

RECEIVED 21 DEC 2005

**NOTICE TO APPLICANT OF DETERMINATION OF A
DEVELOPMENT APPLICATION**
*Environmental Planning and Assessment Act, 1979,
as amended*



The Manager
Australand Holdings Limited
PO Box A148
SHELLHARBOUR NSW 2529

20 DEC 2005

Under Section 96 of the Act, notice is hereby given of the determination by the consent authority of the application to amend Development Consent No. 691/2004 relating to the land described as follows:

LOT 1126, DP 866483, APOLLO DRIVE, SHELL COVE

LOT 1168, DP 1076113, SHALLOWS DRIVE, SHELL COVE

and being development described as follows:

**DEMOLITION OF EXISTING SEWER PUMP STATION,
CONSTRUCTION OF TELSTRA MINI EXCHANGE & SEWER
PUMP STATION & TWO LOT TORRENS TITLE SUBDIVISION**

as shown on the plans endorsed with Council's stamp and attached to AMENDED DEVELOPMENT CONSENT NO. 691/2004 (Pt 2) and DEVELOPMENT CONSENT NO. 691/2004 (all plans).

Being: Deletion of condition no.s 48 & 49

The Application for Amendment has been determined by the GRANTING OF AMENDMENT OF CONSENT SUBJECT TO THE CONDITIONS SPECIFIED IN THIS NOTICE.

The conditions of consent are set out as follows:

SUBDIVISION

**CONSTRUCTION CERTIFICATE (SUBDIVISION) & PCA
NOTIFICATION**

1. The person having the benefit of the development consent must:
 - a. obtain a construction certificate (subdivision) from Shellharbour City Council or an Accredited Certifier (S81A)

All communications

addressed to:

GENERAL MANAGER

PO Box 155

Shellharbour City Centre 2529

Telephone: 02 4221 6111

Facsimile: 02 4221 6016

DX 26402 Shellharbour City Centre

Email: records@shellharbour.nsw.gov.au

Web: www.shellharbour.nsw.gov.au

ADMINISTRATION CENTRE:

Lamerton House, Lamerton Cres.

Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:

Cnr Shellharbour &

Lake Entrance Roads Warilla



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- b. appoint a Principal Certifying Authority (S81A).

LEGISLATION

2. The subdivision must be carried out in strict conformity with the plans, specifications and conditions approved by Council.
3. This consent is a development consent under the provisions of the *Environmental Planning and Assessment Act, 1979, as amended*, and it will now be necessary to obtain a Construction Certificate (Subdivision). In this regard, it will be necessary to submit the following:
 - a. an application for a Construction Certificate (Subdivision)
 - b. four paper prints or copies of the relevant subdivision plan
 - c. fees appropriate at the time of submission of the application.

FINAL PLAN

4. Prior to the release of the final plan of subdivision it will be necessary to obtain a Subdivision Certificate. In this regard, it will be necessary to submit the following:
 - i. an application for a Subdivision Certificate
 - ii. a satisfactory final plan of subdivision, an electronic copy and six paper prints together with an original 88B Instrument and two paper copies for endorsement by the Principal Certifying Authority. The electronic copy must be in ISG coordinates and must be submitted in DXF, DWG or DGX format. All sections of the plan, the signatures and seals section of the plan, including the original and copies, (except for the General Manager's date and signature) must be completed prior to lodging the plan
 - iii. fees appropriate at the time of submission of the application.
5. Electricity must be provided to all proposed lots. In this regard, the developer must submit written advice to the Principal Certifying Authority from Integral Energy that all requirements for the supply of electricity to the proposed allotments have been satisfied. This advice must be submitted with the Subdivision Certificate application.
6. Telephone service must be provided to all proposed lots. In this regard, the developer must submit written advice to the Principal Certifying Authority from Telstra Australia that all requirements for the supply of telephone services to the proposed allotments have been satisfied. This advice must be submitted with the Subdivision Certificate application.

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7. Any lot affected by new or existing services must be burdened with easements and restrictions on the use of land to the satisfaction of the Principal Certifying Authority and Integral Energy.
8. A restriction must be placed on the 88B Instrument creating an interallotment drainage easement and easement for services, 1m (minimum) wide, over all interallotment drainage pipelines and services. Favourable consideration will be given by Council to remove this easement if services and drainage are mutually exclusive.
9. Survey control permanent marks must be installed in all new roads by a registered surveyor, levelled to Australian Height Datum, and connected to the nearest allotment corner. The number of control marks must be at least two per sheet of subdivision plan. A letter must also be submitted in conjunction with any final plan of subdivision specifying the AHD level of all permanent marks that have been placed or found.
10. A Work As Executed Plan must be submitted to the Principal Certifying Authority by a Registered Surveyor, with the Subdivision Certificate application. As a minimum, the plan must show:
 - a. the extent, depth and final levels of filling
 - b. the location of all underground service conduits
 - c. all deviations from the approved Civil Engineering Plans
 - d. the location of interallotment drainage connections
 - e. the volume of water quality control ponds
 - f. batter slopes within dual use open space drainage reserves
 - g. approved road names
 - h. certification from a registered surveyor that all stormwater pipes and other services are wholly within an appropriate easement.
11. All intended reserves, roads, pathways and drainage easements are to be dedicated to Council.
12. All areas to be dedicated to Council as public reserve must be cleared of noxious weeds prior to dedication.

Street Names/Signs

13. Proposed street names must be submitted for Council's consideration for all new public and private roads proposed as part of this development. The submission must include the:
 - i. Reasons for/or background/history to the names and estate theme.
 - ii. An A4 size plan of the street layout with proposed names and road numbers if applicable.
 - iii. Fees are in accordance with Council's Revenue Policy.

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14. All proposed street signs must be in accordance with Council's Street Name Sign Policy.

GENERAL

15. Consent for this development is conditional upon satisfactory arrangements with Sydney Water (Illawarra Branch) for the provision of adequate facilities for water supply and the removal or disposal of sewage.

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the *Your Business* section of the web site www.sydneywater.com.au then follow the *e-Developer* icon or telephone 13 2092 for assistance.

Following application a *Notice of Requirements* will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the plan of subdivision.

16. The Subdivision Certificate shall not be released until all conditions of development consent relating to the construction of the sewer pump station & mini exchange have been complied with.

ENGINEERING

Road Standards

17. All roads and road intersections within the development must have sight distance provided in accordance with AUSTRROADS requirements.
18. The geometric design of all roads, traffic facilities, intersection treatments, mid-block devices and entry features must be such as to permit a 12.5m single unit truck to manoeuvre in order to enter and leave each road travelling in a forward direction.
19. The proposed road must be constructed with a 8.0m wide carriageway with 3.5m wide footpaths each side within a 15.0m wide road reserve.

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20. Kerb returns at intersections must be constructed with a radius of not less than 6.0m. In this regard, the design of kerb returns must meet the objectives of the AMCORD guidelines.
21. A 150mm barrier kerb and gutter must be provided within proposed road and adjacent to the public reserve.
22. A temporary turning head and barrier posts must be provided at the end of proposed road such as to permit a 12.5m single unit truck or other vehicles to manoeuvre in order to enter and leave the road travelling in a forward direction.
23. The pavement design for all roads must be carried out by a qualified Geotechnical/Civil engineer in accordance with AARB Special Report No. 41 *Into a New Age of Pavement Design* and AUSTRROADS *A guide to the Structural Design of Road Pavements* based on test results undertaken by a NATA registered laboratory. The pavement design must be submitted to the Principal Certifying Authority for approval prior to the laying of pavement material.
24. Geotechnical testing to verify that the pipe trench bedding and backfill complies with the requirements for HS3 bedding/backfill must be performed at the rate of one test per 50m of pipeline with not less than two tests in any section of pipe exceeding 25m in length.
25. Services conduits must be placed across carriageways prior to the placing of any pavement material. In this regard, a copy of the services plans must be submitted to the Principal Certifying Authority prior to the placement of pavement material. Alternatively, the services crossings must be under bored.
26. Insitu density tests must be performed by a NATA registered laboratory on the sub-grade, sub-base and base in accordance with Council's Codes and Standards.
27. Benkelman beam testing on all new internal subdivision roads must be performed in accordance with Council's Codes and Standards prior to the release of the Subdivision Certificate. The acceptance criteria is based on the tolerable deflections given in Figure 29 of AARB Special Report No 41 *Into a New Age of Pavement Design* and AUSTRROADS *A guide to the Structural Design of Road Pavements*.
28. Work must not be carried out within any existing Public Road Reserve unless a Road Opening Permit under the *Roads Act, 1993*, has been issued by Council for every opening of the public reserve. An application fee will apply in accordance with Council's Revenue Policy.

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SEWER PUMP STATION & MINI EXCHANGE

CONSTRUCTION CERTIFICATE & PCA NOTIFICATION

29. **Before any site works, building, demolition or use is commenced**, the person having the benefit of the development consent must:
- a. Obtain a construction certificate from Shellharbour City Council or an Accredited Certifier (S81A); and
 - b. Appoint a Principal Certifying Authority (S81A).

LEGISLATION

30. The building must be erected in strict conformity with the plans, specifications and conditions approved by Council and in compliance with the requirements of the Environmental Planning Instrument, relevant Development Control Plan and the Building Code of Australia.

BUILDING COMPLETION

31. All conditions of consent must be complied with prior to the building being occupied. The Principal Certifying Authority must issue a certificate verifying all conditions have been satisfied.

OCCUPATION CERTIFICATE

32. The building must not be occupied or used until the Principal Certifying Authority issues an occupation certificate.

EASEMENTS

33. No part of any structure shall encroach onto any easement.

ENVIRONMENTAL

34. Before construction starts, the builder must install runoff and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land. The control system must be maintained in a good effective order and remain in place until the land has been stabilised.

WASTE MANAGEMENT – DEMOLITION & CONSTRUCTION

35. The management of waste must comply with the approved Waste Management Plans attached with this consent. Any variations to the Waste Management Plans must be approved by Council in writing.

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A metal waste container with a minimum capacity of 4m³ must be provided on site for the disposal of "General Waste" designated for landfill.

HOURS OF WORK

36. Any building work must be carried out between 7.00am and 6.00pm, Monday to Friday and 8.00am and 12 noon Saturdays, excluding public holidays.

MANDATORY INSPECTIONS

37. In accordance with Clause 162A of the *Environmental Planning & Assessment Regulation 2000*, mandatory inspections are required to be carried out by the Principal Certifying Authority at various stages of construction.

ERECTION OF SIGNS

38. The principal contractor and the Principal Certifying Authority will need to have a sign (or signs) erected and maintained on the development site that provides their name and contact telephone number (during and outside work hours for the principal contractor), and stating that unauthorised entry to the site is prohibited.

The principal contractor and Principal Certifying Authority can have separate signs or they can both use one sign if they choose.

DEMOLITION

39. The demolition of the existing building and structures must:
- a. be carried out in accordance with the requirements of the WorkCover Authority of New South Wales.
 - b. be carried out in accordance with the *New South Wales Occupational Health & Safety Act, 1983*.
 - c. should the demolition work involve the removal of any materials containing asbestos, this work must be carried out by a WorkCover licensed contractor.
40. Special arrangements are required for the disposal of any hazardous building materials, particularly asbestos. Please contact Council's Group Manager, Customer & Environmental Services on (02) 4221 6111 to arrange for disposal.
41. All necessary steps must be taken to suppress noise and dust that may result from the demolition of the existing building and structures.

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CONSTRUCTION REQUIREMENTS

Structural Details

42. Full engineering details on reinforced concrete footings, slabs and/or structural steel by a practising Structural Engineer complying with the relevant Ordinance and SAA Code requirements must be submitted to the Principal Certifying Authority prior to any work.

High Wind

43. The structural tie down of all framing must withstand a W41N wind classification.

Survey Certificate

44. A survey certificate must be given to the Principal Certifying Authority on completion of the floor slab formwork, before concrete is poured. The survey certificate must detail the location of the structure to the boundaries and confirm that the levels are in accordance with the approval and relate to the datum shown on the consent.

Building Height

45. The building and structures must not exceed the height shown on the approved plans.

Essential Services

46. Portable fire extinguishers suitable for the risk being protected must be installed in the building in accordance with AS 2444 and E1.6 of the Building Code of Australia.

Fire Safety Schedule

Environmental Planning & Assessment Amendment Regulation 2000

47. On completion of the building work, the owner of the building must submit to Council an annual Fire Safety Statement from a competent person with respect to each statutory fire safety measure.

The fire safety statement must certify that each statutory fire measure:

- a. has been inspected and tested by a person (chosen by the owner of the building) who is competent to carry out such an inspection and test; and
- b. was or was not (as at the date on which it was inspected and tested) found to have been designed and installed, and to be capable of operating, to a standard not less than that required by or under this Regulation or by the Council.

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Access & Facilities for People with Disabilities

48. Deleted - DA 691/2004 (Pt 2)
49. Deleted - DA 691/2004 (Pt 2)

Retaining Walls

50. The cut and filled areas associated with the building work must be suitably retained in accordance with Council's Residential Development Control Plan.

Where the retaining wall exceeds 600mm in height, it must be located wholly within the property, including footings and agricultural drainage lines. The retaining wall must be designed by a practising structural engineer.

A construction certificate for the retaining wall exceeding 600mm must be obtained prior to the commencement of work on the retaining wall.

TOWN PLANNING

Excavated Material

51. Material excavated from the site must be taken to a location approved by Council for the taking of fill. Details of this location must be submitted with the construction certificate application and must be approved by the Accredited Certifier or Council prior to the release of the construction certificate.

Landscape

52. The public reserve immediately adjoining the development and the unbuilt upon land with the exception of the paving, must be landscaped and planted with turf, trees and shrubs. In this regard, the applicant must submit two copies of a landscape plan prepared by a qualified landscape architect to Council for approval prior to the release of the construction certificate. Landscaping is to be completed to Council's satisfaction prior to the registration of the final plan of subdivision. Landscaping must be maintained for six months.

The landscape plan must be prepared in accordance with the requirements as set out in Council's document entitled *Landscape Guidelines*, available from Council's Operations & Services Division.

53. The minimum requirements for the landscape plan required by the previous condition are:
 - i. the name and qualifications of the person preparing the plan
 - ii. a title block
 - iii. scale of the plan

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- iv. landscape schedule indicating plant symbol, botanical names, ground cover planting densities and existing vegetation
- v. landscaped site plan showing existing vegetation to be retained and proposed additional planting to scale
- vi. landscaping must continue along the full length of the southeast building elevation and species selected must provide visual relief to the building elevation
- vii. the density and species selected must screen the development from all street frontages and adjoining public places/properties
- viii. the landscape plan shall generally be in accordance with the Landscape Concept Plan prepared by Taylor Brammer Landscape Architects Pty Ltd, Drawing No. 0195W LC01 dated 8 July 2004.

Visual Impact

54. All fencing must be erected in accordance with the approved plans.
55. No advertising sign must be erected without first gaining development consent from the Council, unless the sign is in accordance with the requirements of Shellharbour Development Control Plan No. 9/98 – Exempt Development.
56. No signage shall be erected or displayed on any part of the vent shaft.

Bonds & Contributions

57. Prior to release of the construction certificate, the developer must lodge a deposit of \$1000 with Council. The deposit must be held by Council to ensure the completion of the landscaping work and also to cover any defects that may arise during a maintenance period. This maintenance period will cover a six month period commencing from the date upon which notification is issued by the Principal Certifying Authority that the landscaping works have been completed. It is the responsibility of the developer to notify Council for a reinspection at the conclusion of the maintenance period.
58. Prior to the release of the construction certificate, the developer must lodge with Council, an administration and inspection fee totalling \$140, which includes GST, for the purpose of landscape plan assessment, final landscape inspection prior to the occupation of the development and landscape inspection following completion of the maintenance period referred to in the previous condition.

DEPARTMENT OF INFRASTRUCTURE, PLANNING & NATURAL RESOURCES (DIPNR)

59. The Department of Infrastructure, Planning & Natural Resources (DIPNR) must be contacted regarding the need for a 3A Permit in relation to this development.

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Documentary evidence is required to be submitted to the Principal Certifying Authority detailing receipt of the advice from DIPNR. Where a 3A Permit is required, documentary evidence must be submitted to the Principal Certifying Authority detailing receipt of the 3A permit prior to the release of the construction certificate.

POTENTIAL ACID SULPHATE SOILS

60. Should any excavation or earthworks uncover acid sulphate soils, all works are to cease immediately and expert advice sought immediately regarding appropriate contingency action. The developer must prepare an *Acid Sulfate Soil Management Plan* in consultation with, and with the approval of, Department of Infrastructure, Planning and Natural Resources (DIPNR) prior to works recommencing at the site. All subsequent works shall be in accordance with the approved *Acid Sulfate Soil Management Plan*.

ENGINEERING

Drainage Sewer Pumping Station

61. A detailed drainage design of the site must be submitted and approved prior to the release of the construction certificate. The plan must be to the satisfaction of the Principal Certifying Authority and indicate the method of disposal of all stormwater and must include existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.

Parking & Manoeuvring Sewer Pumping Station

62. All car parking areas, manoeuvring areas and the access aisle must be paved, drained and marked. The pavement must be designed by a qualified civil engineer and certified to be satisfactory for the expected traffic loadings from a development of this size and type. Australian Standard *Guide to Residential Pavements* (AS 3727-1993 or subsequent amendments) can be used as the design guideline for the pavement design.

Access & Kerb, Gutter, Footpath Works

63. Vehicular access must not interfere with the existing public utility infrastructure. The point of vehicular access must be 500mm clear of all drainage structures and a minimum of 6m from the kerb tangent point for corner allotments.
64. An industrial vehicular layback crossing must be constructed at the point of access. This work must be carried out by Council, or a Council approved contractor, at the developer's expense, including all alterations of public infrastructure where necessary.
65. An industrial concrete footpath crossing must be constructed across the footpath at the points of access and must be finished with a slip resistant coating. The sewer pump station footpath crossing shall have a width of 6m. This work must

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be carried out by Council, or a Council approved contractor, at the developer's expense, including all alterations of public infrastructure where necessary.

66. In accordance with Section 142(i)(a) of the *Roads Act, 1993*, the person who has a right to the control, use or benefit of a structure or work in, on or over a public road (namely a footpath crossing), must maintain the structure or work in a satisfactory state of repair.

Site Management Plan

67. Prior to the issue of a construction certificate, the applicant must submit to and obtain approval of a construction and site management plan, from the Principal Certifying Authority, that clearly sets out:
- i. what actions are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like
 - ii. the proposed method of loading and unloading excavation machines, building materials, formwork and the erection of any part of the structure within the site
 - iii. the proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period
 - iv. how it is proposed to ensure that soil/excavated materials is not transported on wheels or tracks of vehicles or plant and deposited on the roadway

Advisory Note

The *Disability Discrimination Act, 1992* makes it against the law to discriminate or refuse to provide service to people on the basis of their disability.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To minimise any possible adverse environmental impacts of the proposed development.
2. To ensure that the amenity and character of the surrounding area is protected.
3. To ensure that the design and siting of the development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.

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4. To ensure that the development does not conflict with the public interest.


Endorsement of date of consent.....1.1.APR.2005.....

NOTES:

1. This amended Development Consent replaces the consent originally given to you and any other amendment.
2. Failure to comply with any of the conditions of consent may result in a Penalty Infringement Notice of \$600 being issued against the owner/applicant/builder.
3. If you are unsure of the date, which this consent becomes valid, refer to Section 83 of the Act.
4. To find out the date this consent will lapse, refer to Section 95 of the Act.
5. If you are dissatisfied with any decision of this consent, then you have the right to appeal to the Land & Environment Court.

You must do this within 60 days after the receipt of this notice.

1. Even though this consent is issued under the *Environmental Planning and Assessment Act, 1979*, the provisions of a restrictive covenant, agreement, instrument or other statutory provision may prevent the development which is the subject of this consent. You may wish to seek independent legal advice in this regard prior to acting on the consent.
2. You are advised that the plans and conditions of this consent must be complied with and you may only vary them if you make a written application, pay the correct fee and we give you written approval to amend the application.


for **Graham H Mitchell**
Manager, Development Services

on behalf of Brian A Weir, General Manager

Chris Randle

sps1101 'Council'

From: Andrew Heaven [andrew.heaven@shellharbour.nsw.gov.au]
Sent: Monday, 5 March 2007 3:47 PM
To: Chris Randle
Subject: RE: DA691/2004 - sps1101

Chris

This arrangement is satisfactory. Please forward a copy of the letter from Telstra. On receipt of the letter I will be able to process the subdivision release.

Regards

Andrew Heaven
Senior Subdivision & Development Engineer

-----Original Message-----

From: Chris Randle [mailto:CRandle@australand.com.au]
Sent: Monday, 26 February 2007 4:38 PM
To: Andrew Heaven
Subject: FW: DA691/2004 - sps1101

Andrew

Further to our discussions in relation to the sps1101 development (DA691/2004), I have an issue in relation to the Integral and Telstra servicing for lot 9001 which is to be used by Telstra for telecommunications purposes in accordance with restriction number 3 of the 88b instrument. Sewer and Water services for lot 9001 are currently available and Sydney Water are about to issue a section 73 certificate in this respect, so the only issue relates to Integral and Telstra servicing. Gas servicing will not be provided to lot 9001.

The original intention when the sp1101 project was designed was for the ownership of lot 9001 to be with Sydney Water, and Telstra were to lease that lot from them. Services to the common building on lots 9001 and 9002 were installed therefore through lot 9002 from service pillars in Apollo Drive.

For various reasons toward the end of the project, it was decided that a better property solution would be to have the end ownership of lot 9001 with Council, and for Telstra to lease the lot from Council accordingly. The problem is that this scenario requires easements for services to run through Sydney water owned lot 9002 to benefit 9001, however Sydney Water will not accept these encumbrances on their land.

I have had recent discussions with Telstra in this respect, and they have advised that they intend to have the telecommunications functions in their part of the common building operable by Mid July 07. Telstra have advised that part of this work will be to extend services in the adjacent street so that lot 9001 will have Telstra and Integral facilities before their target completion date of mid July 07. They have further advised that Gas reticulation will not be required.

Telstra have advised that they will provide me with a letter that sates their intentions in relation to the extension of the Integral and Telstra cabling.

Our consent requires us to provide service clearances for all of the (working) lots we are developing under this DA. In relation to lot 9001, will it be acceptable to Council that in lieu of Integral and Telstra clearance certificates we provide a letter from Telstra advising that they will be undertaking extension of the services to lot 9001? With Council as the owner of lot 9001 and

05/03/2007

Telstra the only intended user of the lot, I would think that the risk to Council would be minimal if we proceeded this way.

Could you please let me know as soon as possible so we have the issue resolved prior to it delaying the release of the subdivision plan from Council.

thanks

Regards

Chris Randle

Project Manager - Shell Cove

ph: 02 4297 7364

fax: 02 4297 7366

mob: 0418 407 629

This e-mail is confidential and may also be privileged. If you are not the intended recipient, please delete it and notify us immediately; you should not copy or use it for any purpose, nor disclose its contents to any other person. It is your responsibility to check any attachments for viruses and defects before opening or sending them on. Please be aware that all information contained in your email is stored in our company's server and later backed up with our other business records. For more information about use, disclosure and access, see our privacy policy at <http://www.australand.com.au>. Thank you.

Chris Randle

sps1101 [Signature]
'Council'

From: Chris Randle
Sent: Monday, 26 February 2007 4:38 PM
To: Andrew Heaven (E-mail)
Subject: FW: DA691/2004 - sps1101

Andrew

Further to our discussions in relation to the sps1101 development (DA691/2004), I have an issue in relation to the Integral and Telstra servicing for lot 9001 which is to be used by Telstra for telecommunications purposes in accordance with restriction number 3 of the 88b instrument. Sewer and Water services for lot 9001 are currently available and Sydney Water are about to issue a section 73 certificate in this respect, so the only issue relates to Integral and Telstra servicing. Gas servicing will not be provided to lot 9001.

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Could you please let me know as soon as possible so we have the issue resolved prior to it delaying the release of the subdivision plan from Council.
thanks

Regards

Chris Randle
Project Manager - Shell Cove
ph: 02 4297 7364
fax: 02 4297 7366
mob: 0418 407 629

Chris Randle

sps1101 "Council"

From: Chris Randle
Sent: Tuesday, 13 February 2007 4:03 PM
To: Andrew Heaven (E-mail)
Subject: sps1101 DA

Andrew

The DA for sps1101 (691/2004 pt.2) notifications of arrangement from Integral (condition 5), evidence of telephone service being provided to all lots (condition 6), and a section 73 certificate from Sydney water (condition 15). There are no residential lots being created as part of this subdivision. Will you require satisfaction of these conditions?

Regards

Chris Randle
Project Manager - Shell Cove
ph: 02 4297 7364
fax: 02 4297 7366
mob: 0418 407 629

Please reply to:

Shell Cove Office
 PO Box A148
 SHELLHARBOUR 2529
 Telephone: (02) 42977 364
 Facsimile: (02) 42977 366

17 January 2007

Mr Graham Mitchell
 Manager - Development Services
 Shellharbour City Council
 PO Box 155
 Shellharbour City Centre NSW 2529

Dear Graham

Shell Cove – Stage 9A (DA reference 691/2004)

In accordance with condition 13 of DA 691/2004, I submit a proposed street name for stage 9 at Shell Cove.

The proposed street name is identified on the attached A4 plan is listed below (grouped into 3 marketing precincts):

Village theme	Name	Background
Nautical	Clipper Drive	A Clipper is a type of fast sailing vessel

Stage 9 is a future residential precinct adjacent existing stages 1, 2 and 8 (the Shores) and is located to the eastern portion of the Shell Cove site close to the Ocean. A part of a road within stage 9 has been required to be constructed early to enable road access to the new sewer pump station, SPS1101. Previous street name theming for adjoining Shell Cove precincts has been based on nautical themes. It is proposed to continue this nautical theming for this road.

I additionally enclose a cheque in the sum of \$310 comprising the applicable fee in accordance with Council's Revenue Policy.

Please do not hesitate to call me if you have any queries in relation the foregoing.

Yours faithfully,


 Glenn Colquhoun
 Shell Cove Development Manager

gc3354.doc

AUSTRALAND HOLDINGS LIMITED ABN 12 008 443 696

Sydney (Head Office)
 Level 3
 1C Homebush Bay Dr
 Rhodes NSW 2138
 Locked Bag 2106
 North Ryde NSW 1670
 DX 8419 Ryde
 Tel: 02 9767 2000
 Fax: 02 9767 2900

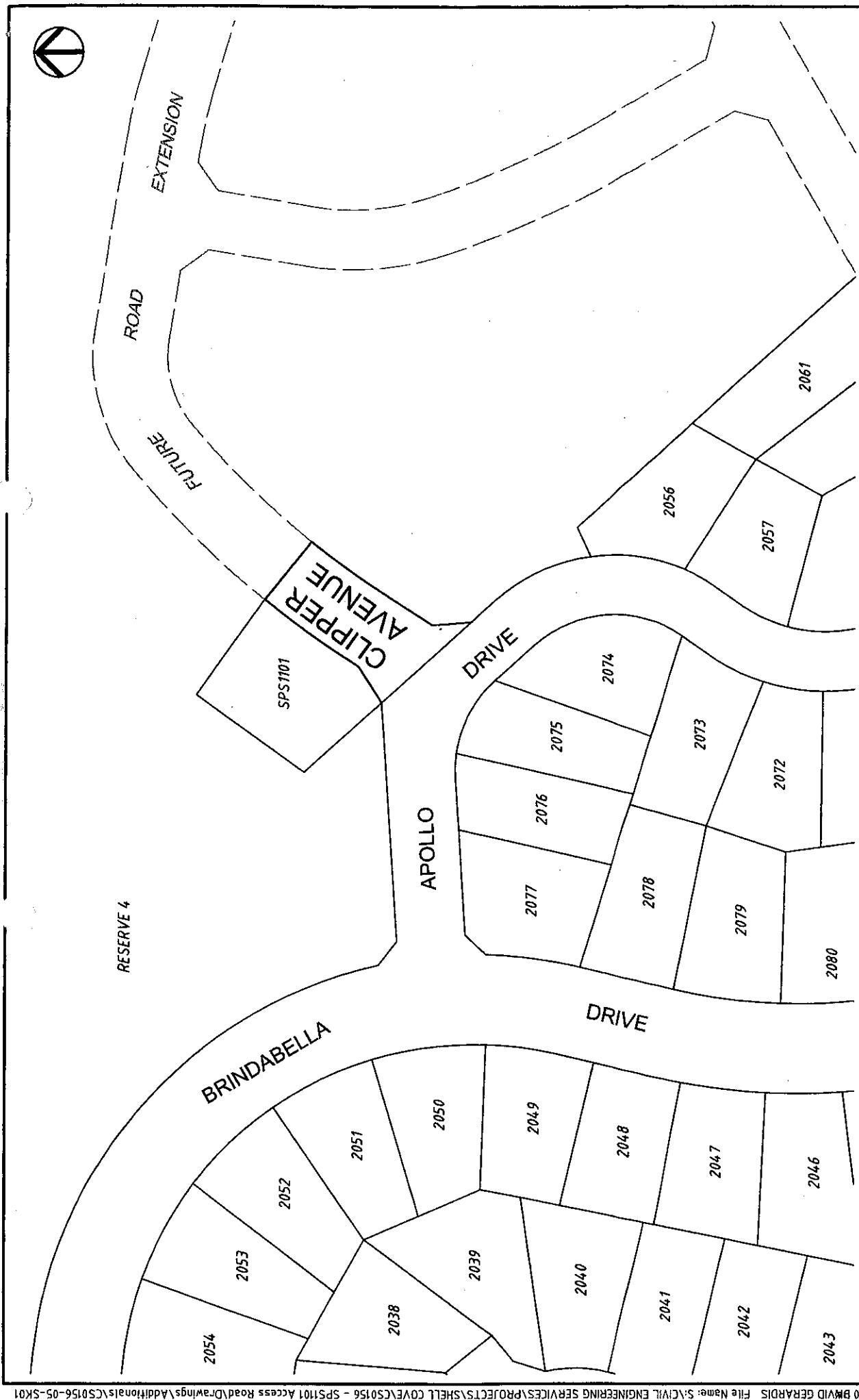
**Melbourne
 Commercial & Industrial**
 Building 1
 Level 5, 658 Church St
 Richmond VIC 3121
 PO Box 4555
 Richmond VIC 3121
 Tel: 03 9426 1000
 Fax: 03 9426 1050

**Melbourne
 Land & Housing**
 Level 2
 352 Wellington Rd
 Mulgrave VIC 3170
 DX 16630 Oakleigh
 Tel: 03 8562 2000
 Fax: 03 8562 2077

**Melbourne
 Apartments**
 17-23 Queensbridge St
 Southbank VIC 3006
 Tel: 03 8895 6400
 Fax: 03 9690 1280

Perth
 Level 2
 47 Colin St
 West Perth WA 6005
 Tel: 08 9486 4500
 Fax: 08 9486 4200

Brisbane
 Level 1
 109 Logan Rd
 Woolloongabba
 QLD 4102
 PO Box 1365
 Coorparoo QLD 4151
 Tel: 07 3391 7466
 Fax: 07 3891 1389



AUSTRALAND HOLDINGS LTD. Client				AUSTRALAND HOLDINGS LTD. Client			
Project SPS1101 ACCESS ROAD				Project SPS1101 ACCESS ROAD			
Title ROAD 901 ROAD NAMING PLAN				Title ROAD 901 ROAD NAMING PLAN			
Drawing No. CS0156-05-SK01				Drawing No. CS0156-05-SK01			
Rev A				Rev A			
Checked D.G.				Checked D.G.			

 BMD CONSULTING Civil Engineers Structural Engineers & Project Managers <small>ABN 22 010 742 902</small>	Head Office - Brisbane Ph: (07) 3895 1511 Townsville Office Cairns Office Hervey Bay, NSW 7207 P.O. Box 2641 Rhodes Shopping Centre, NSW 2207 www.bmd.com.au
 SHELL COVE AUSTRALIAN HOLDINGS LTD <small>ABN 10 100 000 000 P.O. Box 1000 Perth, WA 6001</small>	Head Office - Brisbane Ph: (07) 3895 1511 Townsville Office Cairns Office Hervey Bay, NSW 7207 P.O. Box 2641 Rhodes Shopping Centre, NSW 2207 www.bmd.com.au

No.	Amendments	By	Appd	Date
A	ISSUED FOR INFORMATION	DG	DG	21.12.06

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF BMD CONSULTING PTY LTD.

SPS 1101 me
RECEIVED 11 NOV 2005

10 November 2005



The Manager
Australand
PO Box A148
SHELLHARBOUR NSW 2529

**Development Application No. 691/2004(Part 2)
Lot 1126, DP 866483, Brindabella Drive, Shell Cove**

Dear Sir/Madam

Thank you for your amended development application received by us on 31 October 2005.

We are currently assessing your proposal.

In the meantime, we have officers available to answer your enquiries between 8.30am and 4.30pm on 4221 6111.

Yours sincerely

Graham Mitchell
Manager Development Services

All communications
addressed to:
GENERAL MANAGER
PO Box 155
Shellharbour City Centre 2529
Telephone: 02 4221 6111

Facsimile: 02 4221 6016
DX 26402 Shellharbour City Centre
Email: records@shellharbour.nsw.gov.au
Web: www.shellharbour.nsw.gov.au

ADMINISTRATION CENTRE:
Lamerton House, Lamerton Cres.
Shellharbour City Centre 2529

COUNCIL MEETING CHAMBER:
Cnr Shellharbour &
Lake Entrance Roads Warilla



Australand Holdings Limited
1C Homebush Bay Drive
RHODES
Sydney NSW 2138

Shellharbour City Council
P O Box 155
Shellharbour Square
SHELLHARBOUR, NSW 2529

*S951101
DA Modification*

Remittance Advice

Cheque No.: **182492**

Currency: AUD

Date: 27/10/05

Pay-To Account: **SHEL207**

Date	Reference	Gross	Discount	Withheld	Net Payable
13/10/05	S96 MOD FEE	55.00	.00	.00	55.00
Payment Total					55.00

Please reply to:

Shell Cove Office
PO Box A148
SHELLHARBOUR 2529
Telephone: (02) 42977 364
Facsimile: (02) 42977 366

17 October 2005

Mr Graham Mitchell
Planning Manager
Shellharbour City Council
PO Box 155
Shellharbour Square
Shellharbour City Centre NSW 2529

Dear Graham

**Shell Cove SPS1101 – Modification under Section 96/1
Council Reference: DA 691/2004**

Please find enclosed herewith application for the modification of development consent 691/2004 under section 96/1.

The following items are enclosed in support of this application:

- Application form;
- Cheque in the sum of \$55.00;
- Copy of correspondence dated 7 October 2005 from Mr John Gordon of Sydney Water; and
- Copy of correspondence dated 6 October 2005 from Mr Greg Humphrey of Telstra.

The following amendments are sought:

1. Deletion of Conditions 48 and 49

These conditions pertain requirement for the structure proposed to house Telstra Mini Exchange and Sydney Water Electrical and Pump controls to provide for access for people with disabilities.

These conditions are not appropriate in this instance as neither Sydney Water or Telstra will permit persons with disabilities to fulfil maintenance requirements within this work area due to Occupational Health and Safety requirements.

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Brisbane
Level 1
109 Logan Rd
Woolloongabba
QLD 4102
PO Box 1365
Coorparoo QLD 4151
Tel: 07 3391 7466
Fax: 07 3891 1389

Correspondence from both Sydney Water and Telstra are attached confirming this position.

Please do not hesitate to call me if you have any queries in relation the foregoing.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'G. Colquhoun', written over a horizontal line.

Glenn Colquhoun

Shell Cove Development Manager

gc3218.doc



THE COUNCIL OF THE CITY OF SHELLHARBOUR

APPLICATION TO MODIFY DEVELOPMENT CONSENT

(UNDER SECTION 96(1) OR 96(1A) OR 96(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979)

APPLICANT DETAILS
NAME: AUSTRALAND
ADDRESS: PO BOX A148 SHELLHARBOUR NSW 2529
SIGNATURE: [Handwritten Signature]

OFFICE USE ONLY
APPLICATION NO:
DATE RECEIVED:
FEE:
RECEIPT NO:

ADDRESS OF SUBJECT LAND: APOLLO DRIVE, SHELL COVE
LOT: 1126 DP 866483 and lot 8033 DP 1072187

DEVELOPMENT CONSENT APPLICATION NO: 691/2004
DESCRIPTION OF APPROVED DEVELOPMENT: SEWER PUMP STATION, SPS1101
ENDORSEMENT DATE: 11 APRIL 2005

TYPE OF MODIFICATION: [X] minor (s96(1)) or [] minimal environmental impact (s96(1A)) or [] other (s96(2))

DETAILS OF MODIFICATION(S) SOUGHT (attach additional sheets if necessary):
Deletion of Conditions 48 and 40
PROVIDE EVIDENCE THAT THE MODIFICATION(S) DO NOT SUBSTANTIALLY ALTER DEVELOPMENT.
see attached.

PROVIDE THREE (3) SETS OF PLANS INDICATING PROPOSED MODIFICATION(S) TO ACCOMPANY APPLICATION []

OWNER OF THE LAND DETAILS

SIGNATURE(S): [Handwritten Signature]
NAME(S): B. A. WEIR, General Manager - Shellharbour City Council
ADDRESS::

A fee and three sets of plans must accompany this application. Applications under section 96 will only be accepted where the changes are minor or operational; where the changes will not require recalculation of floor space, carparking or landscaping etc; and where the form and content of the amendment is substantially similar to the original application. All other amendments are to be resubmitted and processed as a new development application.

**FACSIMILE**

To	Glenn Colquhoun	Facsimile	4297 7366
Company/Division	Australand Holdings Pty Ltd		
From	John Gordon	Facsimile	4223 3477
Division	Planning Illawarra		
Location	Smith St Wollongong		
Telephone	02 4223 3349		
Total Pages	1	Date	7 October 2005

This transmission is intended solely for the named addressee and may contain confidential or privileged information. The copying or distribution of it by anyone other than the addressee is strictly prohibited. If you have received this transmission in error please telephone us immediately. Sydney Water Corporation ABN 49 776 225 038.

Glenn,

Sydney Water, as the owner and operator of sewage pumping station SP1101, does not required disabled access to the building on the site.

This is an operational asset that is infrequently attended and then only by tradespeople with confined space training.

The requirement for confined space accreditation precludes a physically disabled person from accessing the building.

Sincerely

John Gordon
Waste Water Planning Team Leader
Illawarra

Glenn Colquhoun

From: Humphrey, Greg [Gregory.L.Humphrey@team.telstra.com]
Sent: Thursday, 6 October 2005 5:03 PM
To: Glenn Colquhoun
Cc: Slavicek, Steven
Subject: Remote MDF @ Shell Cove

Glenn,

As discussed with Steve in relation to the proposed shared facility in which Telstra is proposing to install a remote MDF. Telstra promotes and endorses a non discrimination policy in relation to a persons physical ability, however as with all of our network sites there is not a requirement for disabled access. All staff who attend this site will be physically able due to the nature of the work required within these structures.

Regards,

Greg Humphrey

A/g Team Manager

South East & Western

Access Planning NSW Country

Regional Core Services I.S.

☎ Phone : (02) 4251 2608

☎ Fax: (02) 4226 2599

✉ Email : Gregory.L.Humphrey@team.telstra.com



Remittance Advice

Australand Holdings Limited
1C Homebush Bay Drive
RHODES
Sydney NSW 2138

Cheque No.: 182492

Currency: AUD

Date: 27/10/05

Shellharbour City Council
P O Box 155
Shellharbour Square
SHELLHARBOUR, NSW 2529

Pay-To Account: SHEL207

Date	Reference	Gross	Discount	Withheld	Net Payable
13/10/05	S96 MOD FEE	55.00	.00	.00	55.00
Payment Total					55.00



Commonwealth Bank
Commonwealth Bank of Australia
48 Martin Place Sydney NSW



DATE 27/10/2005

PAY THE SUM OF

Dollars	Cents
10 Millions Millions 100 Thousands 10 Thousands Thousands Hundreds Tens Units	182492
* ZERO *** ZERO *** ZERO *** ZERO *** ZERO *** ZERO *** FIVE *** FIVE ***	00

TO THE ORDER OF Shellharbour City Council

NOT NEGOTIABLE
A/C PAYEE ONLY

\$ \$*****55.00

[Signatures]

AUSTRALAND HOLDINGS LIMITED OVERHEAD ACCOUNT A.B.N. 12 008 443 986

⑈ 18 249 2⑈ 06 2⑈000⑈ 1 1 26 ⑈4497⑈

SECURITY FEATURE INCLUDED IN THIS CHEQUE IS A MICROPRINTED SIGNATURE LINE. THE ABSENCE OF WHICH COULD INDICATE A FRAUDULENT CHEQUE