

Ordinary Meeting Of Council



Wollondilly Shire Council

Minutes

Monday 20 July 2015

The meeting commenced at 6.33pm 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 and Corporate Support, Director Planning, Director Infrastructure and Environment, Manager Governance and one Administration Officer.

The Mayor acknowledged the Local Member, Jai Rowell who was in attendance.

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 Terry declared a Non-Pecuniary (Significant) Conflict of Interest in NOM 7 relating to the Station Street, Menangle Planning Proposal. The reason being is that she had recently attended a meeting of the JRPP where this matter was discussed and considered. She advised that she had only recently received advice and to take the cautious approach she would treat the interest as significant and leave the meeting when the matter is discussed and voted upon. She stated that this declaration however doesn't preclude her from consideration of other matters that may come up in the future.

Cr Hannan declared a Non-Pecuniary (Less than Significant) Conflict of Interest in relation to Item PE5 relating to a correction to the Wollondilly LEP 2011 Original Holdings Maps. She advised that this matter relates to the environmental living zone that her property is zoned although doesn't relate to her area. Cr Hannan stated that she would remain present to consider and vote on the matter.

Cr Amato declared a Non-Pecuniary (Significant) Conflict of Interest in regards to Notice of Motion No.5. Cr Amato stated that as a member of State Parliament and as a Councillor of this shire, he currently has a complicated role when it comes to matters of interest of Council. In respect to NOM 5 as the matter is of interest at a state level he is unable to remove the source of the conflict and would therefore leave the meeting and not vote on the matter.

Cr B Banasik declared a Non-Pecuniary (Less than Significant) Conflict of Interest in Item PE6 relating to the Picton Town Centre Traffic Investigation. He advised that a close relative lives in the vicinity but doesn't own the property. Cr B Banasik stated that he would remain present to consider and vote on the matter.

CONFIRMATION OF MINUTES

TRIM 88-10

110/2015 Resolved on the Motion of Crs B Banasik and Hannan:

That the Minutes of the Ordinary meeting held on Monday 15 June 2015, 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, Hannan, Amato, M Banasik, Mitchell, Gibbs and Landow

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MAYORAL MINUTE

TRIM 531

The Campbelltown Chamber of Commerce held a Campbelltown City Council Update on Wednesday 17 June 2015 with their Mayor, General Manager and the Director of Planning.

I would like to thank Cr Michael Banasik for attending this update.



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The Warragamba Silverdale Neighbourhood Centre's Biggest Morning Tea was held on Thursday 18 June 2015 and attended by Cr Hilton Gibbs pictured below with Tony O'Toole from Warradale Men's Shed.

The event was attended by about 100 people and raised nearly \$400 dollars for the Cancer Council.

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



WOLLONDILLY SHIRE COUNCIL

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Warragamba Hobby Hut's Winter Warmers Markets were held on Sunday 21 June 2015. Pictured below from left Sandra Rodger, Sandra Harlor, Cr Hilton Gibbs and Tina Orphin.



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The Mayoral Charity Golf Day was held on Friday 26 June 2015 and was a great success. We couldn't have picked a better day as far as the weather was concerned.

I'm pleased to say we raised close to \$6,000 for the South West Sydney Academy of Sport. SWSAS also came first in the golf so it turned out to be a great day for them. Thanks to all who played and to those who donated prizes for the raffle.



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On Tuesday 30 June, Cr Hilton Gibbs, Luke Johnson, General Manager and I attended the Mt Hunter Community Hall for the welcome announcement of four mobile phone towers that are proposed for Wollondilly. Angus Taylor, Federal Member for Hume, Parliamentary Secretary for Communications, Paul Fletcher and Jai Rowell, State Member for Wollondilly made the announcement that subject to approval by Council, mobile phone towers will be installed at Mt Hunter, Buxton, Werombi and Nattai. This should help address the poor mobile reception that we experience in Wollondilly.



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The Official Opening of the Dudley Chesham Sportsground at The Oaks was held on Tuesday 30 June 2015 to mark the Floodlight Upgrade works which have been completed.

In attendance was Jai Rowell, Member for Wollondilly; Cr Hilton Gibbs; Cr Judith Hannan; Cr Simon Landow; General Manager, Luke Johnson and representatives from The Oaks Netball Club and The Oaks Tigers Rugby League Club.

The upgrades were funded by Council and NSW Sport and Recreation. Council paid \$70,000 for the project through the Section 94 and the SRV funding and NSW Sport and Recreation granted \$22k to the project through its Sport Facility Program.



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A public Citizenship Ceremony was held on Thursday 9 July 2015 for eight (8) Wollondilly residents who originated from the United Kingdom, Lebanon and South Africa.



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Naidoc Free Family Day was held on Friday 10 July 2015 by Tharawal Local Aboriginal Land Council. This event was held at Couridjah and attended by Councillor Hilton Gibbs as well as Jai Rowell, Member for Wollondilly.



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On Saturday 11 July 2015 a Launch for Camden and District Rotary Relay for Life was held outside IGA Picton.

I would like to thank Cr Hilton Gibbs for attending on my behalf to promote this event which officially opens on Saturday 19 September 2015.



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The Combined Chamber Business of the Year event was held at The Cube, Campbelltown on Wednesday 15 July 2015 and was attended by Cr Michael Banasik.

I would like to thank Cr Banasik for attending this event.

Pictured below are: Diane Gardiner, Economic Development Team Leader with Aaron Greffenius, and Mick Zammit (presidents of Picton and Appin Chambers of Commerce and Industry).



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I recently met with representatives of the Southern Tablelands Rail Users Group (STRUG) to discuss the electrification of the rail line to Canberra.

The outcomes from the meeting were:

That Council acknowledge and support the efforts of the Southern Tablelands Rail Users Group efforts in advocating for improved passenger train services, specifically in the area of electrification of passenger services.

That Council write to the Minister for Transport and request an investigation and feasibility assessment for the staged electrification of the Sydney-Canberra rail corridor to provide a faster, more frequent and reliable passenger services for the corridor as part of reducing the community's reliance on private vehicles and improving social connectivity to and from our Shire.

In June 2015 Council received four (4) applications for donations:

Cody Benson for \$250 to support participation in the NSWRL U17 Indigenous Youth Tour France and Italy November 2015;

Adam Campbell for \$250 to support participation in the NSWRL U17 Indigenous Youth Tour France and Italy November 2015;

Jemima Erskine for \$250 to support participation in the 12 month Global Youth Ambassador Program from July 2015 till July 2016;

Tahmoor Sportsground for \$500 contribution towards the installation of a \$5,000 security system at the complex;

The requests have been assessed against the program criteria and deemed eligible to receive funding through the Donations Program as per the criteria for individuals and organisations.

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Lastly tonight it is with great sadness that I acknowledge the passing of a dear friend to Wollondilly, Alby Schultz.

On behalf of Council, our residents, and on a personal level, sincere condolences have been sent to Alby's wife Gloria and family at this sad time.

Mr Shultz had been involved in three levels of government over a 25 year period and announced his retirement from politics at the last Federal election in 2013.

Alby Schultz was the Federal Member for Hume from 1998 to 2013, the Member for Burrinjuck from 1988 to 1998, and was elected to the Cootamundra Shire Council in 1983.

I would like to observe a minutes silence for *the late* Alby Schultz. *A minutes silence was observed.*

Photo below was taken back in 2013 - Gloria and Alby Schultz with Member for Wollondilly, Jai Rowell and myself.



Col Mitchell
Mayor
20 July 2015

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111/2015 Resolved on the Motion of Crs Mitchell and B Banasik:

That the Mayoral Minute be accepted.

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

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

Planning and Economy

PLANNING AND ECONOMY

PE1 **Development Application No. 010.2015.00000062.001 – Demolition of Existing Structures, Filling of Swimming Pool, Construction of Five (5) Dwellings and Strata Subdivision – 91 Remembrance Driveway, Tahmoor**
264984 DD010.2015.00000062.001

Moved on the Motion of Crs Landow and B Banasik:

A. That Development Application 010.2015.00000062.001 for demolition of existing structures, filling of swimming pool, construction of five (5) dwellings and Strata title subdivision of Lot: 356 DP: 9278, at 91 Remembrance Driveway, Tahmoor be 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 demolition of existing structures, filling of swimming pool, construction of a multi-dwelling development comprising five (5) dwellings and associated Strata title subdivision at Lot: 356 DP: 9278, No. 91 Remembrance Driveway, Tahmoor.
- (2) Development shall take place in accordance with the endorsed plans:

Drawing Title	Drawing No.	Prepared By	Dated
Site Plan	1726	Reggie's Residential Design and Drafting	22/06/2015 (Issue C)
Unit 1 Lower Floor Plan	1726-1	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Unit 1 Upper Floor Plan	1726-2	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Unit 2 Lower Floor Plan	1726-4	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Unit 2 Upper Floor Plan	1726-5	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Units 3,4 and 5 Lower Floor Plan	1726-7	Reggie's Residential Design and Drafting	04/05/2015 (Issue B)
Units 3, 4 and 5 Upper Floor Plan	1726-8	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Units 3-5 Elevations	1726-9 1726-10	Reggie's Residential Design and Drafting	16/12/2015 (Issue A)
Units 1 and 2	1726-11	Reggie's Residential	16/12/2015

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Drawing Title	Drawing No.	Prepared By	Dated
Garage Elevations		Design and Drafting	(Issue A)
Sections	1726-12	Reggie's Residential Design and Drafting	16/12/2015 (Issue A)
Landscape Plan	1726-14	Reggie's Residential Design and Drafting	08/01/2015 (Issue A)
Strata Plans	1-3	John R Lowe	Undated

and supporting information submitted in respect of Development Application No. 010.2015.00000062.001 lodged on 5 February 2015, except where varied by the following conditions:

- (3) 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.
- (4) In the event of an inconsistency of detail between the relevant plans and elevations the details shown in the *elevations* shall take precedent.
- (5) Works shall not commence on the site, including the placement of temporary buildings, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by Council or a nominated Accredited Certifier.
- (6) 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).

2. DEMOLITION

These conditions have been imposed to ensure that the demolition of buildings is carried out with regard to public and environmental safety.

- (1) All demolition works shall be undertaken by a licensed demolisher who is registered with WorkCover Authority of NSW. Details shall be submitted to Council or the nominated Accredited Certifier prior to the commencement of demolition works.

Planning and Economy

- (2) Any demolition works involving asbestos removal must comply with all legislative requirements including the How to Safely Remove Asbestos – Code of Practice (December 2011- WorkCover NSW & Safe Work Australia), WorkCover Authority of NSW and NSW Environment Protection Agency (EPA) requirements.
- (3) Any work involving lead paint removal must not cause lead contamination of air or ground.
- (4) All demolition material shall be disposed of in accordance with a waste management plan approved by Wollondilly Shire Council.
- (5) Demolition works shall not create general nuisance by reason of inadequate dust, noise or environmental controls.
- (6) All demolition works should be carried out in a way that ensures that waste is managed in a manner consistent with the “NSW Waste Avoidance and Resource Recovery Strategy 2014-21” (copies can be obtained from the EPA website at <http://www.epa.nsw.gov.au/warr/index.htm>).
- (7) Demolition shall be carried out to Australian Standard AS2601-2001 – The Demolition of Structures and the WorkCover Authority of NSW publication “Demolition work code of practice July 2014” 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.
- (8) Fire fighting services onsite shall be maintained at all times during demolition works.
- (9) The demolition by induced collapse, the use of explosives or onsite burning is not permitted.
- (10) During demolition works all materials and equipment shall be kept entirely within the site and not on adjoining property, footpaths and roads.

Planning and Economy

- (11) All demolition work shall be restricted to between the hours of 7.00am and 6.00pm Mondays to Fridays (inclusive), 8.00am to 1.00pm Saturdays, and prohibited on Sundays and Public Holidays.
- (12) Certification is to be provided by the Demolition Contractor that the demolition work has been carried out in accordance with the above conditions. Such certification is to be provided to Council or the nominated Accredited Certifier prior to the issue of any Construction Certificate.

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.

- (1) Prior to the issue of any Construction Certificate, a materials schedule and sample board must be provided to Council or the nominated Accredited Certifier for Units 1 and 2.

The existing colours and finishes of the buildings shall be altered so they are distinguishable from each other rather than having repeated façade colour treatments.

- (2) The dwellings shall incorporate earthy colours. Pale or patterned brickwork or multi-coloured or bright reflective roofs shall not be used.
- (3) Highly contrasting coloured brickwork shall only be used on sills, window heads, string courses etc.
- (4) Any above ground water storage tanks shall be coloured or painted in earthy colours to blend with the natural environment or building immediately adjoining the water tank to reduce their visual impact.
- (5) The design details of the proposed building façade of Units 1 and 2, including all external finishes, glazing and colours, must be in accordance with the approved materials schedule and sample board.
- (6) Unit 4 shall comply with AS1428 – Design for access and mobility in respect of accessibility for people with a disability. Prior to the issue of any Construction Certificate a certificate certifying compliance with this condition prepared by a suitably qualified person must be provided to Council or the nominated Accredited Certifier.

Planning and Economy

- (7) Standard noise control treatments in accordance with NSW Department of Planning's "Development near Rail Corridors and Busy Roads – Interim Guidelines" Appendix C Acoustic Treatment of Residences, Category 2 (for Unit 4) and 3 (for Units 1 and 2) standard constructions shall be provided to ensure the following LAeq levels are not exceeded:
- (a) in any bedroom in the buildings – 35 dB(A) at any time between 10pm and 7am,
 - (b) anywhere else in the buildings (other than a garage, kitchen, bathroom or hallway) – 40dB(A) at any time.
- (8) Certification from an appropriately qualified acoustic consultant, that the works required in Condition 3(7) have been completed, shall be provided to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

(REASON: Conditions 3(7) and 3(8) have been imposed to mitigate the effects of traffic noise due to the proximity of the subject land to Remembrance Driveway).

4. BASIX CERTIFICATES

These conditions have been imposed to ensure that the structure is constructed to approved standard and related approvals.

- (1) Under clause 97A(2) of the Environmental Planning and Assessment Regulation, 2000, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. 601945M are fulfilled.

In this condition:

- a) relevant BASIX Certificate means
 - i) a BASIX Certificate that was applicable to the development when this consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development consent when this consent is modified); or
 - ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to the term in the Environmental Planning and Assessment Regulation, 2000.

Planning and Economy

5. SALINITY MANAGEMENT

These conditions have been imposed in response to the NSW State Governments' best management practices for the management of urban salinity.

- (1) The concrete slab for the proposed dwellings shall be constructed using Class 32 mpa (N32) concrete or a sulphate resisting type SR cement with a water to cement ratio of 0.5. Salt resistant concrete which has been mixed, laid and cured is less permeable to water and therefore salt. Details verifying compliance with this condition shall be submitted to the Principal Certifying Authority after placement of the concrete and prior to any further building work.

6. 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 demolition work or site survey work), prior to the issue of a Construction Certificate by Council or a nominated Accredited Certifier.
- (2) All construction and building work shall be restricted to between 7:00am and 6:00pm Mondays to Fridays (inclusive), 8.00am and 1.00pm Saturdays 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
 - (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:

Planning and Economy

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 Council or the nominated Accredited Certifier illustrating compliance with the relevant provisions of the Building Code of Australia. Where Council is to be the nominated Accredited Certifier Council's Building 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) An appropriate fence preventing public access to the site shall be erected for the duration of construction works.
- (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.

Planning and Economy

(9) SUPPORT FOR NEIGHBOURING BUILDINGS

- (a) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
- (i) must preserve and protect the building from damage; and
 - (ii) if necessary, must underpin and support the building in an approved manner; and
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (b) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this condition, allotment of land includes a public road and any other public place.

(10) 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.
- (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.

- (11) There shall be no burning of builder's rubble, felled trees or other material on site.

Planning and Economy

7. 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 the access driveway, manoeuvring area, car parks and stormwater drainage, shall be submitted to and approved by Council or the nominated Accredited Certifier. 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) A certified "Works as Executed" plan from a Chartered Professional Engineer or Registered Surveyor is to be submitted to the 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) 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) 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 Civil Engineering Construction Certificate (for stormwater drainage, car parks, driveway, 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.

8. 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) 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 10% AEP. Defined overland flow paths shall be provided to safely convey runoff from storm events up to the 1% AEP.
- (3) The applicant shall amend stormwater drainage shown on the concept drainage plan by D & M Consulting, Sheet No. 13334C Civils(1-4), dated 08 May 2015 and Sheet No. 13334C Easement, dated 23 February 2015 as follows:
 - A maximum flow to York Street shall be 25l/sec
 - Provision of adequate on site detention to achieve this maximum flow of 25l/sec
 - The drainage outlet shall be located clear of the existing outlet from No. 60 York Street
 - Details of this shall be shown on the engineering plans for approval by the nominated Accredited Certifier and Council as the Road Authority prior to the issue of a Construction Certificate.
- (4) As per the concept drainage plan by D & M Consulting, Sheet No. 13334C Easement, dated 23 February 2015, the applicant shall provide evidence of registration of the drainage easement 1.5 metres wide prior to the issue of a Construction Certificate.
- (5) An overland flow path (grassed swale) shall be provided at the rear of Units 3, 4 and 5 for directing surface water to the proposed pits. Details of this shall be shown on the engineering plans for approval by Council or the nominated Accredited Certifier prior to the issue of a Construction Certificate.
- (6) As per the concept drainage plan by D & M Consulting, Sheet No. 13334C Easement, dated 23 February 2015, the applicant shall provide the proposed overland flow path near the pit 2/1. This includes a gap under the fence to suit the overland flow path. Details of this shall be shown on the engineering plans for approval by Council or the nominated Accredited Certifier prior to the issue of a Construction Certificate. A restriction to this effect shall be placed on the Title of Unit 3.

9. CARPARKING/ACCESS

These conditions have been imposed to:

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- (a) Ensure that adequate provision is made for off street parking, appropriate to the volume and turnover of traffic generated by the development.
- (1) A coloured concrete access driveway and manoeuvring area shall be provided generally as shown on the concept plan by D & M Consulting, Sheet No. 13334C Civils, Sheet No. 5, dated 23 February 2015. Details of this shall be shown on the engineering plans for approval by Council or the nominated Accredited Certifier.
- (2) The development is to be provided with – two concrete visitor car parking spaces and access thereto. Such spaces are to measure not less than 2.6m x 5.5m and are to be constructed and marked in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.

10. 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 Vehicular Access to the site through the construction of a maximum 6.0 metre wide layback gutter crossings/concrete footpath crossings in accordance with Council's Construction Specifications. All obsolete vehicular crossings must be reconstructed as kerb.

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.

- (2) 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.
- (3) All access to lots subdivided from Lot: 356 DP: 9278 (91 Remembrance Driveway) must be via a "Right of Way" legally certified on the titles of the burdened lots prior to the issue of any Occupation Certificate, being issued by way of a Section 88B Instrument under the Conveyancing Act, 1919.

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11. 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.

12. EARTH FILL

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

- (1) All filling on the site shall be compacted to not less than 95% Standard Compaction.
- (2) There shall be no loss of support or encroachment of fill onto adjoining lands as a result of excavation or filling within the site.
- (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) The person having the benefit of this consent shall provide Council with an audit report for the fill to be used in carrying out this development prior to commencing works. The audit report must be undertaken by a suitably qualified and practising professional.
- (5) Surface stormwater shall be controlled in such a manner that no significant alterations to existing flows onto adjoining properties occur.
- (6) 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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- (7) 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.
- (8) Certification shall be provided to Council by a Registered Surveyor certifying that the development has complied with the conditions of this consent relating to the depth and extent of filling permitted on the site. The certification shall be provided within three (3) months of the completion of the development. If the development is not completed within three (3) years of the date of this consent then a surveyors report detailing the extent and depth of fill shall be submitted within the first three (3) years of the consent and annually thereafter until the development is completed.

13. 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 Council or the nominated Accredited Certifier 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 Council or the nominated Accredited Certifier in accordance with Condition 12(1) of this consent.
- (3) Each dwelling shall be provided with an area to be used to store Council's standard garbage and recycling containers with such area not visible from the street and easily accessible to dwelling occupiers.
- (4) During the construction stage all waste streams are to be stored separately and to include:
 1. Material to be recycled.
 2. Material to be transferred to Landfill.
 3. Material to be reused on the site.

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14. OCCUPATION AND USE

These conditions have been imposed to ensure that 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 premises shall be maintained in a clean and tidy state at all times.
- (2) The dwellings shall not be occupied or used until an Occupation Certificate is issued by the nominated Principal Certifying Authority.

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. FENCING

These conditions are imposed to ensure that any fencing has a minimal effect on the landscape/streetscape/environment of the locality.

- (1) Lapped and capped timber fencing (or similar) shall be extended along the southern property boundary prior to the issue of any Occupation Certificate. Such fencing shall have a height of 1.8 metres to the building line of Unit 1, and shall then taper to a height of 1.2 metres at the street boundary.
- (2) All fencing shall comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, prior to the issue of any Occupation Certificate.

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17. 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) Mulched garden beds shall be provided for all landscaped areas forward of the building lines. Each bed shall be finished with a permanent edge.
- (2) Landscaping is to be installed in accordance with the endorsed Landscape Plan prior to the release of any Occupation Certificate. The landscaping must be maintained in accordance with the details provided on that Plan at all times.

18. 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:
 - Pier holes before pouring of concrete
 - Steel reinforcing before pouring of concrete
 - Wet area damp proofing and flashing before lining
 - Stormwater drainage before backfilling
 - Frame work before internal cladding or lining is fixed
 - Firewalls before internal cladding or lining is completed
 - 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

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- At completion of the preparation of all concrete layback gutter crossing subgrade
- 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.

- (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.

19. SERVICES

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

- (1) Electricity supply is to be made available to all proposed dwellings in accordance with the requirements of Endeavour Energy. In this regard, written confirmation from Endeavour Energy that suitable arrangements have been made shall be submitted to the Principal Certifying Authority prior to the release of the Subdivision Certificate.
- (2) Provision is to be made for the supply of telephone services to all proposed dwellings in accordance with the requirements of Telstra. In this regard, written confirmation from Telstra Australia that arrangements have been made shall be submitted to the Principal Certifying Authority prior to the release of the Subdivision Certificate.
- (3) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained.

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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.

- (4) Letter boxes shall be provided to each dwelling to the satisfaction of Australia Post.
- (5) All of the letter boxes for the development shall be contained in the one structure which shall be constructed from materials that are complimentary to those used in the buildings on the site. The letter box structure shall be to the satisfaction of Australia Post and shall be positioned so that it does not obstruct sight lines for vehicles entering or leaving the site or adjoining land. A concrete or other pathway constructed from materials complementary to the development shall link the letter box structure to the rest of the development.
- (6) All power and services within the site shall be underground.
- (7) Clothes lines shall be provided for each dwelling at the rate of 12 lineal metres of line and shall not be visible from a public place.
- (8) All proposed dwellings shall be connected to the reticulated sewerage system prior to the release of the Occupation Certificate.

20. SECTION 94 CONTRIBUTIONS

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

- (1) Payment of a Contribution for four (4) dwellings in accordance with the Wollondilly Section 94 Contribution Plan 2011, the cost of which will be determined and payable at the time of the release of the Construction Certificate.

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The current amount payable is:

(i) Open Space, Sport & Recreation (Shire)	\$644
(ii) Open Space, Sport & Recreation (Precinct)	\$26,328
(iii) Library & Community Facilities (Shire)	\$3,040
(iv) Library & Community Facilities (Precinct)	\$3,920
(v) Transport & Traffic (Roads & Intersections)	\$18,792
(vi) Transport & Traffic (Cycleways)	\$160
(vii) Bushfire Protection	\$76
(viii) Plan Administration	\$2,648

TOTAL \$55,608

These figures are reviewed quarterly in accordance with the provisions of the Contributions Plan and an updated figure must be obtained from Council at the time of payment.

21. SUBDIVISION PLANS

These conditions have been imposed:

- (a) To outline the minimum development standards and provide design guidelines for the subdivision of land in the Shire.
- (b) To outline Council's requirements on work standards for the construction of land subdivision.
 - (1) A letter from a Registered Surveyor shall be submitted to Council certifying that no services of Public Utility or waste water disposal presently connected to existing buildings straddle proposed boundaries after subdivision.
 - (2) Submission to Council of the Linen Plan of Subdivision together with nine (9) copies suitable for certification by the General Manager and lodgement at the Land and Property Information. A fee for the release of the Subdivision Certificate applies.
 - (3) The development shall be completed in accordance with the relevant plans and conditions of consent prior to the release of the Subdivision Certificate.
 - (4) Existing easements and natural watercourses are to be marked on the Linen Plan of Subdivision.

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22. 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

- (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.
- (b) 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*.
- (c) This [clause](#) does not apply:
- (i) 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
 - (ii) to the erection of a temporary building, other than a temporary structure to which subclause (b) applies.
- (d) 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:
- (i) development consent, in the case of a temporary structure that is an entertainment venue, or

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- (ii) 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

- (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.

(3) NOTIFICATION OF HOME BUILDING ACT 1989 REQUIRMENTS

- (a) For the purposes of Section 80A (11) of the Act, the requirements of this condition are prescribed as conditions of a Development Consent for development that involves any residential building work within the meaning of the Home Building Act 1989.
- (b) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

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- (i) in the case of work for which a principal contractor is required to be appointed:
 - (a) the name and licence number of the principal contractor; and
 - (b) the name of the insurer by which the work is insured under Part 6 of that Act.
- (ii) in the case of work to be done by an owner-builder:
 - (a) the name of the owner-builder; and
 - (b) if the owner-builder is required to hold an owner-builder permit under the Act, the number of the owner-builder permit.
- (c) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under sub-condition (b) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

23. 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 applicant's 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.

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- (4) 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.
- (5) 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.
- B. *That a review of WDCP2011 volume 3 control 4.15(28-30) be undertaken.*

Cr Hannan foreshadowed the motion that the matter go back to the developer for a different option.

112/2015 Resolved on the Motion of Crs Landow and B Banasik:

A. That Development Application 010.2015.00000062.001 for demolition of existing structures, filling of swimming pool, construction of five (5) dwellings and Strata title subdivision of Lot: 356 DP: 9278, at 91 Remembrance Driveway, Tahmoor be 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 demolition of existing structures, filling of swimming pool, construction of a multi-dwelling development comprising five (5) dwellings and associated Strata title subdivision at Lot: 356 DP: 9278, No. 91 Remembrance Driveway, Tahmoor.**

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 20 July 2015, commencing at 6.33pm

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(2) Development shall take place in accordance with the endorsed plans:

Drawing Title	Drawing No.	Prepared By	Dated
Site Plan	1726	Reggie's Residential Design and Drafting	22/06/2015 (Issue C)
Unit 1 Lower Floor Plan	1726-1	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Unit 1 Upper Floor Plan	1726-2	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Unit 2 Lower Floor Plan	1726-4	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Unit 2 Upper Floor Plan	1726-5	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Units 3,4 and 5 Lower Floor Plan	1726-7	Reggie's Residential Design and Drafting	04/05/2015 (Issue B)
Units 3, 4 and 5 Upper Floor Plan	1726-8	Reggie's Residential Design and Drafting	16/12/2014 (Issue A)
Units 3-5 Elevations	1726-9 1726-10	Reggie's Residential Design and Drafting	16/12/2015 (Issue A)
Units 1 and 2 Garage Elevations	1726-11	Reggie's Residential Design and Drafting	16/12/2015 (Issue A)
Sections	1726-12	Reggie's Residential Design and Drafting	16/12/2015 (Issue A)
Landscape Plan	1726-14	Reggie's Residential Design and Drafting	08/01/2015 (Issue A)
Strata Plans	1-3	John R Lowe	Undated

and supporting information submitted in respect of Development Application No. 010.2015.00000062.001 lodged on 5 February 2015, except where varied by the following conditions:

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- (3) 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.
- (4) In the event of an inconsistency of detail between the relevant plans and elevations the details shown in the *elevations* shall take precedent.
- (5) Works shall not commence on the site, including the placement of temporary buildings, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by Council or a nominated Accredited Certifier.
- (6) 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).

2. DEMOLITION

These conditions have been imposed to ensure that the demolition of buildings is carried out with regard to public and environmental safety.

- (1) All demolition works shall be undertaken by a licensed demolisher who is registered with WorkCover Authority of NSW. Details shall be submitted to Council or the nominated Accredited Certifier prior to the commencement of demolition works.
- (2) Any demolition works involving asbestos removal must comply with all legislative requirements including the *How to Safely Remove Asbestos – Code of Practice (December 2011- WorkCover NSW & Safe Work Australia)*, WorkCover Authority of NSW and NSW Environment Protection Agency (EPA) requirements.
- (3) Any work involving lead paint removal must not cause lead contamination of air or ground.

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- (4) All demolition material shall be disposed of in accordance with a waste management plan approved by Wollondilly Shire Council.
- (5) Demolition works shall not create general nuisance by reason of inadequate dust, noise or environmental controls.
- (6) All demolition works should be carried out in a way that ensures that waste is managed in a manner consistent with the “NSW Waste Avoidance and Resource Recovery Strategy 2014-21” (copies can be obtained from the EPA website at <http://www.epa.nsw.gov.au/warr/index.htm>).
- (7) Demolition shall be carried out to Australian Standard AS2601-2001 – The Demolition of Structures and the WorkCover Authority of NSW publication “*Demolition work code of practice July 2014*” 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.
- (8) Fire fighting services onsite shall be maintained at all times during demolition works.
- (9) The demolition by induced collapse, the use of explosives or onsite burning is not permitted.
- (10) During demolition works all materials and equipment shall be kept entirely within the site and not on adjoining property, footpaths and roads.
- (11) All demolition work shall be restricted to between the hours of 7.00am and 6.00pm Mondays to Fridays (inclusive), 8.00am to 1.00pm Saturdays, and prohibited on Sundays and Public Holidays.

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- (12) Certification is to be provided by the Demolition Contractor that the demolition work has been carried out in accordance with the above conditions. Such certification is to be provided to Council or the nominated Accredited Certifier prior to the issue of any Construction Certificate.

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.

- (1) Prior to the issue of any Construction Certificate, a materials schedule and sample board must be provided to Council or the nominated Accredited Certifier for Units 1 and 2.

The existing colours and finishes of the buildings shall be altered so they are distinguishable from each other rather than having repeated façade colour treatments.

- (2) The dwellings shall incorporate earthy colours. Pale or patterned brickwork or multi-coloured or bright reflective roofs shall not be used.
- (3) Highly contrasting coloured brickwork shall only be used on sills, window heads, string courses etc.
- (4) Any above ground water storage tanks shall be coloured or painted in earthy colours to blend with the natural environment or building immediately adjoining the water tank to reduce their visual impact.
- (5) The design details of the proposed building façade of Units 1 and 2, including all external finishes, glazing and colours, must be in accordance with the approved materials schedule and sample board.
- (6) Unit 4 shall comply with AS1428 – Design for access and mobility in respect of accessibility for people with a disability. Prior to the issue of any Construction Certificate a certificate certifying compliance with this condition prepared by a suitably qualified person must be provided to Council or the nominated Accredited Certifier.

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- (7) Standard noise control treatments in accordance with NSW Department of Planning's "Development near Rail Corridors and Busy Roads – Interim Guidelines" Appendix C Acoustic Treatment of Residences, Category 2 (for Unit 4) and 3 (for Units 1 and 2) standard constructions shall be provided to ensure the following LAeq levels are not exceeded:
- (a) in any bedroom in the buildings – 35 dB(A) at any time between 10pm and 7am,
 - (b) anywhere else in the buildings (other than a garage, kitchen, bathroom or hallway) – 40dB(A) at any time.
- (8) Certification from an appropriately qualified acoustic consultant, that the works required in Condition 3(7) have been completed, shall be provided to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

(REASON: Conditions 3(7) and 3(8) have been imposed to mitigate the effects of traffic noise due to the proximity of the subject land to Remembrance Driveway).

4. BASIX CERTIFICATES

These conditions have been imposed to ensure that the structure is constructed to approved standard and related approvals.

- (1) Under clause 97A(2) of the Environmental Planning and Assessment Regulation, 2000, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. 601945M are fulfilled.

In this condition:

- a) relevant BASIX Certificate means
 - i) a BASIX Certificate that was applicable to the development when this consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development consent when this consent is modified); or
 - ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to the term in the Environmental Planning and Assessment Regulation, 2000.

5. SALINITY MANAGEMENT

These conditions have been imposed in response to the NSW State Governments' best management practices for the management of urban salinity.

- (1) The concrete slab for the proposed dwellings shall be constructed using Class 32 mpa (N32) concrete or a sulphate resisting type SR cement with a water to cement ratio of 0.5. Salt resistant concrete which has been mixed, laid and cured is less permeable to water and therefore salt. Details verifying compliance with this condition shall be submitted to the Principal Certifying Authority after placement of the concrete and prior to any further building work.

6. 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 demolition work or site survey work), prior to the issue of a Construction Certificate by Council or a nominated Accredited Certifier.
- (2) All construction and building work shall be restricted to between 7:00am and 6:00pm Mondays to Fridays (inclusive), 8.00am and 1.00pm Saturdays 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
 - (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.

Planning and Economy

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 Council or the nominated Accredited Certifier illustrating compliance with the relevant provisions of the Building Code of Australia. Where Council is to be the nominated Accredited Certifier Council's Building 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) An appropriate fence preventing public access to the site shall be erected for the duration of construction works.**
- (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.**

(9) SUPPORT FOR NEIGHBOURING BUILDINGS

- (a) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
- (i) must preserve and protect the building from damage; and
 - (ii) if necessary, must underpin and support the building in an approved manner; and
 - (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (b) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this condition, allotment of land includes a public road and any other public place.

(10) 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.
- (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.

Planning and Economy

- (11) There shall be no burning of builders rubble, felled trees or other material on site.

7. 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 the access driveway, manoeuvring area, car parks and stormwater drainage, shall be submitted to and approved by Council or the nominated Accredited Certifier. 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) A certified "Works as Executed" plan from a Chartered Professional Engineer or Registered Surveyor is to be submitted to the 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) 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) 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 Civil Engineering Construction Certificate (for stormwater drainage, car parks, driveway, 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.

8. 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) 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 10% AEP. Defined overland flow paths shall be provided to safely convey runoff from storm events up to the 1% AEP.
- (3) The applicant shall amend stormwater drainage shown on the concept drainage plan by D & M Consulting, Sheet No. 13334C Civils(1-4), dated 08 May 2015 and Sheet No. 13334C Easement, dated 23 February 2015 as follows:
 - A maximum flow to York Street shall be 25l/sec
 - Provision of adequate on site detention to achieve this maximum flow of 25l/sec
 - The drainage outlet shall be located clear of the existing outlet from No. 60 York Street
 - Details of this shall be shown on the engineering plans for approval by the nominated Accredited Certifier and Council as the Road Authority prior to the issue of a Construction Certificate.
- (4) As per the concept drainage plan by D & M Consulting, Sheet No. 13334C Easement, dated 23 February 2015, the applicant shall provide evidence of registration of the drainage easement 1.5 metres wide prior to the issue of a Construction Certificate.
- (5) An overland flow path (grassed swale) shall be provided at the rear of Units 3, 4 and 5 for directing surface water to the proposed pits. Details of this shall be shown on the engineering plans for approval by Council or the nominated Accredited Certifier prior to the issue of a Construction Certificate.

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- (6) As per the concept drainage plan by D & M Consulting, Sheet No. 13334C Easement, dated 23 February 2015, the applicant shall provide the proposed overland flow path near the pit 2/1. This includes a gap under the fence to suit the overland flow path. Details of this shall be shown on the engineering plans for approval by Council or the nominated Accredited Certifier prior to the issue of a Construction Certificate. A restriction to this effect shall be placed on the Title of Unit 3.

9. CARPARKING/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.
- (1) A coloured concrete access driveway and manoeuvring area shall be provided generally as shown on the concept plan by D & M Consulting, Sheet No. 13334C Civils, Sheet No. 5, dated 23 February 2015. Details of this shall be shown on the engineering plans for approval by Council or the nominated Accredited Certifier.
- (2) The development is to be provided with – two concrete visitor car parking spaces and access thereto. Such spaces are to measure not less than 2.6m x 5.5m and are to be constructed and marked in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.

10. 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 Vehicular Access to the site through the construction of a maximum 6.0 metre wide layback gutter crossings/concrete footpath crossings in accordance with Council's Construction Specifications. All obsolete vehicular crossings must be reconstructed as kerb.

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.

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- (2) 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.
- (3) All access to lots subdivided from Lot: 356 DP: 9278 (91 Remembrance Driveway) must be via a "Right of Way" legally certified on the titles of the burdened lots prior to the issue of any Occupation Certificate, being issued by way of a Section 88B Instrument under the Conveyancing Act, 1919.

11. 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.

12. EARTH FILL

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

- (1) All filling on the site shall be compacted to not less than 95% Standard Compaction.
- (2) There shall be no loss of support or encroachment of fill onto adjoining lands as a result of excavation or filling within the site.
- (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) The person having the benefit of this consent shall provide Council with an audit report for the fill to be used in carrying out this development prior to commencing works. The audit report must be undertaken by a suitably qualified and practising professional.
- (5) Surface stormwater shall be controlled in such a manner that no significant alterations to existing flows onto adjoining properties occur.
- (6) 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.
- (7) 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.
- (8) Certification shall be provided to Council by a Registered Surveyor certifying that the development has complied with the conditions of this consent relating to the depth and extent of filling permitted on the site. The certification shall be provided within three (3) months of the completion of the development. If the development is not completed within three (3) years of the date of this consent then a surveyors report detailing the extent and depth of fill shall be submitted within the first three (3) years of the consent and annually thereafter until the development is completed.

13. 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 Council or the nominated Accredited Certifier 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 Council or the nominated Accredited Certifier in accordance with Condition 12(1) of this consent.

Planning and Economy

- (3) Each dwelling shall be provided with an area to be used to store Council's standard garbage and recycling containers with such area not visible from the street and easily accessible to dwelling occupiers.
- (4) During the construction stage all waste streams are to be stored separately and to include:
 1. Material to be recycled.
 2. Material to be transferred to Landfill.
 3. Material to be reused on the site.

14. OCCUPATION AND USE

These conditions have been imposed to ensure that 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 premises shall be maintained in a clean and tidy state at all times.
- (2) The dwellings shall not be occupied or used until an Occupation Certificate is issued by the nominated Principal Certifying Authority.

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. FENCING

These conditions are imposed to ensure that any fencing has a minimal effect on the landscape/streetscape/environment of the locality.

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- (1) Lapped and capped timber fencing (or similar) shall be extended along the southern property boundary prior to the issue of any Occupation Certificate. Such fencing shall have a height of 1.8 metres to the building line of Unit 1, and shall then taper to a height of 1.2 metres at the street boundary.
- (2) All fencing shall comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, prior to the issue of any Occupation Certificate.

17. 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) Mulched garden beds shall be provided for all landscaped areas forward of the building lines. Each bed shall be finished with a permanent edge.
- (2) Landscaping is to be installed in accordance with the endorsed Landscape Plan prior to the release of any Occupation Certificate. The landscaping must be maintained in accordance with the details provided on that Plan at all times.

18. 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:
 - Pier holes before pouring of concrete
 - Steel reinforcing before pouring of concrete
 - Wet area damp proofing and flashing before lining
 - Stormwater drainage before backfilling
 - Frame work before internal cladding or lining is fixed
 - Firewalls before internal cladding or lining is completed
 - 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:

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- 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 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.

- (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.

19. SERVICES

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

- (1) Electricity supply is to be made available to all proposed dwellings in accordance with the requirements of Endeavour Energy. In this regard, written confirmation from Endeavour Energy that suitable arrangements have been made shall be submitted to the Principal Certifying Authority prior to the release of the Subdivision Certificate.

Planning and Economy

- (2) Provision is to be made for the supply of telephone services to all proposed dwellings in accordance with the requirements of Telstra. In this regard, written confirmation from Telstra Australia that arrangements have been made shall be submitted to the Principal Certifying Authority prior to the release of the Subdivision Certificate.
- (3) 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.

- (4) Letter boxes shall be provided to each dwelling to the satisfaction of Australia Post.
- (5) All of the letter boxes for the development shall be contained in the one structure which shall be constructed from materials that are complimentary to those used in the buildings on the site. The letter box structure shall be to the satisfaction of Australia Post and shall be positioned so that it does not obstruct sight lines for vehicles entering or leaving the site or adjoining land. A concrete or other pathway constructed from materials complementary to the development shall link the letter box structure to the rest of the development.
- (6) All power and services within the site shall be underground.
- (7) Clothes lines shall be provided for each dwelling at the rate of 12 lineal metres of line and shall not be visible from a public place.
- (8) All proposed dwellings shall be connected to the reticulated sewerage system prior to the release of the Occupation Certificate.

20. SECTION 94 CONTRIBUTIONS

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

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- (1) Payment of a Contribution for four (4) dwellings in accordance with the Wollondilly Section 94 Contribution Plan 2011, the cost of which will be determined and payable at the time of the release of the Construction Certificate.

The current amount payable is:

(i) Open Space, Sport & Recreation (Shire)	\$644
(ii) Open Space, Sport & Recreation (Precinct)	\$26,328
(iii) Library & Community Facilities (Shire)	\$3,040
(iv) Library & Community Facilities (Precinct)	\$3,920
(v) Transport & Traffic (Roads & Intersections)	\$18,792
(vi) Transport & Traffic (Cycleways)	\$160
(vii) Bushfire Protection	\$76
(viii) Plan Administration	\$2,648

TOTAL **\$55,608**

These figures are reviewed quarterly in accordance with the provisions of the Contributions Plan and an updated figure must be obtained from Council at the time of payment.

21. SUBDIVISION PLANS

These conditions have been imposed:

- (a) To outline the minimum development standards and provide design guidelines for the subdivision of land in the Shire.
- (b) To outline Council's requirements on work standards for the construction of land subdivision.
 - (1) A letter from a Registered Surveyor shall be submitted to Council certifying that no services of Public Utility or waste water disposal presently connected to existing buildings straddle proposed boundaries after subdivision.
 - (2) Submission to Council of the Linen Plan of Subdivision together with nine (9) copies suitable for certification by the General Manager and lodgement at the Land and Property Information. A fee for the release of the Subdivision Certificate applies.
 - (3) The development shall be completed in accordance with the relevant plans and conditions of consent prior to the release of the Subdivision Certificate.

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- (4) Existing easements and natural watercourses are to be marked on the Linen Plan of Subdivision.

22. 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

- (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.
- (b) 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*.
- (c) This [clause](#) does not apply:
- (i) 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
 - (ii) to the erection of a temporary building, other than a temporary structure to which subclause (b) applies.
- (d) 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:
- (i) development consent, in the case of a temporary structure that is an entertainment venue, or

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- (ii) 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

- (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.

(3) NOTIFICATION OF HOME BUILDING ACT 1989 REQUIREMENTS

- (a) For the purposes of Section 80A (11) of the Act, the requirements of this condition are prescribed as conditions of a Development Consent for development that involves any residential building work within the meaning of the Home Building Act 1989.
- (b) Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:

Planning and Economy

- (i) in the case of work for which a principal contractor is required to be appointed:
 - (a) the name and licence number of the principal contractor; and
 - (b) the name of the insurer by which the work is insured under Part 6 of that Act.
- (ii) in the case of work to be done by an owner-builder:
 - (a) the name of the owner-builder; and
 - (b) if the owner-builder is required to hold an owner-builder permit under the Act, the number of the owner-builder permit.
- (c) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under sub-condition (b) becomes out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

23. 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 applicant's 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.

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- (4) 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.
- (5) 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.
- B. That a review of WDCP2011 volume 3 control 4.15(28-30) be undertaken.***

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

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

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 20 July 2015, commencing at 6.33pm

Planning and Economy

PE2 **Secondary Dwellings on Land with a Private Sewer Scheme** TRIM 1171
164

113/2015 **Resolved on the Motion of Crs Law and Hannan:**

1. **That Council write to the NSW Minister for Planning and the NSW Minister for Finance and Services seeking an amendment of the SEPP by the inclusion of a clause that the policy not apply to allotments that rely on private sewer schemes *unless the private sewer scheme has the capacity for an additional dwelling.***

2. **That Council write to the Local Government Association and Minister for Local Government to advise of our concerns.**

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

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

Minutes of the Ordinary Meeting of Wollondilly Shire Council held in the Council Chamber, 62-64 Menangle Street, Picton, on Monday 20 July 2015, commencing at 6.33pm

Planning and Economy

PE4 **Planning Proposal – South Tahmoor and East Tahmoor Revised Precincts**
41 TRIM 7851

115/2015 **Resolved** on the Motion of Crs Hannan and M Banasik:

1. That Council as the delegated responsible planning authority adopt and make the draft Local Environmental Plan 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
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 and;
- 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 and;
- Amend the Height of Buildings Map (HOB Map) to impose a maximum building height limit of 9 metres for R2 Low Density Residential land and;
- Amend the Natural Resources Water Map (NRW Map) to impose a riparian buffer of 10m around two watercourses and;
- Amend the Natural Resources Biodiversity Map (NRB Map) to include sensitive land and;
- Amend the Urban Land Release Map (URA Map) to include this land and;
- Amend Part 7 Additional Local Provisions to include a clause with the heading Development within an odour risk area and which states:
 - (1) The objective of this clause is to protect the operational environment of activities where odour emissions may occur.
 - (2) This clause applies to development on land described as “Odour Buffer Area” on the Odour Buffer Area Map.
 - (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters:
 - (a) the impact that any odour associated with the poultry operation identified on the Odour Buffer Area Map as “Poultry Operation” would have on the proposed development within the “Odour Buffer Area” and;
 - (b) any proposed measures incorporated into the proposed development within the “Odour Buffer Area” that limit the impact of such odour emissions associated with the “Poultry Operation” and;
 - (c) whether the proposed development within the “Odour Buffer Area” would adversely affect the operational environment of the “Poultry Operation”.

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Planning and Economy

2. That in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979 the draft Local Environmental Plan be forwarded to Parliamentary Counsel and the Department of Planning and Environment with a request to make arrangements for the drafting and notification of the amended Local Environmental Plan.
3. That the landowners 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, Hannan, Amato, M Banasik, Mitchell, Gibbs and Landow

Planning and Economy

PE5 Draft Planning Proposal – Housekeeping Amendment to correct Wollondilly Local Environmental Plan 2011 Original Holdings Maps
1010 TRIM 8277

116/2015 Resolved on the Motion of Crs B Banasik and Gibbs:

1. That Council support the preparation of a Planning Proposal to make amendments to the Wollondilly Local Environmental Plan 2011 Original Holdings Maps within E4 zoned land across the Shire which are currently not included in error.
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, Hannan, Amato, M Banasik, Mitchell, Gibbs and Landow

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Planning and Economy

PE6 Picton Town Centre Traffic Investigation TRIM 3138
211

117/2015 Resolved on the Motion of Crs Hannan and Terry:

1. That Council commence the process of undertaking a Traffic Investigation to identify and evaluate the options for traffic management in the Picton Town Centre.
2. That financial contribution to undertake this Traffic Investigation be requested from the Proponents involved in the Stonequarry Commercial Planning Proposal, the Picton East Planning Proposal, the Abbotsford Planning Proposal, the Land Adjacent to the Mushroom Tunnel Planning Proposal and the Coull Street Planning Proposal. The financial contribution will be based on the proportion of traffic generation expected from each of these planning proposals.
3. That the assessment of the various planning proposals that surround Picton continue subject to a planning agreement for each to facilitate improvements to the traffic network.
4. That the Department of Planning be advised about the proposed Traffic Investigation and extensions sought to any deadlines for finalisation of these planning proposals.
5. *That this does not signal an approval for any of the developments.*
6. *That an initial engagement process be held in the early stages with landowners, developers, shopkeepers and the community to discuss future options regarding traffic management.*
7. *That a report come back to Council on the progress at 6 months and Councilors receive regular updates as the matter progresses.*

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

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

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Governance

GOVERNANCE

GO1 **Notice of Motion Status Report – July 2015**
103

TRIM 5253

118/2015 **Resolved on the Motion of Crs B Banasik and Landow:**

That Council note the July Notice of Motion Status Report.

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

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

Governance

Governance

GO3

Popularly Elected Mayor

238

TRIM 3745-3

Moved on the motion of Crs B Banasik and Landow:

1. That Council holds a constitutional referendum at the 2016 Local Government elections to determine the basis on which the Mayor attains office.
2. That Council's question to be put to the referendum is prepared based on reducing the number of Councillors to 7.

Cr Law foreshadowed the motion:

1. That Council holds a constitutional referendum at the 2016 Local Government elections to determine the basis on which the Mayor attains office.
2. That Council's question to be put to the referendum is prepared based on the creation of a fourth ward with each ward having two councillors.

120/2015

Resolved on the Motion of Crs B Banasik and Landow:

1. **That Council holds a constitutional referendum at the 2016 Local Government elections to determine the basis on which the Mayor attains office.**
2. **That Council's question to be put to the referendum is prepared based on reducing the number of Councillors to 7.**

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

Vote For: Crs B Banasik, Mitchell, Landow, M Banasik and Amato

Vote Against: Crs Gibbs, Hannan, Law and Terry

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Governance

GO4 **Information Guide Review**
238

TRIM 6346

121/2015 **Resolved on the Motion of Crs M Banasik and Gibbs:**

That the Wollondilly Shire Council Information Guide 2015 be adopted.

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

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

Governance

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Governance

GO5 Investment of Funds as at 31 May 2015

112

TRIM 1022-2

122/2015 Resolved on the Motion of Crs B Banasik and Hannan:

That the information and certification in relation to the investment of Council funds as at 31 May 2015 be noted.

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

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

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Infrastructure

INFRASTRUCTURE

IN1 Tender for the Refurbishment of Library Building – Stage 1
249136 TRIM 7166-3

124/2015 Resolved on the Motion of Crs B Banasik ad Gibbs:

1. That in accordance with the Local Government (General) Regulation 2005, Clause 178 (1) (a), Council accept the tender of GWP Constructions Pty Ltd in the sum of \$1,965,906 (excluding GST) for the Refurbishment works of the Library Building as per Tender EX00012.
2. That no contract be formed between the parties, until the Execution of the Formal Instrument of Agreement by both parties.
3. That Council delegate to the General Manager (or their delegate) the authority to finalise and execute the Contract and any other documentation required to give effect to the resolution.
4. That Council grant authority for the use of the Common Seal of Council of the contract and any other documentation, should it be required, to give effect to the resolution.
5. That Council note that the total estimated cost of the Library refurbishment project is \$2,880,000.
6. *That the staff be thanked for their work in obtaining the library grant.*
7. *That regular updates be placed on Council's website regarding progression of the refurbishment of the library.*

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

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

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Infrastructure

IN2 Recommendations Local Traffic Committee Meeting – 17 June 2015
52 TRIM 1087

125/2015 Resolved on the Motion of Crs Gibbs and Hannan:

That Council resolve to adopt the Recommendations of the Local Traffic Committee Meeting of 17 June 2015 as follows:

1. Report Proposed raised threshold onto existing pedestrian crossing on Oaks St, Thirlmere outside Thirlmere Public School.
984 TRIM 2613

RECOMMENDATION

T10/15

That Council endorse the design as shown in Plan No. X2923SHO5 Signposting & Line marking detail, Thirlmere PS, Oaks Street, Thirlmere, NSW.

2. Proposed Roundabout at the intersection of Regreme Rd and Argyle St, Picton
53 TRIM 7013-1

RECOMMENDATION

T11/15

That Council endorse the construction of a roundabout at the intersection of Regreme Road and Argyle Street.

3. Dam Fest 2015 at Warragamba on 18 October 2015 – Request for Road Closure
52 TRIM 2487

RECOMMENDATION

T12/15

1. That Council approve the road closure of a section of Farnsworth Ave, West of junction with Warradale Rd at Warragamba between the hours of 6:00am to 6:30pm on Sunday, 18 October 2015 subject to the listed conditions.
2. That the event be approved subject to the following conditions:
 - a) Proof of Police and RMS concurrence of the closure and details of detours must be provided to Council before the event.
 - b) A copy of the TCP by authorised personnel must be provided to Council before the event.

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Infrastructure

- c) **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 closure, the detours and the time these changes apply.**
- d) **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 Operator of the area.**
 - **Emergency services including RFS (Rural Fire Service), Ambulance, Police and Fire and Rescue NSW.**
- e) **Access shall be maintained for all residents and emergency service vehicles.**
- f) **All traffic controls must be implemented, maintained and removed by authorised personnel only.**
- g) **Proof of \$20 million Public Liability Insurance indemnifying Wollondilly Shire Council must be provided before the event.**
- h) **Prior approval must be obtained from Council for the use of variable message boards where applicable.**
- i) **All signs relating to the closures and detours must be in place prior to the event and be removed immediately after the event.**

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

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

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Notice of Motion

NOTICE OF MOTION

TRIM 6416-5

NOM 1 **Notice of Motion No. 1 submitted by Cr Hannan on 22 June 2015 regarding the Department of Health's proposal to cease the Inborn Errors of Metabolism (IEM) Food Grant**

126/2015 **Resolved on the Motion of Crs Hannan and Law:**

- 1. That Council lobby our Federal and State Members of Parliament for the reinstatement of the Inborn Errors of Metabolism (IEM) Food Grant.**
- 2. *That the matter be taken to the Local Government Annual Conference.***

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

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

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Notice of Motion

TRIM 6416-5

NOM 2 Notice of Motion No. 2 submitted by Cr Hannan on 8 July 2015 regarding the intersection of Burragorang Road and Fosters Lane, Mt Hunter

127/2015 Resolved on the Motion of Crs Hannan and Landow:

- 1. That Council lobby for an investigation and works on the corner of Burragorang Road and Fosters Lane, Mt Hunter.**
- 2. That this issue be raised with the Camden Local Area Command to advocate for greater police tasking in this area to address issues of speeding.**

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

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

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Notice of Motion

TRIM 6416-5

NOM 3 **Notice of Motion No. 3 submitted by Cr Law on 13 July 2015 regarding Bargo Cemetery**

128/2015 **Resolved on the Motion of Crs Law and Hannan:**

That Council investigates the provision of lighting at Bargo Cemetery.

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

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

Notice of Motion

TRIM 6416-5

NOM 4 **Notice of Motion No. 4 submitted by Cr Law on 15 July 2015 regarding Bargo RFS**

Moved on the motion of Crs Law and Hannan:

1. That as soon as the site for the new Bargo RFS shed is purchased Council calls tenders for construction. The tender is to include all works *for the building construction phase. It is to include* construction, fit out, driveways, fencing, landscape, earthworks and any ancillary works *related to the shed construction.* The tender is to include project management of the *tendered works as outlined above.*
2. That members of the Bargo RFS be consulted before landscaping design is undertaken.
3. *That a panel consisting of a member of the Bargo Brigade, a representative from RFS, the Director of Infrastructure and Environment and any interested Councillors be formed and report to the Bargo Brigade, community, Council and RFS.*

Cr Hannan foreshadowed the motion that the points that follow be discussed at a Councillor Workshop:

1. That as soon as the site for the new Bargo RFS shed is purchased Council calls tenders for construction. The tender is to include all works *for the building construction phase. It is to include* construction, fit out, driveways, fencing, landscape, earthworks and any ancillary works *related to the shed construction.* The tender is to include project management.
2. *That Council is not involved in the construction process.*
3. That members of the Bargo RFS be consulted before landscaping design is undertaken.
4. *That a panel consisting of a member of the Bargo Brigade, a representative from RFS, the Director of Infrastructure and Environment and any interested Councillors be formed to liaise with the builder and report to the Bargo Brigade, community, Council and RFS.*
5. *That the Director of Infrastructure and Environment be appointed as the sole authorised officer to direct the contractor.*

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Notice of Motion

Cr Gibbs left the meeting at 8.14pm and returned at 8.18pm.

129/2015 Resolved on the Motion of Crs Law and Hannan:

1. **That as soon as the site for the new Bargo RFS shed is purchased Council calls tenders for construction. The tender is to include all works *for the building construction phase. It is to include construction, fit out, driveways, fencing, landscape, earthworks and any ancillary works related to the shed construction.* The tender is to include project management of the *tendered works as outlined above.***

2. **That members of the Bargo RFS be consulted before landscaping design is undertaken.**

3. ***That a panel consisting of a member of the Bargo Brigade, a representative from RFS, the Director of Infrastructure and Environment and any interested Councillors be formed and report to the Bargo Brigade, community, Council and RFS.***

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

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

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Notice of Motion

TRIM 6416-5

NOM 5 Notice of Motion No. 5 submitted by Cr Terry on 15 July 2015 regarding the Shenhua Watermark Mine

Cr Amato left the meeting at 8.16pm due to a previously declared Conflict of Interest in the next matter. Cr Amato re-joined the meeting at 8.22pm.

130/2015 Resolved on the Motion of Crs Terry and Law:

1. **That Council write to the Federal Minister for Environment, the Federal Minister for Agriculture, The NSW minister for Planning, the NSW Minister for Primary Industries and the NSW Minister for Industry Resources and Energy in regard to the approval of the Shenhua Watermark mine on the Liverpool Plains to:**
 - **Express dismay regarding the approval of the mine on the Liverpool Plains by the Federal Government given the region's major role in Australia's food production balanced with a vulnerable environment and the unacceptable risk to this balance that the mine may cause.**
 - **Express its concerns that in a local context the productive peri urban areas of Sydney are also being threatened by unsympathetic land uses.**
2. **That Council write to Liverpool Plains Shire Council to express our support for their farmers on their endeavours to protect their livelihoods, the environment and food security.**
3. ***That this matter be brought to the Local Government Annual Conference.***

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

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

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Notice of Motion

TRIM 6416-5

NOM 6 **Notice of Motion No. 6 submitted by Cr M Banasik on 13 July 2015 regarding the naming of Thirlmere Sportsground**

131/2015 **Resolved on the Motion of Crs M Banasik and Mitchell:**

That Wollondilly Council look at naming part of the Thirlmere Sportsground after the late Alf Channel. Also Council consult with the Thirlmere Sportsground Management Committee in regard to this.

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

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

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Notice of Motion

TRIM 6416-5

NOM 7 Notice of Motion No. 7 submitted by Cr M Banasik on 13 July 2015 regarding the Station Street Planning Proposal

Cr Terry left the meeting at 8.24pm due to a previously declared conflict of interest in the next matter.

132/2015 Resolved on the Motion of Crs M Banasik and Hannan:

- 1. That Council write to the JRPP requesting that a final decision on the Station Street Planning Proposal not be made until completion of the Office of Environment and Heritage assessment of the Rotolactor paddock's significance.**
- 2. That Council ensure the body of heritage studies previously undertaken around Menangle be made available to the JRPP and Office of Environment and Heritage.**
- 3. That Council write to the JRPP requesting an extension of the submission deadline.**

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

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

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Closing

CLOSING

There being no further business, the Mayor declared the Ordinary Meeting closed at 8.26pm.

This and the preceding 85 pages are the Minutes of the Ordinary Meeting of Council held on Monday 20 July 2015 and were confirmed in the subsequent meeting held on Monday 17 August 2015.

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Mayor