



RECEIVED 04 JUN 2012

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1 JUN 2012

Australand Corporation (NSW) Pty Ltd
PO Box 4148
SHELLHARBOUR NSW 2529

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION
Issued under the Environmental Planning & Assessment Act 1979 Section 81(1)(a)

Being the applicant of Development Application No. 221/2011 for consent to the following development:

**WETLANDS 3 & 5 (ARTIFICIAL WATERBODIES) & ASSOCIATED LANDSCAPING
(DESIGNATED INTEGRATED DEVELOPMENT)**

LOTS: 8250 & 8251 DP: 1153225

COVE BOULEVARDE, SHELL COVE

Determination date of consent **15 MAY 2012**

In accordance with section 80 of the Act the Development Application has been determined by the GRANTING OF CONSENT AT AN ORDINARY MEETING OF COUNCIL HELD ON 15 MAY 2012, ITEM NO. 11.2.2, MINUTE NO. 107, SUBJECT TO THE CONDITIONS DESCRIBED BELOW.

This development consent has been divided into different parts according to where, during the development process, each condition may be most relevant. Some conditions may be appropriate to more than one part. All conditions must be complied with.

PART A - ADMINISTRATIVE CONDITIONS

A1 Construction Certificate & PCA Notification
Environmental Planning & Assessment Act 1979 Section 81A

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 other accredited certifier
- b. appoint a Principal Certifying Authority.

A2 Prescribed Conditions

This development consent is subject to the prescribed conditions made under the *Environmental Planning & Assessment Regulation 2000*.

A3 Development in Accordance with Plans

The development must be in accordance with the following except as modified by conditions of this consent.

Name of Plan/Document	Prepared By	Drawing/Document No./Revision	Drawing Document Date
Shell Cove Constructed Wetlands No. 3 & 5 Environmental Impact Statement (see note below)	LFA (Pacific) Pty Ltd	Report	May 2011
Wetlands #3 & #5 Layout Plan	Cardno	Drawing No. FR112021-001 SK04 Revision 1	20 January 2012
Landscape Concept Plan	Taylor Brammer	Drawing LC01, Revision D Drawing LC02 Revision C	20 December 2011
Report on Phase 1 Contamination Assessment	Douglas Partners	Report Project 40999.38	June 2011

Note: The report specialist consultant reports.

A4 Easements

Structures must not encroach onto any easement.

A5 Site Documentation

A full suite of Construction Certificate endorsed engineering plans and documents must be kept onsite at all times during construction of the development. A copy of the Consent and Permit No. 2534 (issued under the *National Parks and Wildlife Act 1974*) must also be kept on site.

A6 Aboriginal Archaeology

The Applicant must ensure that construction/project supervisors are fully informed and briefed with respect to the Consent and Permit No. 2534. Details of measures taken to ensure compliance with this condition must be submitted to Council prior to the commencement of works but no later than the meeting referred to in Condition A7.

A7 Meeting with Council

A site meeting must be held with Council's Senior Subdivision Development Engineer (or delegate) and Aboriginal Community Liaison Officer prior to the commencement of works. The meeting must be held at least seven days before work commences.

A8 Other Council Approvals

Section 138 of the *Roads Act 1993* applies for works with Council's Road Reserves. For any works or road occupation application must be made to Council. Such application must be made in advance of any works with approval in place, prior to the commencement of works.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 Controlled Activity Approval – NSW Office of Water (now Office of Environment & Heritage)

The applicant must obtain a Controlled Activity Approval under the *Water Management Act 2000* from the NSW Office of Water. The Approval must be obtained prior to commencement of works.

Application forms for a Controlled Activity Approval are available from the Department or the Department's website www.water.nsw.gov.au

The Controlled Activity Approval must be submitted to the Certifying Authority prior to the release of the Construction Certificate.

B2 Riparian Management Plan

A Riparian Management Plan (RMP) prepared by a suitably qualified person and must be submitted to Council and must include the following:

- a. Plans showing in detail the existing creek channel, riparian corridor, vegetation and geomorphic features.
- b. Detailed plans of any channel modification and stabilisation works.
- c. A longitudinal section of the existing and proposed creek channel bed in sufficient detail to identify changes in bed level and hydraulic features (ie pools and riffles).
- d. Details of any proposed/existing stormwater discharge points into the riparian corridor.
- e. Details of the design and location of proposed water quality control devices that will treat stormwater prior to discharge.
- f. Cross sections of the riparian corridor showing both existing and proposed ground surface levels.
- g. Details on the staging or sequencing of works.
- h. A costing shall be provided for the implementation of all stages and all components of works associated with the riparian zone, including maintenance requirements
- i. The RMP shall also include a separate report that describes how the plan and works are to be implemented (including staging of works and management of interface areas where works are yet to commence), in addition to providing a clear and concise description of proposed ongoing management/management practices.

B3 Vegetation Management Plan

A Vegetation Management Plan (VMP) must be incorporated into the Riparian Management Plan (RMP) that shows:

- a. Methods of weed removal and control – all exotic vegetation should be removed
- b. Revegetation – include plant species, location, structure, and floristic composition, methods for planting, site preparation and site stabilisation

- c. Site and vegetation maintenance requirements including the establishment phase (and longer term requirements)
- d. Aquatic and semi-aquatic plant species (including location and planting density)
- e. Staging and sequencing details for above tasks (eg Gantt chart)
- f. A monitoring and performance evaluation program (including replacement of plant losses)
- g. A costing must be provided for the implementation of all stages and all components of works associated with the riparian zone, including maintenance requirements.

B4 Drainage Plans

A detailed drainage design, prepared by a suitably qualified Engineer, in accordance with Council's Standards (with reference to the *Subdivision Design Code*), must be submitted to the Certifying Authority for approval prior to the release of the Construction Certificate. All work must then be constructed in accordance with Council's construction Standards and approval at no cost to Council.

The plan must be generally in accordance with the *WorleyParsons Hydrological Report*, dated 11 March 2011, appended to (Appendix F) the Environmental Impact Statement (see also listed schedule of approved documents, condition A3). The plan must 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.

The detailed stormwater design must cater for the safe passage of overland flow for the PMF storm event.

The developer must maintain the drainage works for a defects liability period of 12 months from the date of issue of the final Compliance Certificate.

B5 Pedestrian & Cycle Paths

The provision of pedestrian and cycle paths must be in accordance with the *Shell Cove Cycleway and Shared Use Path Plan 2005*.

Details concerning the paths including location, widths and standard of construction (in accordance with specifications provided by Council (contact the Subdivision Development Engineer)) must be provided with the application for the Construction Certificate.

B6 Soil and Water Management Plan

(See also Part H of this consent for requirements of the Office of Water).

Prior to the issue of the Construction Certificate, the applicant must submit to and obtain Certifying Authority approval of a Soil and Water Management Plan (SWMP) and Statement which clearly identifies site features, constraints and soil types together with the nature of the proposed land disturbing activities and also specifies the type and location of erosion and sediment control measures and also rehabilitation techniques that are necessary to deal with such activities.

The plan shall take into account the requirements of Landcom's publication '*Managing Urban Stormwater - Soils and Construction (2004)*' also known as the 'Blue Book', and must be compatible with any construction management plan thus ensuring the following objectives are achieved, namely:

- a. All possible sediment controls are installed prior to the commencement of work.
- b. To minimise the area of soils exposed at any one time.
- c. To conserve topsoil for reuse on site.
- d. To identify and protect proposed stockpile locations.
- e. To preserve existing vegetation and identify revegetation techniques and materials.
- f. To control surface water flows through the development construction site on a manner that:
 - i. diverts clean run-off around disturbed areas
 - ii. minimises slope gradient and flow distance within disturbed areas
 - iii. ensures surface run-off occurs at non-erodible velocities
 - iv. ensures disturbed areas are promptly rehabilitated.
- g. Trap sediment on site to prevent off site damage. Hay bales are not to be used as sediment control devices, unless wrapped in silt fabric. To ensure regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works until the site is stabilised (includes landscaping).
- h. A program for the treatment/flocculation of sediment ponds including proposed time frames and proposed gypsum dosage (or other proposed materials).
- i. Specific measures to control dust generated as a result of construction activities on site.
- j. Temporary sediment ponds must be fenced where the batter slope exceeds 1 vertical to 5 horizontal.
- k. Design scour protection for the 100 year ARI event at all inlet and outlet structures.

B7 Soil and Water Management Plan (SWMP) Bond

The developer must lodge a bond to the amount of \$20,000 for the development to ensure compliance with erosion and sediment control measures incorporated in the approved SWMP. This bond must be in the form of an irrevocable bank guarantee made out in favour of Council, and must operate as follows:

- a. The bond must be submitted to Council prior to the release of the engineering plans for the subdivision.
- b. The bond must be held by Council until the expiration of the six months maintenance period for the subdivision, which commences at the completion of all engineering works, including placement of the final seal on all new roads.
- c. Should Council advise the developer that maintenance work is required on the erosion and sediment control measures, remedial work must be substantially commenced within 48 hours from the time of advice. Failure to comply with this direction will give Council the right to employ an appropriate contractor, (which could include the Soil Conservation Service) to undertake such measures as deemed necessary and fund these works from the bond guarantee.

B8 Geotechnical Report

A Geotechnical Engineer's report must be submitted to the Certifying Authority with the Construction Certificate application. The report must be prepared by a Chartered Professional Engineer with professionally recognised geotechnical experience.

B9 Waste Management Plan (WMP)

A WMP for the management of all waste streams generated by the development must be prepared and submitted with the Construction Certificate for approval.

Material excavated and not re-used on site must be taken to an approved land fill site. Excavated material may only be taken to an alternative site with prior written approval of Council.

Council will require evidence of all material being brought into the site as being sound from approved earthworks sources and that all material is disposed of as detailed in the WMP.

Note: The plan may need to make reference to Acidic Soils.

B10 Landscape Plan

Two copies of a landscape plan prepared by a Landscape Architect must be submitted to Council prior to release of the Construction Certificate. The landscape plan must be prepared in accordance with the concept plan drawing 11-114W LC-01, Revision D, prepared by Taylor Brammer Landscape Architects, dated 20 December 2012, with reference to Council's *Landscape Development Control Plan* available from Council or via Council's website at www.shellharbour.nsw.gov.au

PART C – PRIOR TO COMMENCEMENT OF WORKS

C1 Public Liability

Prior to works commencing, the owner or contractor must provide evidence to Council of a Public Risk Insurance Policy with a minimum cover of \$20M in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works. The Policy must note Council as an interested party.

C2 Contamination Assessment

Prior to works commencing in respect of Wetland No. 3, a Targeted Phase 2 Contamination Assessment must be carried out as detailed and in the Recommendations contained in the Phase 1 Contamination Assessment Report, prepared by Douglas Partners - Project 40999.38, dated June 2011.

The completion of such an assessment will characterise the nature and extent of any site contamination and provide necessary remedial requirements. Any recommendations including remedial works must be undertaken by the developer.

The report must be submitted to Council for review and information.

C3 Site Management Plan

Prior to the commencement of work, the applicant must submit to and obtain approval for a construction and site management plan, from the Certifying Authority, which clearly sets out the following:

- a. What actions are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath areas from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like
- b. The proposed method of loading and unloading excavation machines, building materials and formwork within the site

- c. The proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period
- d. 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
- e. The proposed method of support to any excavation adjacent to any adjoining buildings or the road reserve as the case may be. The proposed method of support is to be certified by an accredited certifier in civil engineering
- f. Access to the site during the subdivision construction phase by all heavy vehicles should not be via existing residential areas where an alternative route exists. An agreed route should be negotiated prior to works commencing
- g. How dust is to be controlled and managed. The applicant must prepare a Dust Management Plan (DMP). The DMP must include, but not be limited to strategies in which the construction must:
 - minimise or prevent the emission of dust from the site
 - ensure that all trafficable area and vehicle manoeuvring areas in or on the premises be maintained, at times, in a condition that will minimise the generation, or emission from the premises, of wind blown or traffic generated dust
 - ensure that all vehicles entering and leaving the site and carrying a load that may generate dust are covered at all times, except during loading and unloading. Any such vehicles must be covered or enclosed in a manner that will prevent emissions of dust from the vehicle at all times, and
 - ensure where practicable, that all dust source surfaces are sealed.

C4 Management Plan for the Site

The proponent must engage a suitably qualified professional to prepare a Management Plan for the artificial waterways, open space and riparian areas. The management plan is to provide details on the condition of such areas at the time of handover to Council from the developer, prescribe future management actions and a schedule of works including but not limited to the management of vegetation (terrestrial and aquatic including weed species), stormwater and sedimentation. Additionally, a water quality monitoring program must be integrated into the plan and implemented by the developer during the wetland monitoring and maintenance period. The management plan will be subject of a review and approval by Council prior to the commencement of works.

C5 Acidic Soils Management Plan

As recommended in the Douglas Partners report (Section 7.3) of Geotechnical Investigation Project 40999.34, April 2011, appended (Appendix G) to the Environmental Impact Statement by LFA, an Acidic Soils Management Plan must be prepared by a suitably qualified consultant.

C6 Dilapidation Report

It is the applicant's responsibility to notify Council of any existing damage to public areas in the vicinity of the development site through the submission of a Dilapidation Report supported with suitable photographic records. This information must be submitted to Council prior to the commencement of work.

C7 Children's Playground Equipment

The playground and equipment must be designed and installed to comply with relevant standards (listed below and as amended from time to time). Details must be provided prior to the commencement of works.

- a. AS/NZS 4486.1:1997- *Playgrounds and playground equipment. Part 1: Development, Installation, Inspection, Maintenance and Operation.*
- b. AS/NZS 4422:1996- *Playground surfacing- Specifications, requirements and test method.*
- c. AS 4685:2004 – *Playground Equipment parts 1-6.*
- d. AS 1657:1992- *Fixed platforms, walkways, stairways and ladders- Design, construction and installation.*
- e. AS 3600 *Concrete Structure.*
- f. AS/NZS 4360:2004 *Risk Management.*

PART D – DURING CONSTRUCTION WORKS

D1 Site Documentation

A full suite of approved documents (development consent, construction certificate drawings and associated documentation and all management plans (eg waste, Acidic Soils Management Plan, etc) must be maintained on site for the duration of the construction works.

D2 Hours of Work

Noise generating activities including demolition, construction, excavation and delivery of equipment and materials, must only be carried out between:

- 7.00am to 5.00pm Mondays to Fridays
- 8.00am to 1.00pm Saturdays

unless otherwise agreed to by Council in writing. Work must not be carried out on Sundays or public holidays.

D3 Waste Management

The management of waste must comply with the approved WMP. Any variations to the WMP must have prior written approval of Council.

D4 Imported 'Waste Derived' Fill Material

The only waste derived fill material that may be received at the development site is:

- a. virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act 1997*)
- b. any other waste derived material the subject of a resource recovery exemption under Clause 51A of the *Protection of the Environment Operations (Waste) Regulation 2005* that is permitted to be used as fill material.

Any waste derived material the subject of a resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

The intent of this requirement is to ensure that imported fill is of an acceptable standard for environmental protection purposes.

D5 Installation of Stormwater Pipes

All stormwater pipes within road reserves and within drainage easements intended to be dedicated to Council must be installed generally to the HS3 standard in accordance with the current edition of AS 3725 and the Concrete Pipe Association of Australia publication 'Concrete Pipe Selection and Installation'.

D6 Geotechnical Testing

Geotechnical testing to verify that the pipe trench bedding and backfill complies with the requirements for HS2 bedding/backfill must be performed.

PART E – PRIOR TO 'COMPLIANCE CERTIFICATE'

E1 Certification

All conditions in Parts A, B, C, D & E of this consent are preconditions for the purpose of section 109H of the *Environmental Planning & Assessment Act 1979*.

Compliance with all preconditions must be verified by the Certifying Authority prior to issue of a final compliance certificate.

E2 Verification of Waste Management

Documentation, such as receipts/photos, verifying that all waste streams were managed in accordance with the Waste Management Plan must be provided to the Certifying Authority prior to the issue of a final Compliance Certificate.

E3 Public Reserve Names

Proposed public reserve names must be submitted for Council's consideration. The submission must include the:

- a. reasons for/or background/history to the names and estate theme
- b. an A4 size plan of the reserve layout with proposed names and
- c. fees in accordance with Council's *Fees and Charges*.

Public reserve names must be finalised prior to release of the final Compliance Certificate.

E4 Services & 88B Instrument

If the land is affected by new or existing services must be burdened with easements and restrictions on the use of land to the satisfaction of the Certifying Authority and relevant services providers.

E5 Works As Executed

A Work As Executed Plan must be submitted to the Certifying Authority by a Registered Surveyor prior to completion and final certification of the development. 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 drainage connections
- e. certification from a registered surveyor that all stormwater pipes and other services are wholly within an appropriate easement.

E6 Stormwater Pipes Inspection

All stormwater pipes within road reserves and within drainage easements intended to be dedicated to Council must be inspected by CCTV. A copy of the CCTV inspection must be recorded on video tape and submitted to the Principal Certifying Authority prior to the release of the final Compliance Certificate or placement of final seal on roads, whichever occurs earlier. Damaged pipes must either be replaced or repaired to the Principal Certifying Authority's satisfaction prior to the issuing of a certificate.

E7 Completion of Landscape Works

Landscaping must be completed to Council's written satisfaction prior to the issue of the final Compliance Certificate.

E8 Release of Certificate

The final Compliance Certificate must not be released until all works required for the development, subject of this consent, have been completed.

E9 Repairs to Public Infrastructure

Any damage to public infrastructure, other than that previously noted in the Dilapidation Report (refer Part C), shall be the responsibility of the owner of the property and must be repaired and reinstated prior to the issue of the final certificate. This work must be carried out by Council, or Council approved contractor, at the developer's expense.

PART F - PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Not Applicable.

PART G - AFTER ISSUE OF COMPLIANCE CERTIFICATE

G1 Maintenance of Works

The developer must maintain the works for a defects liability period of 12 months from the date of issue of the final certificate.

G2 Future Development

No consent is given or implied for any future development on the subject land.

G3 Landscape Maintenance Period

All landscape/riparian zones must be maintained for a minimum period of 24 months commencing from the date of the issue of a satisfactory report carried out by Council at the completion of landscape/riparian works. The developer must ensure that any defective landscaping is rectified and/or replaced during the maintenance period in accordance with the approved landscape/riparian plans. All costs arising during the maintenance period must be borne by the developer. The developer must notify Council for a re-inspection at the end of the maintenance period. Maintenance reports are to be submitted to Council at six monthly intervals.

PART H - INTEGRATED DEVELOPMENT (APPROVALS FROM OTHER AGENCIES)

OFFICE OF WATER

H1 Plans, Standards & Guidelines

- a. These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to Development Application No. 221/2011 and provided by Council:

- i. Environmental Impact Statement

Any amendments or modifications to the proposed controlled activities may render these GTA's invalid. If the proposed controlled activities are amended or modified, the NSW Office of Water must be notified to determine if any variations to these GTA's will be required.

- b. Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the *Water Management Act* from the NSW Office of Water. Waterfront land for the purposes of this development application is land and material in or within 40m of the top of the bank or shore of the river identified.

- c. The consent holder must prepare or commission the preparation of:

- i. Vegetation Management Plan
ii. Works Schedule
iii. Soil and Water Management Plan

- d. All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with the NSW Office of Water guidelines located at www.water.nsw.gov.au/water-Licensing/Approvals/default.aspx

- i. Vegetation Management Plans
ii. Laying pipes and cables in watercourses
iii. Riparian Corridors
iv. In-stream works
v. Outlet structures
vi. Watercourse crossings.

- e. The consent holder must:

- i. carry out any controlled activity in accordance with approved plans, and
ii. construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional, and
iii. when required, provide a certificate of completion to the NSW Office of Water.

H2 Rehabilitation and Maintenance

The consent holder must carry out a maintenance period of two years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.

H3 Report Requirements

The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.

H4 Security Deposits

The consent holder must provide a security deposit (bank guarantee or cash bond) - equal to the sum of the cost of complying with the obligations under any approval - to the NSW Office of Water as and when required.

H5 Access Way

The consent holder must design and construct all ramps, stairs access ways, cycle paths, pedestrian paths or other non-vehicular form of access way so that they do not result in erosion, obstruction of flow, destabilisation, or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by the NSW Office of Water.

H6 Bridge, Causeway, Culverts & Crossing

The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not result in erosion, obstruction of flow, destabilisation or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by the NSW Officer of Water.

H7 Disposal

The consent holder must ensure that no materials or cleared vegetation that may:

- i. obstruct flow
- ii. wash into the water body, or
- iii. cause damage to river banks are left on waterfront land other than in accordance with a plan approved by the NSW Officer of Water.

H8 Drainage & Stormwater

- a. The consent holder is to ensure that all drainage work(i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by the NSW Office Of Water, and (ii) do not obstruct the flow of water other than in accordance with a plan approved by NSW Officer of Water.
- b. The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by the NSW Officer of Water.

H9 Erosion Control

The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.

H10 River Bed & Bank Protection

The consent holder must establish a riparian corridor along the constructed wetlands in accordance with a plan approved by the NSW Officer of Water.

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

Advisory Notes - General

AN1 Critical Stage Mandatory Inspections

Mandatory inspections of the building work must be carried out by the Principal Certifying Authority at various stages of construction in accordance with clause 162A of the *Environmental Planning & Assessment Regulation 2000*.

It is recommended that you discuss with your Principal Certifying Authority the occasions when the building work is to be inspected prior to work commencing.

AN2 Erection of Signs

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.

A maximum penalty of 10 penalty units applies for failure to erect and maintain sign(s) detailing principal contractor and Principal Certifying Authority identification.

AN3 WorkCover Authority

The requirements of WorkCover Authority must be satisfied at all times.

AN4 Obstacle Height Limitation - Airport

There are height limitations relating to the operation of the airport for developments/activities/construction that may involve cranes, plant or machinery in the Shellharbour Local Government Area. Further details can be obtained from Council concerning the obstacle height limitations.

AN5 Failure to Comply with Consent

Failure to comply with any of the conditions of consent may result in a Penalty Infringement Notice being issued against the owner/applicant/builder. Substantially greater penalties may be imposed by the Court for non compliance

AN6 Lapsing of Development Consent

In accordance with section 95 of the *Environmental Planning & Assessment Act 1979*, the development approval lapses five years after the approval date unless building, engineering or construction work relating to the building has physically commenced.

AN7 Right to Appeal

If you are dissatisfied with this decision, section 97 of the *Environmental Planning & Assessment Act 1979* gives you the right to appeal to the Land & Environment Court within six months after the date on which you receive this notice.

Development Application No. 221/2011
Lots 8250 & 8251, DP 1153225, Cove Boulevard, Shell Cove

AN8 To Vary Development Consent

The plans and/or conditions of this consent are binding and may only be varied upon **application** to Council under section 96 of the *Environmental Planning & Assessment Act 1979*. The appropriate fee shall accompany the application and no action shall be taken on the requested variation **unless and until** the **written** authorisation of Council is received by way of an amended consent.

AN9 Prescribed Payment System Tax Obligations

You may have a taxation obligation under the Prescribed Payment System. For more information, contact the Australian Taxation Office on telephone 132866.

AN10 Development within Vicinity of a High Pressure Gas Main

Contact Dial Before You Dig on 1100 or www.dialbeforeyoudig.com.au. Proposed works in the vicinity of any high pressure gas main must be directed to:

Jemena Asset Management Pty Ltd
PO Box 6507
SILVERWATER NSW 2128

Attention: Land Services Department



Grant Meredith
Group Manager City Development

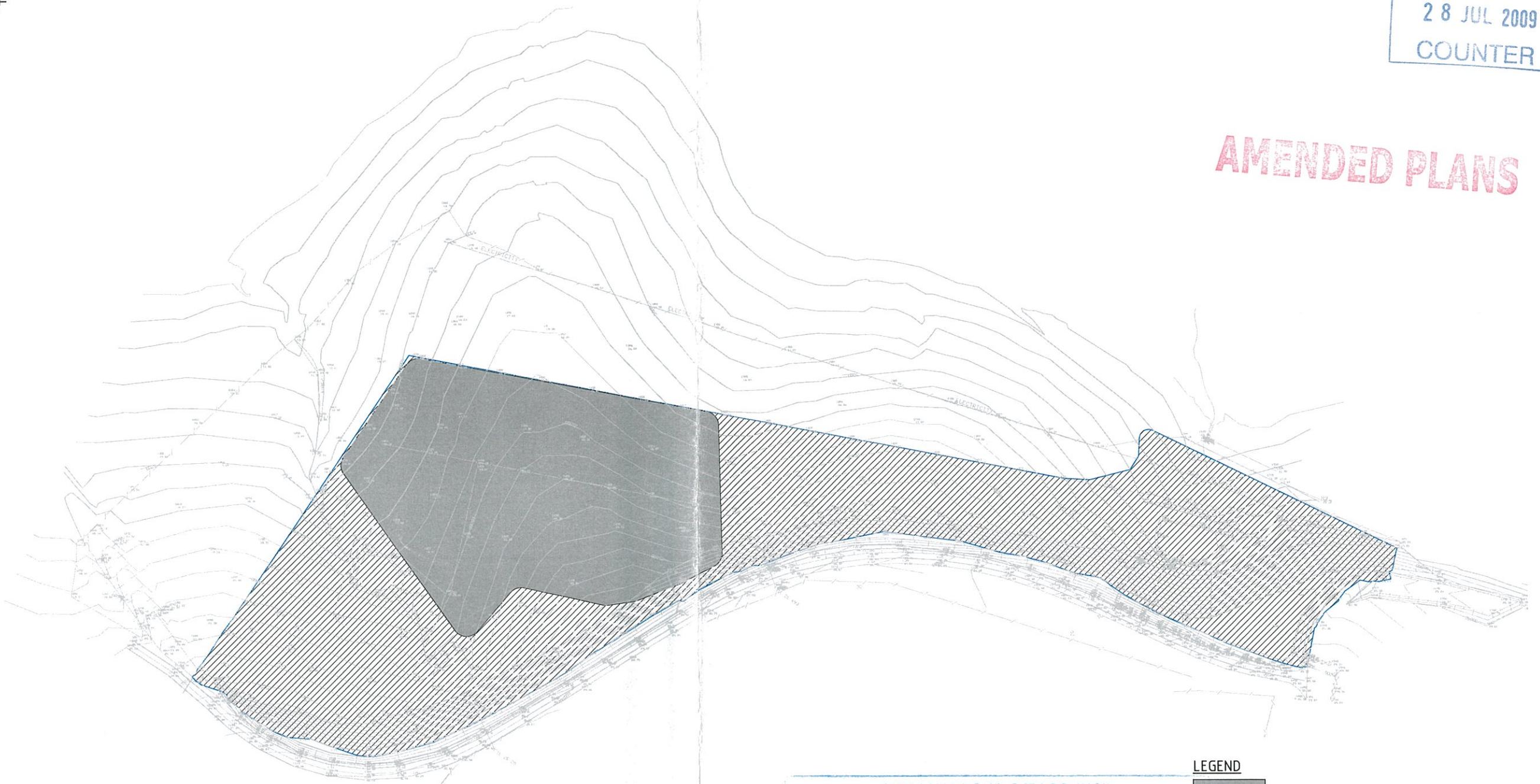
On behalf of Michael Willis, General Manager

FIGURE 1

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28 JUL 2009
COUNTER



AMENDED PLANS



SHELLHARBOUR CITY COUNCIL DEVELOPMENT CONSENT

DA No. 947/2002 Dated 14/5/2009
(pt 2)



Approval has been granted to the application subject to conditions which are set out fully in the Development Consent accompanying this plan.

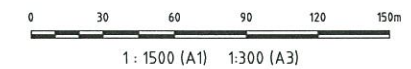
These plans may be modified in accordance with the conditions of consent. Please refer to consent documents for details.

Work must not commence until a construction certificate has been issued and a Principal Certifying Authority appointed.

(Mr) B A Weir
General Manager

LEGEND

-  STAGE 1
-  STAGE 2



HANSON MOUND STAGING PLAN

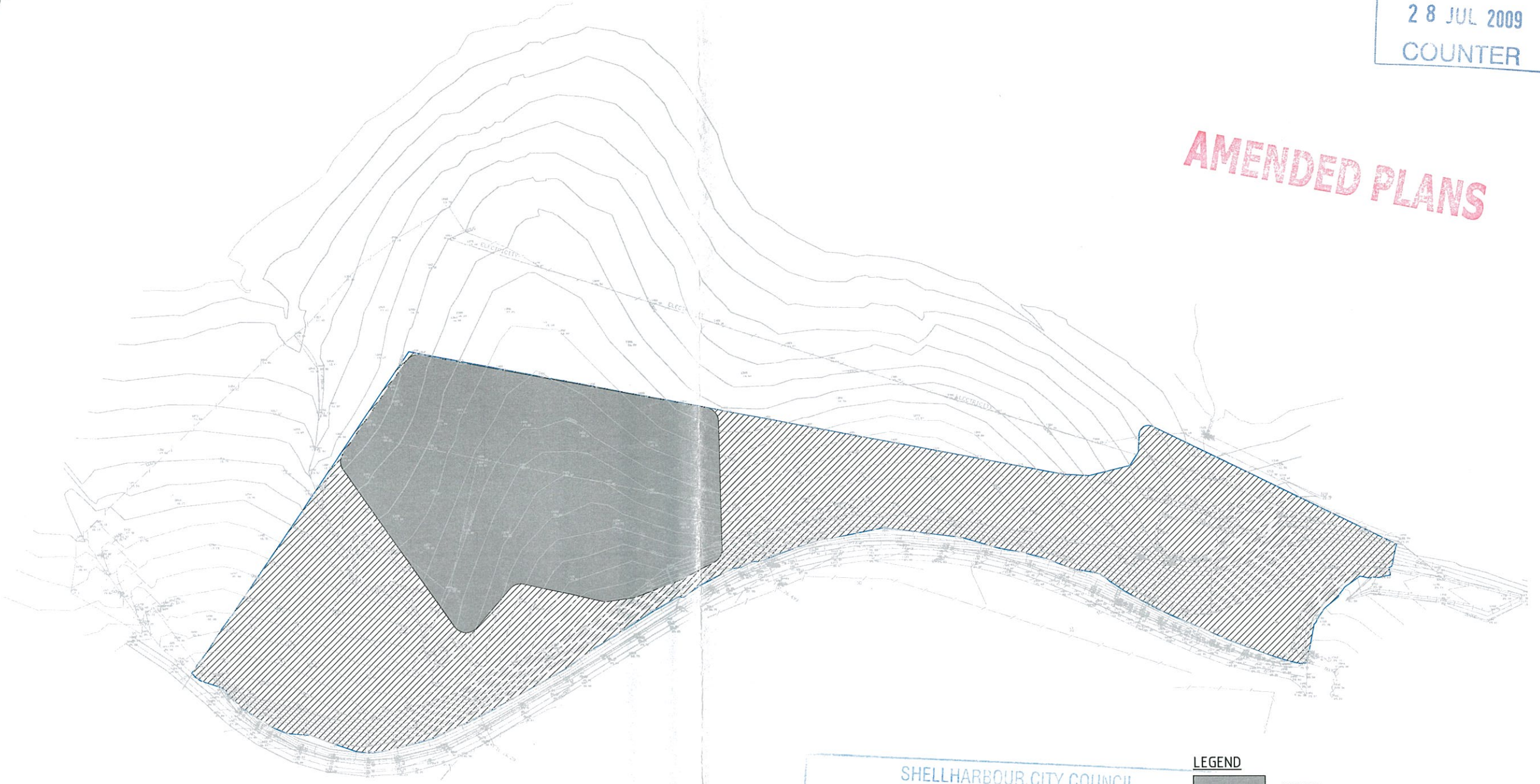


FIGURE 1

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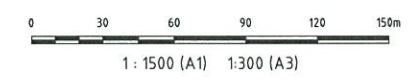


AMENDED PLANS



SHELLHARBOUR CITY COUNCIL
DEVELOPMENT CONSENT
DA No. 947 / 2002 (pt2) Dated 14/5/2004
Approval has been granted to the application subject to conditions which are set out fully in the Development Consent accompanying this plan.
These plans may be modified in accordance with the conditions of consent. Please refer to consent documents for details.
Work must not commence until a construction certificate has been issued and a Principal Certifying Authority appointed.

LEGEND
[Solid Grey Box] STAGE 1
[Hatched Box] STAGE 2



(M) B A Weir
General Manager

HANSON MOUND
STAGING PLAN



DATE PLOTTED: 12 March 2012 11:46 AM BY: JOE HALLAM

XREFS: jh_working_wetland_export: X112021-01_base; jh-pond-surface-labelling
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**SHELLHARBOUR CITY COUNCIL
 DEVELOPMENT CONSENT**

DA No. 221/11 Dated 15 MAY 2012

Approval has been granted to the application subject to conditions which are set out fully in the Development Consent accompanying this plan.

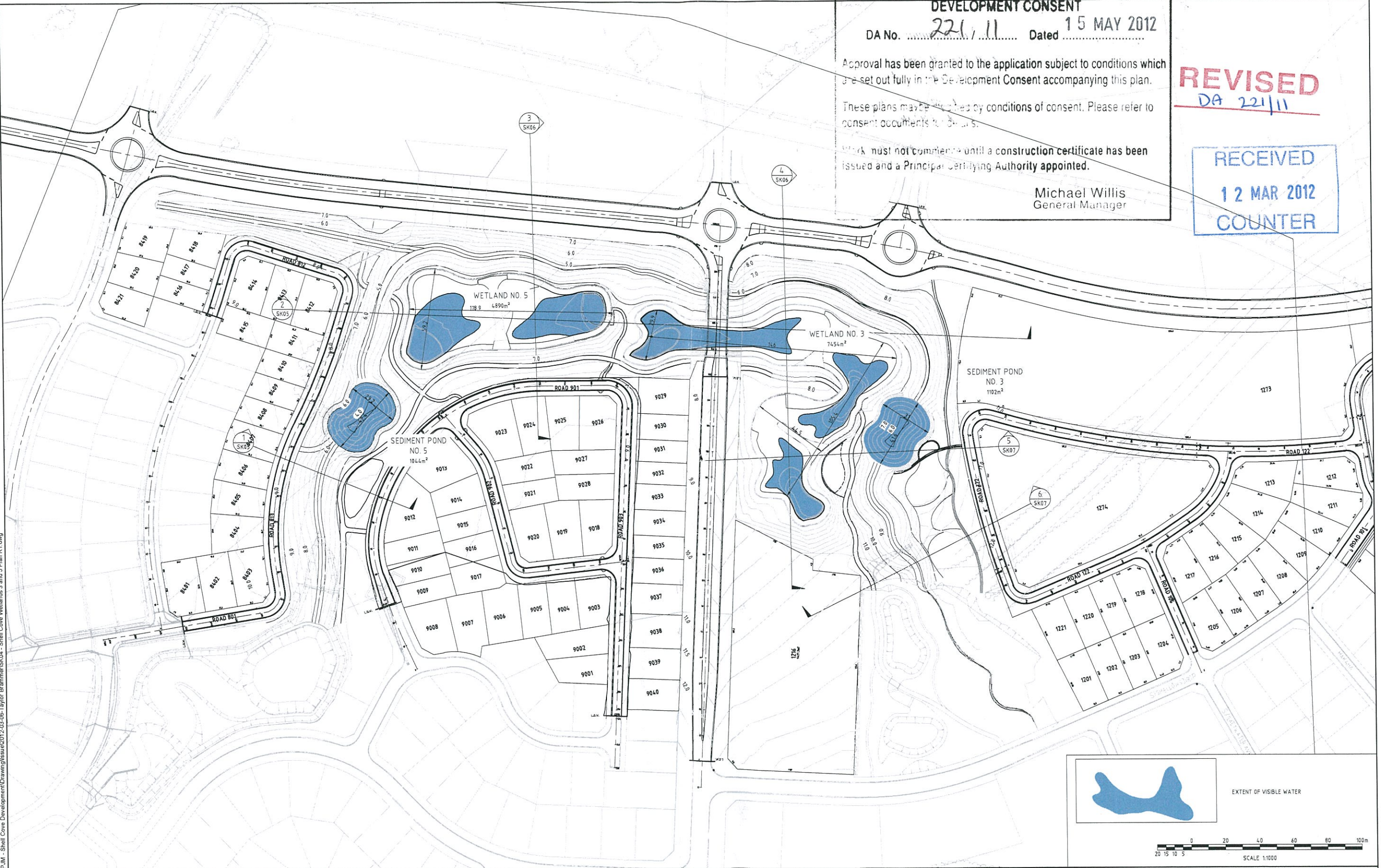
These plans may be affected by conditions of consent. Please refer to consent documents for details.

Work must not commence until a construction certificate has been issued and a Principal Certifying Authority appointed.

Michael Willis
 General Manager

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 DA 221/11

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Drawn	MAH	Date	20/01/12	Client	AUSTRALAND
Checked	CJG	Date			SHELL COVE RESIDENTIAL SUBDIVISION
Designed	KJM	Date	20/01/12		
Verified		Date			WETLANDS 3 AND 5 LAYOUT PLAN
Approved		Date			

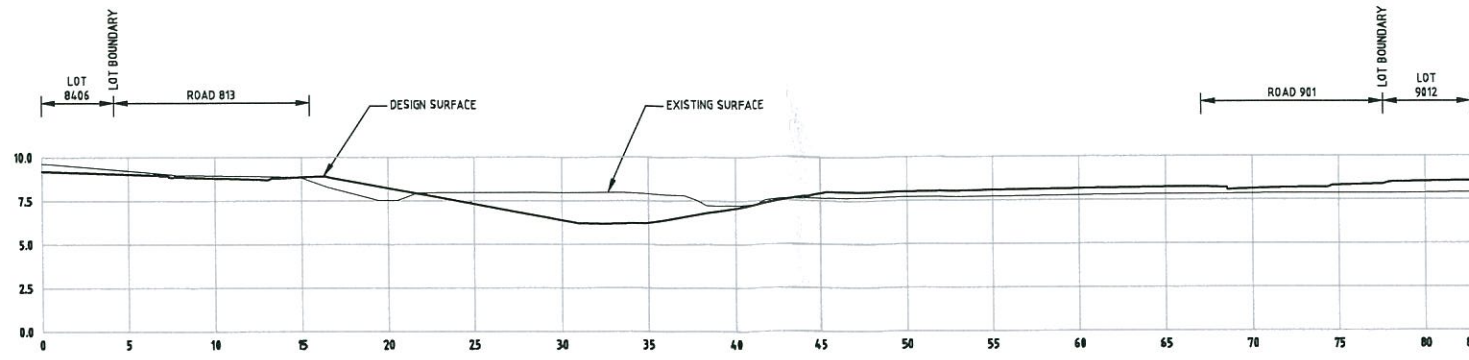
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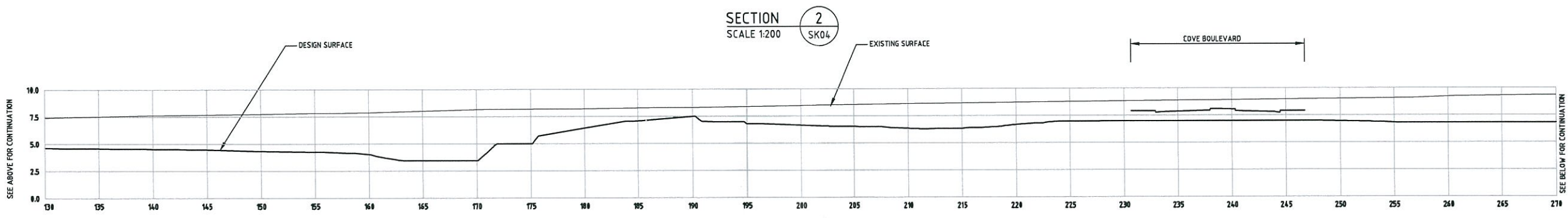
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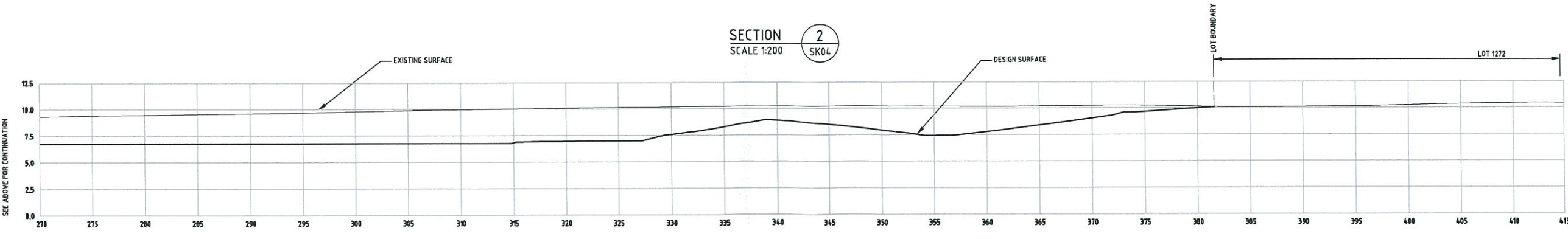
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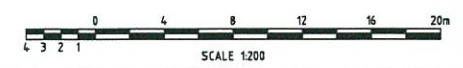
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SECTION 2
SCALE 1:200
SK04



SECTION 2
SCALE 1:200
SK04



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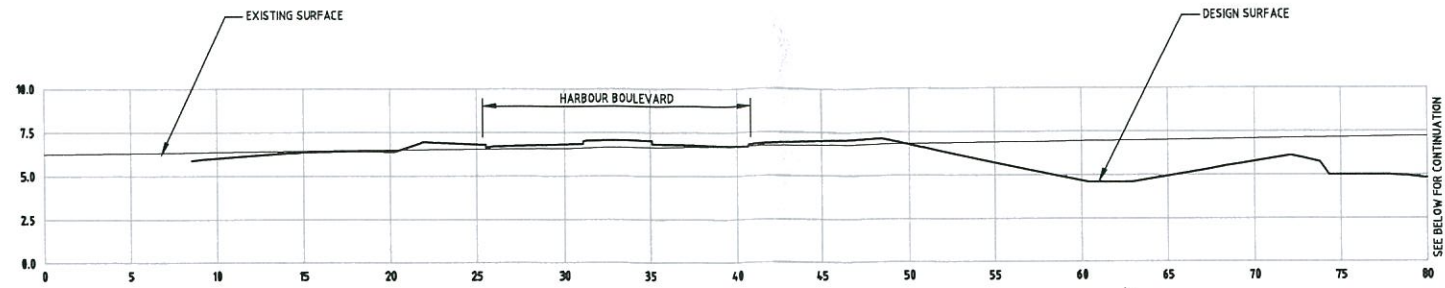
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Approved		Date	

Client: **AUSTRALAND**
SHELL COVE RESIDENTIAL SUBDIVISION
WETLANDS 3 AND 5
CROSS SECTIONS LAYOUT PLAN
SHEET 1 OF 3

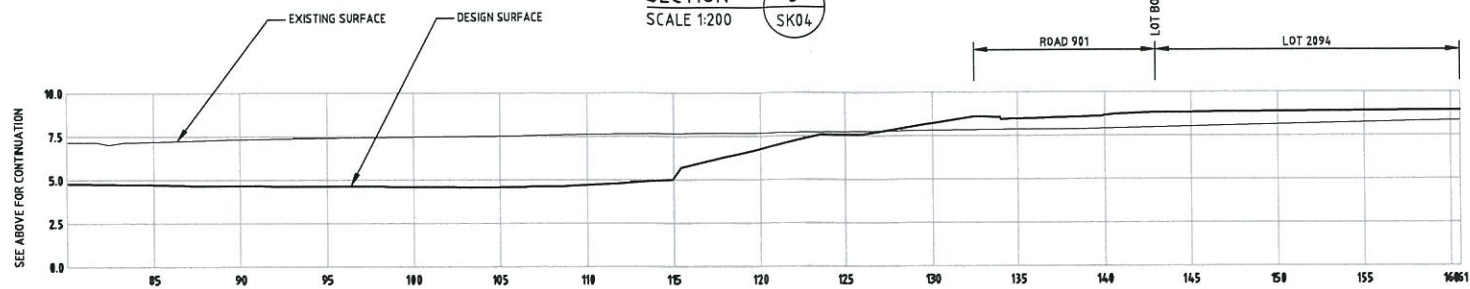
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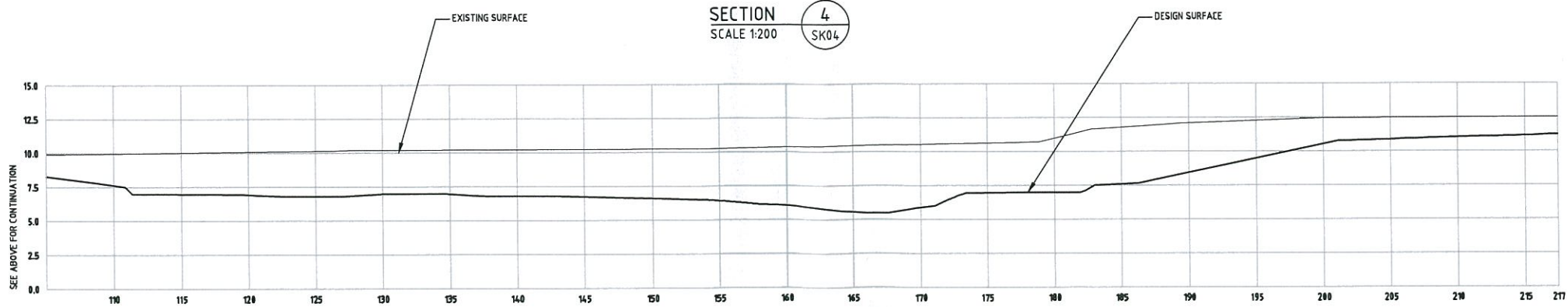
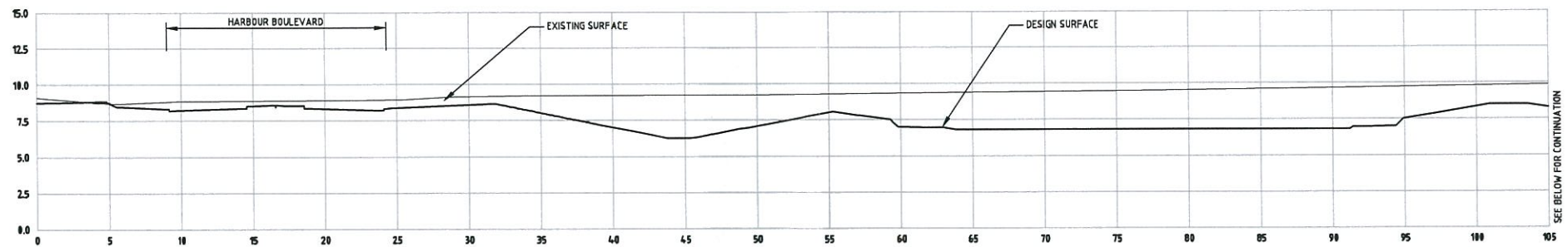
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SECTION 3
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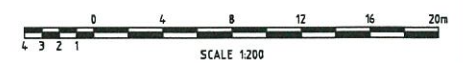
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SK04



SECTION 4
SCALE 1:200
SK04

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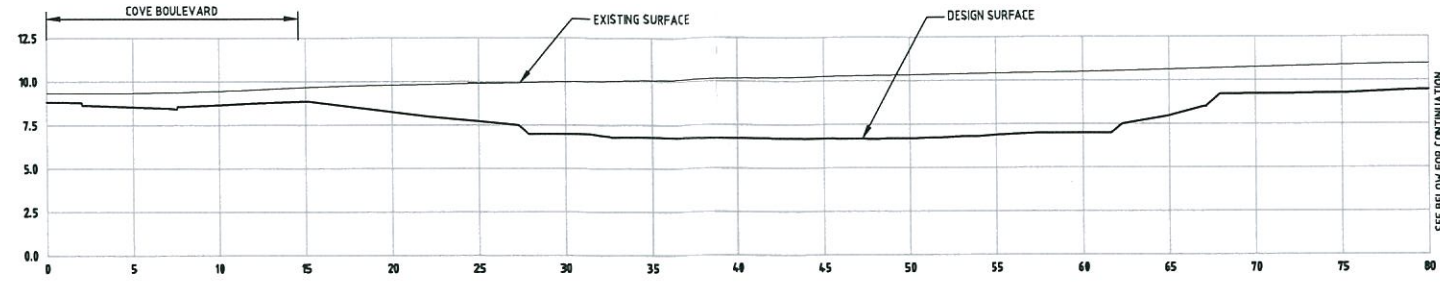
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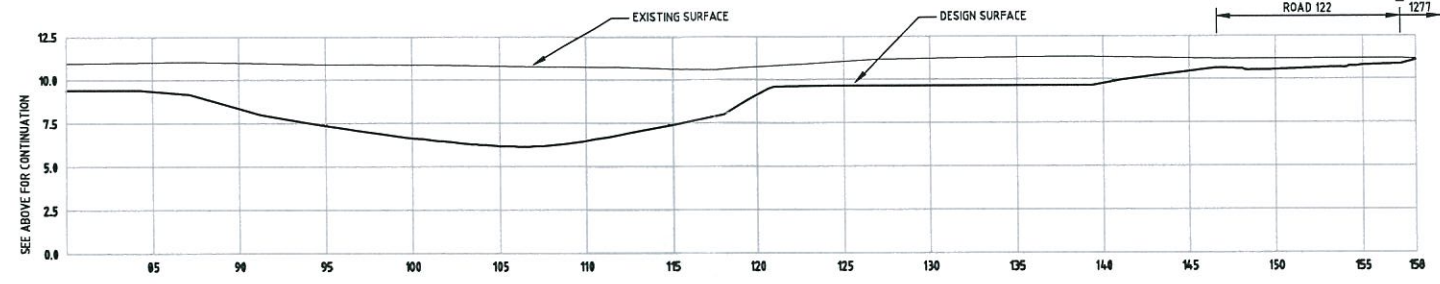
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Approved		Date	

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SHELL COVE RESIDENTIAL SUBDIVISION
WETLANDS 3 AND 5
CROSS SECTIONS LAYOUT PLAN
SHEET 2 OF 3

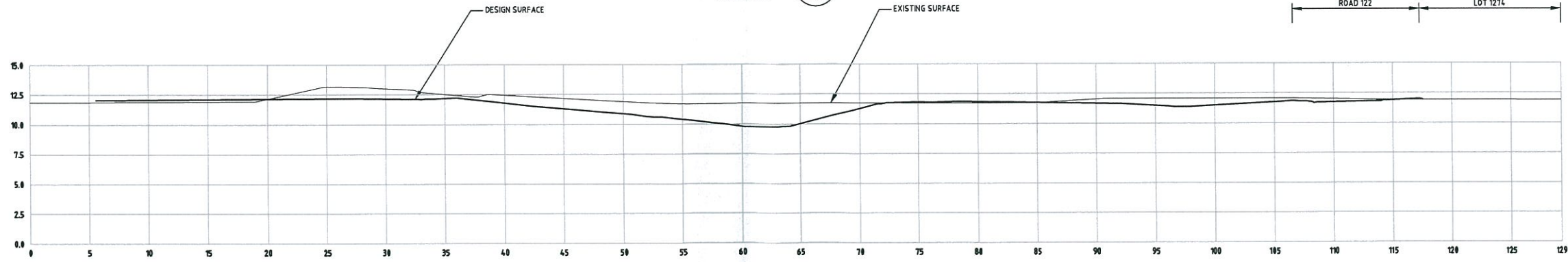
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SECTION 5
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SECTION 5
SCALE 1:200
SK04



SECTION 6
SCALE 1:200
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WETLANDS 3 AND 5
CROSS SECTIONS LAYOUT PLAN
SHEET 3 OF 3

Status	PRELIMINARY		
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