THE BUILDING PLANS.

Planning and Economy

- (7) The applicant shall provide all civil alteration works generally as shown on the concept plan by Webber Architects ref no 2396 sheet nos: 02_01, 02_02, 03_01, 03_02, 03_03, 04_01, 04_02 & 05_01 dated 9 April 2014. Details of this shall be shown on the engineering plans for approval by the Principal Certifying Authority prior to the issue of Construction Certificate.
- (8) The civil alteration works shall comply with AS1428.1 "Design for access and mobility".
- Details shall be shown on the engineering design plans demonstrated that pedestrian access from the disable parking spaces shown on the plan by Webber Architects 03-03 dated 09 April 2014 to the civil alteration works complies with the requirements of the Australian Standard specified in this condition. Also, the access from the disability parking areas & Menangle St footpath to the Library facility and Shire Hall must comply with The Disability (Access to Premises- Building) standards 2010.
- (9) Engineer's Certification shall be provided to the Principal Certifying Authority for all civil works carried out within the private property prior to any occupation of the development or the issue of any Occupation Certificate.

7. DRAINAGE/STORMWATER

These conditions have been imposed to ensure drainage/stormwater is appropriately managed.

Both stages

- (1) Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events.
- (2) The applicant shall provide stormwater drainage generally as shown on the concept drainage plans by Lindsay Dynan ref sheet nos. 10692 A DA01 & DA02 dated 29 April 2014. The "new culvert" shown on these plans shall be designed with two levels of capacity. The section of "new culvert" or other stormwater drainage servicing the Library roof shall have a capacity for the 5% AEP flow off the Library roof with an allowance for the local surface catchment (if appropriate). The section of "new culvert" between the back of the Library and a suitable point at the front of the Library shall have a capacity for the 1% AEP flow off the upstream catchment (to Colden Street and Manolis Lane) and the Library roof (if appropriate). Details of this shall be shown on the engineering plans for approval by the Nominated Accredited Certifier (NAC) prior to the issue of Construction Certificate.

Planning and Economy

- (3) The person who has the benefit of this consent shall, at no cost to Council, carry out any necessary amplification or upgrading of the downstream system, including the negotiation and dedication of appropriate easements.
- (4) The ground surface around the Library building is to be graded and drained to direct surface water run-off away from the building and away from the Shire Hall.

8. FLOODING

These conditions have been imposed to reduce the risk and implications of flooding for development works that are carried out in flood affected areas within the Shire.

Stage 1 only

- (1) Any portion of a new structure below the Flood Planning Level shall be constructed of flood compatible (flood damage resistant) materials wherever practicable. Prior to the issue of a Construction Certificate by the Nominated Accredited Certifier (NAC), approval shall be obtained from Council, as the Floodplain Management Authority for the materials proposed in compliance with this condition.

9. CARPARKING/LOADING/ACCESS

These conditions have been imposed to:

- (a) Ensure that adequate provision is made for off street parking, appropriate to the volume and turnover of traffic generated by the development.
- (b) Ensure that adequate manoeuvring space is provided for parking areas, loading bays and entry to facilities.

Both stages

- (1) Sealed car parking spaces shall be provided for the proposed development as shown on the submitted plans.

Such spaces are to measure not less than 2.6m x 5.5m and are to be marked on the pavement in white line marking paint.

Planning and Economy

- (2) Two (2) of the required car parking spaces shall be reserved for people with mobility impairment in accordance Australian Standard AS2890.6. These spaces shall have dimensions as required by AS2890.1 and shall be appropriately signposted and marked on the pavement. These shall be located as close as practical to the library, with the location agreed to in writing by an independent access consultant and submitted to the Nominated Accredited Certifier (NAC) prior to the release of the Civil Construction Certificate.
- (3) Bicycle racks with a capacity for ten (10) bicycles and access thereto shall be provided for the proposed development.

Details shall be provided on the engineering design plans for approval by the Nominated Accredited Certifier (NAC) prior to the issue of any building Construction Certificate.

- (4) Wheel stops shall be provided to those nine (9) parking spaces located immediately rearward of the existing Public Toilets connected to the Shire Hall building as shown on the approved Ground Floor plan subject of Condition 1(2) in this consent.

10. PUBLIC ROADS

These conditions have been imposed to ensure all public road works required by the development are provided to an adequate standard.

Both stages

- (1) In accordance with Section 138 of the Roads Act a 138 Consent Certificate must be obtained from Council's Infrastructure Planning Section a minimum 7 days prior to commencement of work. A fee is payable for issue of this Consent Certificate.
- (2) The person having the benefit of this consent shall undertake all reasonable efforts to protect the public road pavement from damage during the course of construction work. Restoration of any damaged road or footway shall be at the applicant's expense.

11. EROSION AND SEDIMENT CONTROL

These conditions have been imposed to minimise the impact of the Development on the environment and on adjoining properties.

Both stages

- (1) All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised within 30 days of completion.
- (2) Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.
- (3) Erosion and sediment control devices are to be installed prior to any construction activity on the site. These devices are to be maintained for the full period of construction and beyond this period where necessary.
- (4) Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping.

12. EARTH FILL

These conditions have been imposed to ensure the safe disposal of fill:

Both stages

- (1) All filling on the site, including footpath areas, shall be compacted to not less than 95% Standard Compaction.

A report on the site filling is to be submitted in accordance with Wollondilly Shire Council's Construction Specification by an appropriately qualified Geotechnical Engineer or Soil Scientist.

Such a report shall be supported by a survey plan of the site indicating the areas filled and depth of fill in relation to the lot boundaries.

- (2) There shall be no encroachment onto adjoining lands by fill placed near boundaries.
- (3) Notice shall be provided to Council one or two business days prior to the commencement of land filling works and within two business days of the completion of such works.

Planning and Economy

- (4) Surface stormwater shall be controlled in such a manner that no significant alterations to existing flows onto adjoining properties occur.
- (5) Only fill characterised as VENM or ENM under the guidelines of the NSW Environmental Protection Authority may be used in this development. Copies of validation reports for all fill used shall be retained and presented to Council on request.
- (6) Where Council cannot be satisfied that the fill is suitable for its proposed use with regard to potential contamination the filled area shall not be used and works in that area shall cease until the fill is validated to the satisfaction of a NSW EPA accredited Site Auditor.

13. INSPECTIONS

These conditions have been imposed to ensure that construction works are undertaken to an approved standard.

Both stages

- (1) The engineering works shall be inspected by the Principal Certifying Authority at the following stages of construction to ensure they comply with Council's Construction Specification and associated approvals:
 - Prior to commencement of any construction work on the site, after erosion and sediment control and traffic control measures are implemented
 - When drainage lines have been laid, jointed and bedded, prior to backfilling
 - Prior to pouring of the drainage pits, when the formwork and steel is in place
 - At completion of the preparation of all concrete layback gutter crossing subgrade
 - Prior to pouring concrete for concrete footpath/cycleway, when formwork and steel is in place
 - Prior to pouring vehicle crossing slabs, when formwork and steel is in place
 - Prior to pouring concrete to driveway/car park slabs, when formwork and steel is in place
 - At practical completion of works.

Note: It is the responsibility of the applicant or contractor to notify the Principal Certifying Authority when inspections are required. Failure to notify may lead to additional work being required prior to issue of inspection certificates. A minimum of 24 hours notice is required for inspections where Council is the Principal Certifying Authority.

Planning and Economy

- (2) Where Wollondilly Shire Council is nominated as the Principal Certifying Authority, building works shall be inspected at the following stages of construction to ensure they comply with the Building Code of Australia and associated approvals:
- Footings
 - Pier holes before pouring of concrete
 - Steel reinforcing before pouring of concrete
 - Internal drainage before backfilling
 - External drainage before backfilling
 - Wet area damp proofing and flashing before lining
 - Stormwater drainage before backfilling
 - Bearers and joist inspection before flooring is fixed
 - Frame work before internal cladding or lining is fixed
 - Completion of the building work before occupation or use.
- (3) All plumbing and drainage works shall be carried out in accordance with the New South Wales Plumbing & Drainage Code of Practice and Australian Standard AS3500 except where otherwise provided in the Local Government Act 1993 and the Local Government (Approvals) Regulation, 2005.
- (4) If the Principal Certifying Authority notifies the site manager or other contractor that a work or works are unsatisfactory for any reason all works on the site shall cease until the matter is resolved to the satisfaction of the PCA.

14. SAFETY AND SECURITY

These conditions are imposed to ensure that the development is compliant with the Safer by Design principles.

Both stages

- (1) CCTV surveillance cameras shall be installed in and around the premises, placed in strategic places such as the external entrance and exit doors. Captured CCTV images should be at ten (10) frames per second. The surveillance tapes shall be kept for a period of 30 days for viewing by the police upon request.
- (2) Public area lighting must be bright and even to permit facial recognition of approaching persons at 15m.
- (3) Public spaces external to the building and within the development site which are to be frequently used by staff and patrons are to be provided with lighting in accordance with the relevant Australian Standards and designed so as to not cause light spill and glare onto adjoining private property.

Planning and Economy

- (4) A Graffiti Management plan shall be submitted to the Principal Certifying Authority for approval prior to issue of an Occupation Certificate.

15. WASTE MANAGEMENT

These conditions have been imposed to ensure that wastes are correctly stored, disposed of and controlled at all times to prevent accidents and to maintain clean and tidy premises:

Both stages

- (1) Disposal of construction and building waste material shall be undertaken in accordance with the Waste Management Plan submitted with the Development Application.
- (2) Space shall be provided within the waste collection facility for the collection of recyclable materials.

16. OCCUPATION & USE

These conditions have been imposed to ensure the development and associated activities/operation are acceptable in terms of the amenity of the neighbourhood and the public interest whilst maintaining its functional operation:

Stage 1 only

- (1) The approved hours of operation of the library are from 10am until 5pm Monday-Wednesday and Fridays, Thursdays from 10am to 6pm, Saturdays from 9am to 12pm and Sunday closed.

Both stages

- (2) The premises shall be maintained in a clean and tidy state at all times.
- (3) The footpaths shall be kept clear of signs, fixtures and goods at all times.
- (4) No retail activities shall take place from the site apart from the approved market activities that are approved under Development Consent No.10.2009.326.1 and the occasional sale of surplus/discarded books.

Planning and Economy

Stage 1 only

- (5) The premises shall be constructed and operated in such a manner so as not to interfere with the amenity of the neighbourhood by reason of the emission or discharge of noise, fumes, vapour, steam, soot, ash, dust, waste water, waste water products, grit, oil or other harmful products of the industry.

Both stages

- (6) The applicant is advised that Council reserves the right to restrict the days and hours of operation if considered necessary to prevent the emission of "offensive noise" as defined in the Protection of the Environment Operations Act, 1997.

Offensive noise means noise:

- (a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
- (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or
 - (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
- (b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.
- (7) The building shall not be occupied or used until an Occupation Certificate is issued by the nominated Principal Certifying Authority.

Stage 1 only

- (8) All plumbing fittings must be Triple A rated devices.
- (9) Connection to recycled and rain/tank water is required if serviced by a dual reticulation system for non-potable uses (i.e.: toilet flushing, irrigation, car washing, fire fighting and certain industrial purposes where applicable).

Details shall be provided to the Principal Certifying Authority demonstrating with this condition prior to the release of any Occupation Certificate.

Planning and Economy

- (10) Installation of 3 star WELS rated water efficient showerheads, 6 star WELS rated water tap outlets, 5 star WELS rated urinals and 4 star WELS rated toilet cisterns are required for all amenities.

Details shall be provided to the Principal Certifying Authority demonstrating compliance with this condition prior to the release of any Occupation Certificate.

Both stages

- (11) External lighting must be solar powered and / or fitted with motion sensor devices and / or automatic timers to reduce the duration of light use.

Details shall be provided to the Principal Certifying Authority demonstrating compliance with this condition prior to the release of any Occupation Certificate.

- (12) Downpipes, conduits, vents, air conditioning units and components shall be encased and/or otherwise integrated into the features of the building façade so as to not detract from the aesthetics of the development.

Compliance with this condition shall be demonstrated prior to the release of any Occupation Certificate.

- (13) All fixtures, fittings, floor surfaces, furniture and paths of travel must allow universal access.

- (14) All structures and furniture must be maintained in good order at all times.

- (15) Outdoor seating and eating areas operating outside daylight hours must ensure that the area is lit to the relevant Australian Standard for public outdoor spaces.

Details of such lighting shall be noted on the engineering design plans prior to the release of any building Construction Certificate.

- (16) Prior to the release of any Occupation Certificate, photovoltaic cells shall be installed in accordance with the approved plan subject of Condition 3(9) of this consent.

17. SIGNS

These conditions have been imposed to ensure that signs are properly designed, located and maintained so as not to impact upon the existing streetscape.

Stage 1 only

- (1) Full details of building identification signage and any other signage located on the site shall be submitted for approval prior to release of a Building Construction Certificate.

Both stages

- (2) No advertising flags or banners or the like are to be erected on or attached to Council's footpaths, street lights or telegraph poles.
- (3) All signage shall be fixed to the building in a secure and safe manner and in such a manner so that its removal will not cause irreversible damage to the building.
- (4) The signage approved as part of this development proposal must be maintained in good condition at all times to the satisfaction of Council.
- (5) At no time shall the intensity and hours of illumination of sign adversely affect the amenity of the neighbourhood. If in the opinion of Council the amenity of the neighbourhood is likely to be adversely affected the intensity and hours of illumination must be varied to ensure that this condition is complied with.

18. HERITAGE

These conditions have been imposed to ensure that development is carried out in a manner sensitive to the heritage values in the locality.

Both stages

- (1) Should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with Section 146 of the Heritage Act 1977.

Planning and Economy

- (2) Should any Aboriginal relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the National Parks and Wildlife Service (NPWS) should be informed in accordance with Section 91 of the National Parks and Wildlife Act, 1974.

19. LANDSCAPING

These conditions have been imposed to reduce the impact of any development activity on the landscape/scenic quality through vegetation works and maintenance.

Stage 1 only

- (1) An amended landscape plan shall be submitted to Council for approval. The amended plan shall replace the proposed native plant species with traditional exotic species that are consistent with the theme of a historic town centre and provide low allergenic flowers or scent (e.g. rosemary or gardenia or daphne instead of grevillea).

Both stages

- (2) Landscaping is to be installed in accordance with the approved Plan, subject to condition 19(1) prior to the release of the occupation certificate. The landscaping must be maintained in accordance with the details provided on that Plan at all times.

20 SECTION 94A CONTRIBUTIONS

These conditions have been imposed to ensure the adequate provision of public facilities required as a result of the development.

Stage 1 only

- (1) A Section 94A Developer Contribution of \$17,710.80 shall be paid to Council. This contribution is calculated from Wollondilly Section 94 Contributions Plan, 2011 based on a 1% levy for non-residential development with a value exceeding \$200,000 and an estimated construction cost of \$1,771,081.00.

The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Wollondilly Development Contributions Plan 2011. The contribution is to be paid prior to the release of the Construction Certificate.

Planning and Economy

21 PRESCRIBED CONDITIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979.

These conditions are imposed as they are mandatory under the Act.

Both stages

(1) Compliance with Building Code of Australia and Insurance Requirements under The Home Building Act 1989.

(a) For the purposes of section 80A (11) of the Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

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

(2) For the purposes of section 80A (11) of the Act, it is prescribed as a condition of a development consent for a temporary structure that is used as an entertainment venue, that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the Building Code of Australia.

This clause does not apply:

- (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or**
- (b) to the erection of a temporary building, other than a temporary structure to which subclause (2) applies.**

(3) In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application is made for the relevant:

- (a) development consent, in the case of a temporary structure that is an entertainment venue, or**
- (b) construction certificate, in every other case.**

Note: There are no relevant provisions in the Building Code of Australia in respect of temporary structures that are not entertainment venues.

Planning and Economy

- (4) Signs to be erected on building, subdivision and demolition sites.**
- (a) In accordance with Section 80A (11) of the Environmental Planning & Assessment Act, 1979, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:**
- (i) Showing the name, address and telephone number of the Principal Certifying Authority for the work; and**
 - (ii) 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**
 - (iii) Stating that unauthorised entry to the work site is prohibited.**
- (b) 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.**
- (c) This Clause does not apply in relation 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.**

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

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Planning and Economy

PE3 **Draft Planning Proposal - Dual Occupancies in Rural Zones and Clarification of Sewer Requirements**
244936 TRIM 8290

Applicant: Council Initiated Planning Proposal
Owner: Various

Planning and
Economy

6/2015 **Resolved** on the Motion of Crs Hannan and B Banasik:

1. That Council support the preparation of a Planning Proposal to permit dual occupancies (attached) with Council's consent in the RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots zones and clarify sewer requirements by removing part (3) of clause 7.1 – Essential Services of Wollondilly Local Environmental Plan 2011.
2. That the Planning Proposal be forwarded to the Minister for Planning and Environment for a Gateway Determination.
3. That Council request the Minister to grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

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Planning and Economy

PE4 Planning Proposal - South Tahmoor and East Tahmoor Revised Precincts

41

TRIM 7851

Applicant: Wollondilly Shire Council
Owner: Various

Cr Hannan left the meeting at 7.19pm.

7/2015

Resolved on the Motion of Crs M Banasik and Amato:

1. That Council support the Planning Proposal for land being:

South Tahmoor Planning Precinct	
Lot/DP Description	Address
9/16911	10 Bronzewing Street, Tahmoor
1/1032620	18 Bronzewing Street, Tahmoor
Part 2/1032620	35 Byron Road, Tahmoor
East Tahmoor Planning Precinct	
Lot/DP Description	Address
Part 4/262132	38 Tahmoor Road, Tahmoor
Part 223/10669	50 Tahmoor Road, Tahmoor
224/10669	80 Tahmoor Road, Tahmoor
225/10669	90 Tahmoor Road, Tahmoor
Part 211/10669	65 Tahmoor Road, Tahmoor
210/10669	69 Tahmoor Road, Tahmoor
Part A/365411	30 Progress Street, Tahmoor
1/623127	36 Progress Street, Tahmoor
Part 12/826338	44 Progress Street, Tahmoor
Part 13/826338	50 Progress Street, Tahmoor
7/263172	30 Greenacre Drive, Tahmoor
6/263172	36 Greenacre Drive, Tahmoor
5/263172	42 Greenacre Drive, Tahmoor
4/263172	60 Greenacre Drive, Tahmoor
East Tahmoor Planning Precinct	
Lot/DP Description	Address
3/263172	66 Greenacre Drive, Tahmoor
10/263172	15 Greenacre Drive, Tahmoor
11/825465	45-65 Greenacre Drive, Tahmoor
Part 2/263172	71 Greenacre Drive, Tahmoor
Part 190/10669	76 Myrtle Creek Avenue, Tahmoor
102/597260	90 Myrtle Creek Avenue, Tahmoor
101/597260	100 Myrtle Creek Avenue, Tahmoor
100/597260	110 Myrtle Creek Avenue, Tahmoor
Part 258/10669	85 Myrtle Creek Avenue, Tahmoor
Part 59/555941	95 Myrtle Creek Avenue, Tahmoor
60/555941	105 Myrtle Creek Avenue, Tahmoor
Part 26/740263	80 River Road, Tahmoor

Planning and Economy

To amend Wollondilly Local Environmental Plan, 2011 as follows:

- **Amend the Land Zoning Map (LZN Map) to R2 Low Density Residential**
 - **Amend the Lot Size Map (LSZ Map) to allow a minimum lot size of 450m² on R2 Low Density Residential land and 1ha on residue RU4 Primary Production Small Lots land within part lots 12 & 13 DP 826338**
 - **Amend the Height of Buildings Map (HOB Map) to impose a maximum building height limit of 9 metres for R2 Low Density Residential land**
 - **Amend the Natural Resources Water Map (NRW Map) to impose a riparian buffer of 10m around two watercourses**
 - **Amend the Natural Resources Biodiversity Map (NRB Map) to include sensitive land**
 - **Amend the Urban Land Release Map (URA Map) to include this land**
 - **Amend Part 7 Additional Local Provisions to include a clause with the heading Restrictions on Development and which states: 1. a) the objective of this clause is to restrict development on land shown on the Odour Restricted Area Map (ORA Map). b) Development consent shall not be granted for the subdivision and development of this land, other than the replacement of existing development, until the current duck farming operations cease on Lots 1, 2, 3, 4, 5 & 6 DP 1128745, Lot C DP 376421 and Lot 255 DP 10669.**
- 2. That in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979 the Planning Proposal be forwarded under delegation to the Director-General and Parliamentary Counsel with a request to make arrangements for the drafting of the amended Local Environmental Plan and that the Minister make the Plan in the form as detailed in this report and in the Planning Proposal subject to no late submissions from government agencies objecting to the Planning Proposal.**
- 3. That the applicant and persons who made submissions regarding the Planning Proposal be notified of Council's decision.**

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Gibbs and Landow

Cr Hannan returned to the meeting at 7.21pm.

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Planning and Economy

PE5 **Review of Permissible Uses in Rural Zones** TRIM 8390
259421

8/2015 **Resolved on the Motion of Crs B Banasik and Landow:**

1. **That a review be undertaken of the WLEP 2011 Land Use Table for rural land use zones with the goal of encouraging primary production and reducing land use conflict.**
2. **That the review include a workshop with Councillors.**
3. **That the outcome of this review be reported back to a future Ordinary Meeting of the Council once complete.**
4. ***That this matter be brought to the Rural Industry Liaison Committee and Economic Development Advisory Group.***

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

WOLLONDILLY SHIRE COUNCIL

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Governance

On being put to the meeting the motion was declared CARRIED.

Vote For: Crs B Banasik, Law, Terry, Amato, Hannan, Mitchell, Gibbs,
and Landow

Vote Against: Cr M Banasik

Governance

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Governance

GO3 Draft “Revised” Integrated Planning & Reporting (IP&R) Document for the Proposed Special Rate Variation

39

TRIM 1862-3

11/2015 Resolved on the Motion of Crs Amato and Gibbs:

That Council adopt the draft ‘revised’ Delivery Program 2013/14 – 2016/17 & Operational Plan 2014/15 (IP&R Document).

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

Governance

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Environment

ENVIRONMENT

EN1 Adoption of Wollondilly Cemeteries Policy

165

TRIM 8308

13/2015 Resolved on the Motion of Crs B Banasik and Landow:

That the Wollondilly Cemeteries Policy be adopted as exhibited *with the following adjustments*:

- 4.5.14 All burial plots for the first interment shall be excavated to a *the depth 2.1 metres (2000mm)* with the exception of Bargo Cemetery where the acceptable depth is 1.5meteres/1500mm *for a single interment only.*
- 4.5.6 The burial right is for a period of twenty-five (25) years. *If the burial right is not used within 25 years, Council will contact the existing licence holder to offer renewal (at no cost) or if the licence holder wishes Council will purchase the licence from them at the price the licence was originally awarded to them. This renewal would be for a further 25 years. If the licence holder is deceased or uncontactable then Council will contact either next of kin or the Executor of the estate and offer a transfer of ownership (triggering another 25 years) to the estate or surrender back to Council. Council would only cancel the licence if all attempts were made to contact family or executors failed.*

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

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Infrastructure

LATE REPORT

16/2015 Resolved on the Motion of Crs B Banasik and Landow:

That Council suspend standing orders to deal with the late report IN2.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

IN2 Recommendations - Local Traffic Committee Out of Session Meeting - 30 January 2015

52

TRIM 1087

17/2015 Resolved on the Motion of Crs B Banasik and Hannan:

That Council resolve to adopt the Recommendations of the Local Traffic Committee Out of Session meeting of 30 January 2015 as follows:

- 1. Music Festival – “Secret Garden 2015” at Lot 101 DP 1174065, 135 Brownlow Hill Loop Road, Orangeville – Traffic and Transport Management Operation.**
T1/15

Council endorses the “Secret Garden Festival 2015” Traffic Management Plan subject to the following conditions:

- 1. The Traffic Management Plan be amended on page 6 regarding event communications in that they replace 'NSW Police Duty Traffic Sargent' with "NSW Police Duty Officer - Operations"**
- 2. NSW Police and RMS give concurrence to the event.**
- 3. Notice of Intention to hold Public Assembly to be submitted to the Police.**
- 4. Notice of the event is to be published in a local newspaper/s at least seven (7) days prior to the event advising of the road closures, the detours and the time these changes apply.**

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Infrastructure

5. **Organisers shall notify the following people/organisations of the event and impacts for traffic management:**
 - All residents along the affected route and side roads within the route.
 - Bus Operators of the area.
 - Emergency services including RFS (Rural Fire Service), Ambulance, Police and Fire & Rescue NSW.
6. **Access shall be maintained for all residents and emergency service vehicles.**
7. **Written evidence is provided to Council prior to the event showing \$20 million public liability insurance indemnifying Wollondilly Shire Council and NSW Police.**
8. **A copy of the current dated Approved Traffic Management Plan to be provided to Camden Council for approval prior to the event.**
9. **All signs relating to the closures and detours must be in place prior to the event and be removed after the event.**
10. **Traffic Management is undertaken by accredited Traffic Controllers and in accordance with the approved Traffic Management Plan.**

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

18/2015 **Resolved on the Motion of Crs B Banasik and Law:**

That council resume standing orders.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Infrastructure

19/2015 **Resolved on the Motion of Crs B Banasik and Landow:**

That Council suspend standing orders to deal with the late report GO5.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

GO5 **Notice of Motion Status Report - February 2015**

103

TRIM 5253

20/2015 **Resolved on the Motion of Crs B Banasik and Hannan:**

- 1. That Council note the February Notice of Motion Status Report.**
- 2. *That Councillors are given the report earlier than the evening of the meeting.***

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

21/2015 **Resolved on the Motion of Crs B Banasik and Landow:**

That council resume standing orders.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Notice of Motion

NOTICE OF MOTION

TRIM 6416-5

NOM 1 **Notice of Motion No. 1 submitted by Cr Hannan on 4 January 2015 regarding Google directions to Warragamba Dam**

22/2015 **Resolved on the Motion of Crs Hannan and M Banasik:**

That Council contact Google and get the information about Warragamba Dam directions fixed.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Notice of Motion

TRIM 6416-5

NOM 2 **Notice of Motion No. 2 submitted by Cr Hannan on 21 January 2015 regarding consideration of a bike track around Dudley Chesham oval at The Oaks**

23/2015 **Resolved on the Motion of Crs Hannan and Gibbs:**

That Council consider a *bicycle* track around Dudley Chesham Oval at The Oaks.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Law, B Banasik, Terry, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

Closed Meeting

CLOSED MEETING

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, the following matter is proposed to be dealt with in a part of the meeting closed to the media and public.

Crs Law and Terry left the meeting due to previously declared Conflicts of Interest in Item EN3.

EN1

Review of Suction Street Sweeping Services

660

TRIM 2910

Referred under clause:

10A(2)(d) commercial information of a confidential nature that would, if disclosed:

- (i) prejudice the commercial position of the person who supplied it.

The Report relates to a decision by Council regarding a commitment of Council funds to be expended on Suction Street Sweeping Services.

The report considers commercial aspects of the existing Suction Street Sweeping Service Contract between the current contractor and Council. These aspects of the Contract are considered confidential in nature.

Pursuant to section 10A(4) of the Local Government Act 1993 the public are invited to make representations to the Council meeting before any part of the meeting is closed, as to whether that part of the meeting should be closed.

Moved on the motion of Crs B Banasik and Amato

1. That Council move into Closed Session to consider business identified in the closed report EN3.
2. That pursuant to Section 10A(1) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of Section 10A(2).
3. That the correspondence and reports relevant to the subject business be withheld from access to the media and public as required by Section 11(2) of the Local Government Act 1993.

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Closed Meeting

A representation was received from Christopher Barnes. Mr Barnes gave his representations as to why he believed the report should not be heard in Closed Session. Mr Barnes was requested to provide a copy of his reasons to the Councillors.

24/2015 Resolved on the Motion of Crs M Banasik and Mitchell:

- 1. That council receive legal advice as to the representation made.**
- 2. That Council holds a workshop prior to the matter coming to Council.**

On being put to the meeting the motion was declared CARRIED.

Vote: Crs B Banasik, Amato, M Banasik, Mitchell, Hannan, Gibbs and Landow

Council closed its meeting at 8.08pm.

Closed Meeting

WOLLONDILLY SHIRE COUNCIL

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 9 February 2015, commencing at 6.32pm

Closing

CLOSING

There being no further business, the Mayor declared the Ordinary Meeting closed at 8.08pm.

This and the preceding 111 pages are the Minutes of the Ordinary Meeting of Council held on 9 February 2015 and were confirmed in the subsequent meeting held on 16 March 2015.

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Mayor

Closing