



Hawkesbury City Council

hawkesbury
local
planning
panel
meeting
business
paper

date of meeting: 21 November 2019
location: council chambers
time: 11:00 a.m.

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SECTION 3 – Reports for Determination

Item: 003 CP - DA0287/19 – Caravan Park – Construction of Cooking and Washing Facilities - Lot 1 DP 1099922, 76 Chaseling Road North WEBBS CREEK NSW 2775 - (27637, 27637, 95498, 144940)

Directorate: City Planning

DEVELOPMENT INFORMATION

Application Number: DA0287/19
Date Received: 19/07/2019
Proposal Details: Caravan Park - Construction of Cooking and Washing Facilities
Estimated Cost: 24,000.00

Legal Description: Lot 1 DP 1099922
Property Address: 76 Chaseling Road North WEBBS CREEK NSW 2775
Area: 6.9920 Hectares
Zoning: RU5 Village under *Hawkesbury Local Environmental Plan 2012*.

Applicant: Bebrovo Holdings Pty Limited
Owner: Bebrovo Holdings Pty Limited
Exhibition Dates: 12/08/2019 - 26/08/2019
Submissions: Nil

Key Issues: ♦ Flooding

Recommendation: Approval

EXECUTIVE SUMMARY:

Reason for Consideration by Local Planning Panel

- Conflict of interest – The owner is a relative of a Councillor.

Proposal

The application is for the construction of a cooking facility (BBQ area) and wash-up facility.

The new cooking facility will be located adjacent to the existing caravan site. It is also proposed to demolish the existing BBQ area and concrete pad.

The new wash up facility will be located adjacent to the existing camp site.

No change is proposed to the number of visitors or van and camping sites at Del Rio Caravan Park as part of this proposal.

Permissibility

The construction of two structures including cooking facility and wash-up facility is associated with the operation of the site as an approved caravan park at the subject site and is permissible within the RU5 Village zone.

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Consultation

The Development Application was notified from 12 August 2019 to 26 August 2019. No submissions were received.

Key Issues

The key issues of the development application are:

- Flooding.

Recommendation

It is recommended that DA0287/19 is approved subject to conditions.

REPORT:

Detailed Description of Proposal

The application is for the demolition of an existing BBQ area and concrete pad and the erection of a new covered cooking facility in a similar position. It is also proposed to construct a small covered wash up facility adjacent to the camp sites.

The proposed cooking facility will be located adjacent to the existing caravan sites and will include provision for a sink and BBQ within a 4.75m long bench running along the western end of the shelter. The roofed structure will include an area of 49 square metres (5m x 9.8m) with a maximum ridge height of 3.78m from natural ground level. It will be predominantly open, with the exception of the western end which will include a stainless steel splash-back and enclosed gable end. The structure will be erected over a concrete pad with provisions of tables and chairs within the roofed area. An uncovered area of 17 square metres (3.4m x 5m) will be provided at the eastern end of the structure with artificial grass cover.

The proposed structure with wash-up facility will be located adjacent to the existing camping site and will be used by campers. The roofed structure will include an area of 9.0 square metres (3m x 3m) with a maximum roof height of 3.24m and will have a provision for two sinks over a concrete slab.

The new amenities will be connected to the existing on-site water facility and the runoff will be connected to the existing on-site sewerage treatment plant. No trees are proposed to be removed during the construction process.

No change is proposed to the number of visitors or van and camping sites at Del Rio Caravan Park as part of this proposal.

Site Description

76 Chaseling Road North Webbs Creek is described as Lot 7302 DP1132572, Lot 2 DP 1080830, Part Lot 61 DP 753828, Lot 70 DP 753828, Part Lot 51 DP 753828, Lot 77 DP 211935 and Lot 1 DP 1099922. The proposed development subject to this development application is located within Lot 1 DP 1099922.

The land has been used for many years as a caravan park and holiday resort. It is located at the end of Chaseling Road, which terminates at the site. Chaseling Road is accessed either from the south by Bicentennial Road or from the north by crossing the River on the Webbs Creek Ferry. The site is some 166.048ha in area with a frontage to the Hawkesbury River of approximately 2.5 kilometres.

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This stretch of the Hawkesbury River is characterised by a combination of flat cleared land with scattered trees and steep wooded escarpments. Most of the flat, accessible land in this location has been developed for caravan parks, tourist accommodation and dwellings while the escarpments are largely in their natural form.

The land adjoining to the south (upstream) presents a steep escarpment to the river. Land to the north (downstream) comprises the constructed Chaseling Road, which is virtually at the top of the river bank, with escarpment on the western side of the road.

Background and History

In June 1977, the then Colo Shire Council approved a resort known as the Del Rio Riverside Resort at Wisemans Ferry. The approved resort was proposed in 4 stages, with Stage 1 consisting of a 225 site caravan park, associated roads, supporting amenities, sewerage treatment plant, caretaker's residence, swimming pool, tennis court, launching ramps and beaches, stables and dressage arena. The proposed development is located within the caravan park approved under Stage 1.

The following development applications are related to the subject sites;

DA0140/77	<i>Caravan park and supporting amenities, caretakers residence and store, holiday farm village comprising three dormitories and communal hall, 70 holiday apartments, country club and motel and chapel</i>
DA0140/77A	30 sites to be relocated along the river frontage.
DA0140/77B	The use of the 30 approved sites along the river frontage to allow relocatable dwellings
B1513/94	Alterations to club house
D0206/96	Development of group accommodation facilities including, conversion of existing stable building and construction of new amenities and sleeping accommodation
DA0127/04	Building extension – recreation room and beer garden
DA0542/06	Tourist facility – 3 Day music festival
DA0700/06	Demolish existing toddler pool, rebuild new and larger pool adjoining existing pool
DA0447/07	Tourist facility – 14 tourist cabins
DA0562/07	3 day camping/music festival at Del Rio Resort
DA0562/07A	3 day camping/music festival at Del Rio Resort
DA0562/07B	3 day camping/music festival at Del Rio Resort
DA0782/08	3 day music festival
DA0681/09	Tourist facility/Place of assembly – Annual four day music and cultural festival
DA0718/10	Tourist facility – additions and alterations to existing administration building
DA0026/11	Tourist facility – Thirty (30) tourist cabins
DA0053/11	Tourist facility – Ten (10) garages
DA0718/10A	Tourist facility – additions and alterations to existing administration building
DA0488/13	Integrated development – Earth dam construction for portable water and environmental rehabilitation works
DA0514/14	Caravan park – Construction of amenities building
DA0073/15	Caravan park – Replacement shade structure
DA0005/16	Tourist and visitor accommodation – Structure ancillary – Water play area
DA0331/16	Tree removal – Removal of 18 trees
DA0213/19	Tourist and visitor accommodation – cooking facilities and wash-up area (rejected)
S960055/19	Modification of Development Consent No.DA0681/09 - Reduction in Maximum Attendance Numbers, Amendment to Event Date, Operational Hours and Provision of all Associated Parking On site (under assessment)

Submissions

The application was notified from 12 August 2019 to 26 August 2019 in accordance with Chapter Three of the Hawkesbury Development Control Plan 2002 (HDCCP). No submissions were received.

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Council Policies, Procedures and Codes to which the matter relates

- Hawkesbury Local Environmental Plan 2012 (LEP 2012)
- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005
- State Environmental Planning Policy No 21 – Caravan Parks
- State Environmental Planning Policy No 44 - Koala Habitat Protection (SEPP No. 44)
- State Environmental Planning Policy No 55 - Remediation of Land (SEPP No. 55)
- Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2—1997) (SREP No. 20)
- Hawkesbury Development Control Plan 2002 (HDCP 2002)
- Development of Flood Liable Land Policy 2012

Matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979

In determining the application, Council is required to take into consideration the following matters as are relevant to the development that apply to the land to which the development application relates:

a) The provisions (where applicable) of any:

i. Environmental Planning Instrument:

Hawkesbury Local Environmental Plan 2012

Aims

The application generally supports the aims of the Plan, in that the proposed is ancillary development associated with an approved business, and is located in a manageable and orderly fashion and will not impact upon the natural environment.

Permissibility and zoning

The construction of two structures including a cooking facility and wash-up facility is associated with the operation of the site as an approved caravan park at the subject site and is permissible within the RU5 Village zone.

Further, the proposed development will not detract from the existing rural character of the local area or create unreasonable demands for the provision or extension of public amenities or the like. The cooking facility structure will replace an existing BBQ structure. The wash-up facility will be available for use by Del Rio unpowered site users. No increase in visitors or guests is proposed as part of this application.

Clause 6.1 - Acid Sulfate Soils

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage to the area. The subject site is located within a Class 3 and Class 4 area of soils.

Clause 6.1(2) outlines that development consent is required for the carrying out of works located within Class 3 and 4 areas that propose works more than 1m below the natural ground level.

As the development will not alter the water table as stipulated with Clause 6.1(6)(b), an Acid Soils Management Plan is not required.

Clause 6.2 - Earthworks

Council is to consider the impact of earthworks may have on existing drainage patterns, fill, existing water courses and catchments and the amenity of adjoining properties.

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Given the relatively small scale of the proposed development earthworks are limited to site preparation, footing and services connection trenching. The location of the structure is well within the property boundaries and will not result in adverse impacts on neighbouring properties. Earthworks related to the proposal are acceptable having regard to the objectives and matters for consideration within the clause.

Clause 6.3 – Flood Planning

The proposal is considered satisfactory having regard to the flood planning matters concerning Clause 6.3 of LEP 2012 and Council's Development of Flood Liable Land Policy. The proposal is not for habitable purposes, would not have any adverse impacts in terms of flood risk to life or property, involves the erection of minor structures and would not result in any adverse impacts in terms of evacuation as the proposal is associated with the guests of the Del Rio resort.

Clause 6.4 - Terrestrial Biodiversity

The subject site is identified on Council's maps as having significant vegetation. The submitted survey plan shows that the locations of the cooking and wash-up facility structures are clear of significant vegetation and are in close proximity to amenities buildings and other utility structures within the caravan park. No tree removal is required for the proposed construction works. The proposal is generally compliant with the objectives of the clause and is acceptable in impact.

Essential Services Clause 6.7

Development consent must not be granted to development unless Council is satisfied that adequate arrangements have been made to connect to required services. The proposed structures can be connected to existing services which have been assessed as capable of supporting the activities associated with the cooking and wash-up facility structures.

The development has been assessed as being generally compliant with the objectives and specific requirements of the HLEP 2012.

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 (the Regulations)

Objectives

The object of the Regulation is to provide opportunities for affordable accommodation by improving standards for the design of caravan parks and camping grounds established by the former Regulations, and to promote the health, safety and amenity of the occupiers of manufactured homes and other moveable dwellings also established by the former Regulations.

Operation of Caravan Parks and Camping Grounds

Part 3 relates to the operation of caravan parks and camping grounds. The proposed construction of cooking facility and wash-up facility is assessed to be generally compliant with Part 3 of the Regulations.

State Environmental Planning Policy No. 21 – Caravan Park

The aims and objectives of this Policy are essentially to encourage the orderly and economic use of land used as caravan park catering exclusively for short-term residents (such as tourists) or for long term residents, or for catering for both. The proposed development is associated with the existing caravan park operation on site and is consistent with the aims and objectives of SEPP 21.

State Environmental Planning Policy No. 44 - Koala Habitat Protection

The application does not propose the removal of any vegetation or disturbance of vegetation identified as "Potential Koala Habitat" or "Core Koala Habitat" under this plan. It is therefore considered that the proposal is consistent having regard to the relevant provisions of this plan.

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State Environmental Planning Policy No 55 - Remediation of Land (SEPP No. 55)

Clause 7(1) of SEPP No. 55 outlines a consent authority “*must not consent to the carrying out of any development on land unless:*

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose”.*

The site has previously been approved for caravan park purposes. Council's records do not indicate that the land has been used for any activity that would be likely to result in the land being contaminated. It is considered that appropriate consideration has been given to satisfy the requirements of the SEPP 55.

Sydney Regional Environmental Plan 20. (No.2 - 1997) - Hawkesbury - Nepean River (SREP No. 20).

The aim of the policy is to protect the environment of the Hawkesbury-Nepean River system by ensuring the impacts of future land use are considered in the regional context. General and specific matters for consideration, specific planning policies and recommended strategies and development controls, which are to be considered in the assessment of development applications, are included in the policy.

Comments: The proposal meets the overall aim of the plan in that it is consistent with the specific planning policies which apply to the proposal. Clauses 6(1), 6(2), 6(3), 6(4), 6(6) and 6(7) of the Plan apply to the proposal and have been considered in the table below:

Specific Planning Policies and Recommended Strategies	Compliance	Comment
CI 6(1) Total Catchment Management	Yes	The proposal is unlikely to result in any significant adverse environmental impacts on any downstream local government areas.
CI 6(2) Environmentally Sensitive Areas	Yes	It is unlikely that the proposal will have an impact on the water table or result in the formation of acid sulphate soils.
CI 6(3) Water Quality	Yes	It is unlikely that the proposal will have an impact on the water quality of the locality.
CI 6(4) Water Quantity	Yes	The proposal will not increase water run-off from the site or the rate at which it leaves.
CI 6(6) Flora and Fauna	Yes	The proposed works are in an area previously cleared and disturbed by previous activities. It is considered that there will be no significant adverse impact on flora and fauna species.

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Specific Planning Policies and Recommended Strategies	Compliance	Comment
CI 6(7) Riverine Scenic Quality	Yes	<p>It is considered that the proposal is not contrary to the landscape character as described in the Scenic Quality Study.</p> <p>It is noted that the Hawkesbury – Nepean Scenic Quality states that this portion of the river has been identified as being occupied by a combination of high quality landscapes and recreational water ski activities. The scenic quality study suggests that the scale of new development be setback appropriately from the riverbank and that the screening of the development to be provided appropriate in density and species composition to the river locality.</p> <p>It is considered that the development is appropriately setback (approximately 90m for wash-up facility and approximately 186m for cooking facility) and will not have any adverse impact on the riverine scenic quality.</p>

The proposal is further considered to be consistent with development controls specified under Clause 11(16) Land uses in riverine scenic areas and Clause 11(14) Recreation and Tourism.

Based on the above it is considered that the proposed development is consistent with Sydney Regional Environmental Planning Policy 20.

ii. Draft Environmental Planning Instrument that is or has been placed on exhibition and details of which have been notified to Council:

No Draft Environmental Planning Instruments that have been placed on public exhibition related to the proposed development.

iii. Development Control Plan applying to the land:

Hawkesbury Development Control Plan 2002

The application was notified under the HDCP 2002. No submissions have been received in respect to the proposal.

An assessment of the proposal against this Plan has been undertaken and it is considered that the proposed development will not significantly impact on the local environment and is acceptable in its design, scale location and impact.

Furthermore car parking and landscaping would not be required to be modified as a result of the proposal as the development would not result in an increase in capacity of visitors to the site and would be installed within the existing amenity area.

iv. Planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4:

There are no planning agreements applicable to the proposed development.

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v. Matters prescribed by the Regulations:

The proposed development is not inconsistent with the provisions of the Environmental Planning and Assessment Regulation 2000 and the development will be required to comply with the requirements of the Building Code of Australia.

b) The likely impacts of that development, including environmental impacts on both the natural and built environments and the social and economic impacts in the locality:

The proposal is considered to be low scale in nature and is directly associated with the existing use of the land for caravan park. The proposal does not raise any issues in terms of safety or security as it will be managed as part of the operation of the Del Rio facility.

The proposed development would be able to be conducted in a manner that will not result in any significant impacts on the locality in terms of noise, traffic or safety.

Access, Transport & Traffic

The proposal does not seek to change the use or intensify development of the site. It is considered that no additional traffic will be generated due to the proposed development.

Utilities

The proposed amenities will be connected to existing services on site which have been assessed as capable of being connected to the proposed development. It is considered that the proposed development will not place unreasonable demands on the provision of services.

Flora & Fauna

The site is relatively cleared with no vegetation proposed to be removed as part of the application. It is therefore considered that the proposed development will have no significant impact on threatened species, populations, ecological communities or their habitats.

Natural Hazards

The site is subject to Bushfire. The proposed development is considered acceptable due to the minor nature of the works.

The site is inundated by the 1 in 100 year flood level of 7.15m AHD. An assessment against the relevant flood controls affecting the site have been addressed in this report. The proposal is considered acceptable in terms of flood and safety risks.

Cumulative Impacts

It is considered unlikely that the proposed development would have any adverse environmental, visual, economic or social impacts on the locality.

c) Suitability of the site for the development:

The site has previously been assessed as being suitable for the existing Caravan Park development. This application relates to the construction of a covered cooking and wash-up facility structures which have been assessed as appropriate for the site, in the location.

d) Any submissions made in accordance with the Act or the Regulations:

The Development Application was notified from 12 August 2019 to 26 August 2019. No submissions were received.

e) The Public Interest:

The application provides sufficient details to demonstrate that the proposal would not result in any adverse impacts on the locality and the proposal is consistent with the relevant planning controls applying to the land.

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In light of the above it is considered that the proposal is not contrary to public interest.

Development of Flood Liable Land Policy 2012

The Development of Flood Liable Lands Policy was adopted by Council on 31 July 2012 with the purpose of setting the controls to be used for the assessment of development applications for land affected by the discharge of a 1:100 ARI (average recurrent interval) flood event and applies to all development proposals below this level.

The subject land area (to be used for the cooking/wash-up facility structure) is located on land below the 1:100 ARI flooding level and is documented at being at between 2.3m and 3.5m. The 1:100 flooding level for the area is approximately 7.15m AHD.

Clause 3.0 (1) stipulates that a building is not to be erected on any land lying at a level lower than 3 metres below the 1:100 ARI (average recurrent interval) flood event level for the area in which the land is situated, with all habitable rooms located above the applicable 1:100 ARI level, except as provided by subclauses (3) and (5).

Clause (3) relates to application for a dwelling house for which approval has previously been granted below the 1:100 level, and as such does not apply to this proposal.

Clause (5) states that minor (non-habitable) structures such as Farm Buildings, Outbuildings, Sheds, Garages and other Ancillary Structures may be erected on land below the 1:100 ARI (average recurrent interval) flood event level. The construction of the covered cooking facility and covered wash-up facility is defined as an outbuilding or ancillary structure for the purposes of this Policy and thus is not required to be above the 1:100 flooding level.

The proposal therefore satisfies the provisions of this Policy and is considered acceptable in terms of flood and safety risks.

Internal referrals

The application was referred to Council's internal Building Coordinator, Development Engineer, Environmental Health Officer and Sewage Management Facilities Officer who have not raised any objections with regard to the proposal subject to the inclusion of Council's standard conditions of consent.

Development Contributions

Section 7.12 Fixed development consent levies (Hawkesbury Section 94A Contributions Plan 2015)

The development is exempt from contributions under Section 7.17 of the *Environmental Planning and Assessment Act 1979* or Council's Section 94A Contributions Plan.

Conclusion

The application has been assessed having regard to the heads of consideration under Section 4.15 of the *Environmental Planning and Assessment Act*. The application is considered to represent a satisfactory form of development and is recommended for approval subject to standard building and development conditions included under the recommendation section of this report.

RECOMMENDATION:

That development application DA0287/19 at Lot 1 DP 1099922, 76 Chaseling Road North WEBBS CREEK NSW 2775 for Caravan Park - Construction of Cooking and Washing Facilities be approved subject to the following conditions.

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General Conditions

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where amended in red on the plans and/or amended by other conditions of consent:

a) Plans Reference:

Drawing Reference No.	Drawing Description	Prepared by	Issue No.	Date
DA1 1243	Part Site Plan	Graham Zerk	-	20/05/2019
Plan No: 89694:D:28	Plan of Detail over Part of Lot 1 DP 1099922, Del Rio Resort, Webbs Creek	McKinlay Morgan & Associates Pty Ltd	-	9/07/2019
Plan No: 89694:D:29	Plan of Detail over Part of Lot 1 DP 1099922 and Lot 77 DP 211935, Del Rio Resort, Webbs Creek	McKinlay Morgan & Associates Pty Ltd	-	30/10/2018
DA2 1243	Cooking Facility Floor Plan, Elevations & Section	Graham Zerk	-	21/05/2019
DA3 1243	WashUp Facility Floor Plan, Elevations & Section	Graham Zerk	-	20/05/2019
DA4 1243	Landscape Concept	Graham Zerk	-	20/05/2019

b) Document Reference:

Document Title	Reference	Prepared By	Date
Exterior Colour Schedule	-	Graham Zerk	May 2019
Waste Management Plan	-	Graham Zerk	May 2019

No works, other than those approved (including raising or lowering of ground levels on the site, or construction of retaining walls on any property boundary) are permitted by this consent.

Note: Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:

- (i) any amendments made by Council on the approved plans or documents;
- (ii) any notes, markings, or stamps on approved plans or documents; and
- (iii) any conditions contained in this consent.

2. Works Must Not Commence Until a Construction Certificate is Issued

Construction or preparatory work (including earthworks or tree and/or vegetation removal) must not commence until:

- a) a Construction Certificate is obtained from either Council or an Accredited Certifier;
- b) a Principal Certifier is appointed; and
- c) a Notice of Commencement is lodged with Council.

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Note: If the Construction Certificate is issued by an Accredited Certifier that is not Council it will be necessary to lodge the Construction Certificate and other approved documents with Council within two days of such approval (a registration fee is payable upon lodgement).

3. Appointment of a Principal Certifying Authority

No work shall commence until:

- a) A Principal Certifying Authority is appointed for the building/engineering works and the following details relating to the carrying out of the works have been provided:
 - (i) name and licence number of the builder/contractor undertaking the construction works; or
 - (ii) name and permit number of the owner-builder (if relevant);
- b) The Principal Certifying Authority has:
 - (i) provided a copy of the notice of its determination to the consent authority, and to Council (within two days after the date of the determination);
 - (ii) notified the person having benefit of the consent of any critical stage inspections and other inspections that it requires to be carried out in relation to the approved work;
 - (iii) notified Council of its appointment (not less than two days before commencement of building work);
- c) The person having benefit of the consent (if not carrying out work as an owner-builder) has:
 - (i) appointed a principal contractor who must hold a 'contractor licence' if any residential building work is involved;
 - (ii) notified the Principal Certifying Authority of the appointment of the principal contractor;
 - (iii) notified the principal contractor of any critical stage inspections or any other inspections that are required to be carried out in relation to the approved work; and
- d) At least two days' notice are to be provided to Council of the date on which it is proposed to commence work associated with this development consent.

4. Part 6 Certificates Required

The accredited certifier must provide copies of all Part 6 Certificates issued under the *Environmental Planning and Assessment Act 1979* relevant to this development to Council within seven days of issuing the certificate.

Note: A registration fee applies.

5. Occupation Certificate Required Prior to The Use of The Building

The building must not be occupied or used prior to the issuing of an Occupation Certificate by the Principal Certifier. Where an Interim Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

A copy of any Occupation Certificate must be submitted to Council within two days of its issue.

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6. Sewer Authority - Hawkesbury City Council

This development falls within the Sewerage Scheme controlled by Council. Therefore Council is the approving authority for all sewer works.

7. Prescribed Conditions - Compliance with National Construction Code

All building works must be carried out in accordance with the requirements of the National Construction Code (Building Code of Australia).

8. Archaeology - Discovered During Excavation

As required by the *Heritage Act 1977*, in the event that items, relics, historical cultural fabric and/or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and the Heritage Division of the Office of Environment and Heritage (OEH) must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the *Heritage Act 1977* to obtain the necessary approvals/permits from the Heritage Division of the OEH.

Note: The *Heritage Act 1977* imposes substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

9. Excavation - Aboriginal Relics

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) all excavation or disturbance of the area must stop immediately in that area; and
- b) the Office of Environment and Heritage and Council must be advised of the discovery.

All necessary approvals from the NSW Office of Environment and Heritage must be obtained and a copy provided to Council prior to works recommencing.

Note: If an Aboriginal object is discovered, an Aboriginal Heritage Impact Permit may be required under the *National Parks and Wildlife Act 1974*.

Prior to the Issue of Construction Certificate

10. Long Service Levy Payment

The payment of a long service levy as required under Part 5 of the *Building and Construction Industry Long Service Payments Act 1986* is required. Evidence that the levy has been paid, is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: All building and construction work costing \$25,000 and above are subject to the payment of a Long Service Levy at the rate of 0.35%. Payments can be made at Long Service Payments Corporation offices or most councils.

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11. Flood Prone Land - Flood Compatible Construction

All buildings/structures must have flood compatible structural components up to and including the 100 year Average Recurrence Interval (ARI) flood level. The materials used in the construction must be consistent with any structural engineering certificate regarding the ability of the building/structure to withstand the forces of floodwater.

A written specification of the proposed materials to be used must be provided to the Accredited Certifier prior to the issue of a Construction Certificate.

Note: Advice on suitability of materials for use on flood liable land can be found in the publication 'Reducing Vulnerability of Buildings to Flood Damage' (Chapter 4.3 - Construction Materials).

12. Flood Prone Land - Engineers Certification

The 100 year Average Recurrence Interval (ARI) flood level for this site is RL 7.15 metres AHD (Australian Height Datum).

An engineer's certificate must be provided deeming compliance with the following requirements during a 100 year ARI flood event:

- a) Debris: Damage to the proposed structures sustained in a flood will not generate debris capable of causing damage to downstream buildings or property. This includes securing of utilities and equipment including tanks, A/C units and similar;
- b) Structural Soundness: Any part of the structure will be able to withstand the force of floodwaters (including lateral forces, buoyancy forces, unbalanced hydrostatic forces) and the impact of debris; and
- c) Foundations: The footing system must be structurally stable during flooding and must consider the soil properties when wet, possible erosion and scouring or liquefaction, subsidence or collapse due to saturation.

The Engineers Certificate must be submitted to the Accredited Certifier prior to issue of the Construction Certificate.

13. Structural Engineers Design - Concrete and Structural Steel

A qualified Structural Engineer's design for all reinforced concrete and structural steel must be provided to the Accredited Certifier prior to issue of Construction Certificate.

14. Council Sewer Authority - Inspection Fees

Council is the sewer authority for this development. As this development involves connection to the existing sewer system or works in connection to an on-site waste management facility payment of the prescribed inspection fee is required.

Evidence of this payment must be provided to the Accredited Certifier prior to the issue of the Construction Certificate.

Prior to Any Works Commencing on Site

15. Principal Certifier - Details

The applicant must advise Council of the name, address and contact number of the Principal Certifier, in accordance with Section 6.6(2) of the *Environmental Planning and Assessment Act 1979*.

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16. Toilet Facilities

Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- a) be a standard flushing toilet connected to a public sewer;
- b) be attached to an approved on-site effluent disposal system;
- c) be a temporary chemical closet that is regularly maintained; and
- d) appropriate facilities for the disposal of sanitary items are to be provided within the toilet.

17. Notice of Commencement

No work shall commence until a notice of commencement has been provided to Council. This notice is to be provided not less than two days from the date on which it is proposed to commence work associated with this Development Consent. The notice must also contain:

- a) details of the appointment of a Principal Certifier (PCA) providing name, address and telephone number; and
- b) details of the name, address and licence details of the Builder.

18. Principal Certifier Site Sign

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- a) showing the name, address and telephone number of the Principal Certifier for the work;
- b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
- c) stating that unauthorised entry to the work site is prohibited.

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.

19. Safety Fencing

The site is to be secured by a fence, in accordance with Safework NSW requirements, to prevent unauthorised access during the period of all works.

20. Demolition - General

All demolition works must be carried out in accordance with the following:

- a) all demolition work must be carried out strictly in accordance with Australian Standard AS 2601 - 'The Demolition of Structures';
- b) demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current SafeWork NSW 'Demolition License' and an appropriate SafeWork NSW Asbestos License and comply with SafeWork NSW Code of Practice 'How to Safely Remove Asbestos';

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- c) site safety/security fencing must be provided prior to commencement of any work on-site and must be removed only when all hazards, including site waste, have been removed. The site safety/security fencing must comply with the following Australian Standards:
 - (i) Demolition Sites - Australian Standard AS 2601 - 'Demolition of structures';
 - (ii) Construction Sites - Australian Standard AS 4687 - 'Temporary fencing and hoardings';
 - (iii) Ongoing Site Safety/Security - Australian Standard AS 1725 - 'Chain-link fabric security fencing and gates';
- d) demolition work must be carried out only between the hours of 7am to 6pm Mondays to Fridays and 8am to 4pm Saturdays. No work is to be carried out on Sundays or public holidays;
- e) no trees must be removed from the site unless they are shown for removal on the approved plans, or separately approved by Council;
- f) erosion and sediment control measures must be installed prior to any demolition works commencing and maintained in accordance with the requirements contained in the Hawkesbury Development Control Plan 2002;
- g) all waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water;
- h) public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council;
- i) any materials stored on site must be stored away from any drainage path or easement, natural watercourse;
- j) demolition activity must not cause damage to or adversely affect the structural integrity of adjoining buildings;
- k) waste must be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation;
- l) no material is to be burnt on site;
- m) details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) must be kept on site as evidence of approved methods of disposal and recycling; and
- n) the site must be grassed or otherwise rendered erosion resistant immediately upon completion of demolition.

21. Demolition - Notice

- a) Notice is to be given to Council of the date on which it is proposed to commence demolition. This notice must:
 - (i) be given not less than two days before the date on which it is proposed to commence demolition work;
 - (ii) provide details of the name, contact details of the demolisher/contractor undertaking the work;

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- (iii) provide the relevant SafeWork NSW License details of the demolisher/contractor; and
 - (iv) details of the demolisher/contractors current Public Liability/Risk Insurance Policy providing for a minimum cover of \$10 million.
- b) Notice is to be given to adjoining property owners of the date on which it is proposed to commence demolition. This notice must:
 - (i) be given not less than two days before the date on which it is proposed to commence demolition work;
 - (ii) provide details of the name, contact details of the demolisher/contractor undertaking the work; and
 - (iii) provide the telephone number of SafeWork NSW Asbestos/Demolition Hotline - 1800 672 718.

22. Erosion and Sediment Control for Minor Development

Erosion and sediment control devices are to be installed and maintained until the site is fully stabilised in accordance with Hawkesbury Council's publication *Guidelines for Erosion and Sediment control on a building site (2017)*.

During Construction

23. Construction Hours

Clearing of land, running of machinery, excavation, and/or earthworks, building works and the delivery of building materials must be carried out between the following hours:

- a) between 7am and 6pm, Mondays to Fridays inclusive;
- b) between 8am and 4pm, Saturdays;
- c) no work on Sundays and public holidays; and
- d) works may be undertaken outside these hours where:
 - (i) the delivery of vehicles, plant or materials is required outside these hours by the Police or other authorities;
 - (ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and
 - (iii) a variation is approved in advance in writing by Council.

24. Site Management During Construction

The following requirements relating to site management apply during and immediately following construction:

- a) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- b) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- c) Copies of receipts stating the following must be given to the Principal Certifier:
 - (i) the place to which waste materials were transported;

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- (ii) the name of the contractor transporting the materials; and
 - (iii) the quantity of materials transported off-site and recycled or disposed of.
- d) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- e) During construction:
 - (i) all vehicles entering or leaving the site must have their loads covered;
 - (ii) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads; and
 - (iii) any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to the public.
- f) At the completion of the works, the work site must be left clear of waste and debris.

Note: In the event it is not possible to keep the footpath or road reserve clear during construction works written approval from Council must be obtained prior to any closing of the road reserve or footpath area. The closure must take place in accordance with Council's written approval. The area must be signposted and such signposting be maintained in a way that ensures public safety at all times.

25. Loading and Unloading During Construction

The following requirements relating to loading and unloading apply during construction:

- a) All loading and unloading associated with construction activity must be accommodated on site.
- b) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
- c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval must be obtained from Council.

26. Critical Stage Inspections

Prior to the commencement of building work and at nominated stages during the construction of the building, a minimum of 48 hours' notice is required to be provided to allow the Principal Certifier to ensure that the critical stage inspections are undertaken.

Note: Critical stage inspections are required to be carried out in accordance with Clause 162A of the *Environmental Planning & Assessment Regulation 2000*.

27. Inspection and Compliance Certificates - Sewer Works

Inspection and Compliance Certificates for sewer works can only be conducted and issued by Council.

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In the case of internal and external (house service connection) drainage, the inspection must be conducted by Council's Waste Management Branch;

In all cases inspections must be conducted on the exposed pipes prior to any backfilling including poured concrete or concrete encasement.

Note: To arrange inspections and pay required fees please telephone Customer Service on (02) 4560 4444.

28. Overland Stormwater Flow Management

The works associated with the development must ensure that:

- a) all natural water flow from adjoining properties is not impeded or diverted; and
- b) surface and subsurface water flows are not redirected or concentrated onto adjoining properties.

29. Stormwater Drainage Management

Roof water (including overflow from water storage vessels) must be dispersed over the site via a level spreader/ absorption trench or similar. The trench must be located a minimum of six metres from any structure or boundary and must be of adequate size and be fitted centrally with vertical overflow pipes and be located so as not to interfere with any other property or sewer drainage system.

30. Erosion and Sediment Control Plan - Implementation

Erosion and sediment control devices are to be installed and maintained until the site is fully stabilised in accordance with the approved Erosion and Sediment Control Plan.

Prior to Issue of Occupation Certificate

31. Connection to On-Site Waste Management Facility

A written clearance from Council (as the local sewer authority) that the development is suitably connected to the on-site waste management facility is required to be submitted to the Principal Certifier prior to the issue of an Interim Occupation Certificate.

Operational Conditions

32. Lighting

All external lighting associated with the development shall be managed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways. Lighting installations shall comply with Australian Standard AS 4282 - 'Control of the obtrusive effects of outdoor lighting'.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external sign associated with the development.

Advisory Notes

(i) Approval Authority

This development falls within the Sewerage Scheme controlled by Council, therefore Council is the approval authority for all sewer works.

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The applicant must consult with the Waste Management Branch regarding any possible new work or upgrades to existing Council sewer mains related to this application.

(ii) **Equitable Access**

The applicant must make themselves aware of the *Discrimination Against People with Disabilities Act (DDA)* and assess their responsibilities and liabilities with regards to the provision of access for all people.

(iii) **Acid Sulfate Soils - Monitoring of Excavation During Works**

All excavations are to be monitored to ensure that acid sulphate soils are not encountered during works. Signs that may indicate the presence of acid sulphate soils include:

- a) change in colour of the soil into grey and green tones;
- b) effervescence;
- c) the release of sulphur smelling gases such as sulphur dioxide or hydrogen sulphide; and
- d) lowering of the soil Ph by at least one unit.

Should any of the above indicators be present excavation work on the site is to stop and Council is to be notified to determine what action is required to be taken before work may commence.

(iv) **Dial Before You Dig**

Prior to commencement of work, you are required to contact the free national community service 'Dial Before You Dig' on 1100 regarding the location of underground services in order to prevent injury, personal liability and even death. Enquiries should provide the property details and the nearest cross street/road.

(v) **Requirements of 88B Instrument**

The applicant must make themselves aware of any User Restriction, Easements and Covenants to this property and must comply with the requirements of any Section 88B Instrument relevant to the property in order to prevent the possibility of legal proceedings against them.

(vi) **Utilities and Services**

Utilities, services and other infrastructure potentially affected by construction and operation must be identified prior to construction to determine requirements for access to, diversion, protection, and/or support.

Consultation with the relevant owner and/or provider of services that are likely to be affected by the proposed development must be undertaken to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure as required. The cost of any such arrangements must be borne by the developer.

ATTACHMENTS:

AT - 1 Site Plan

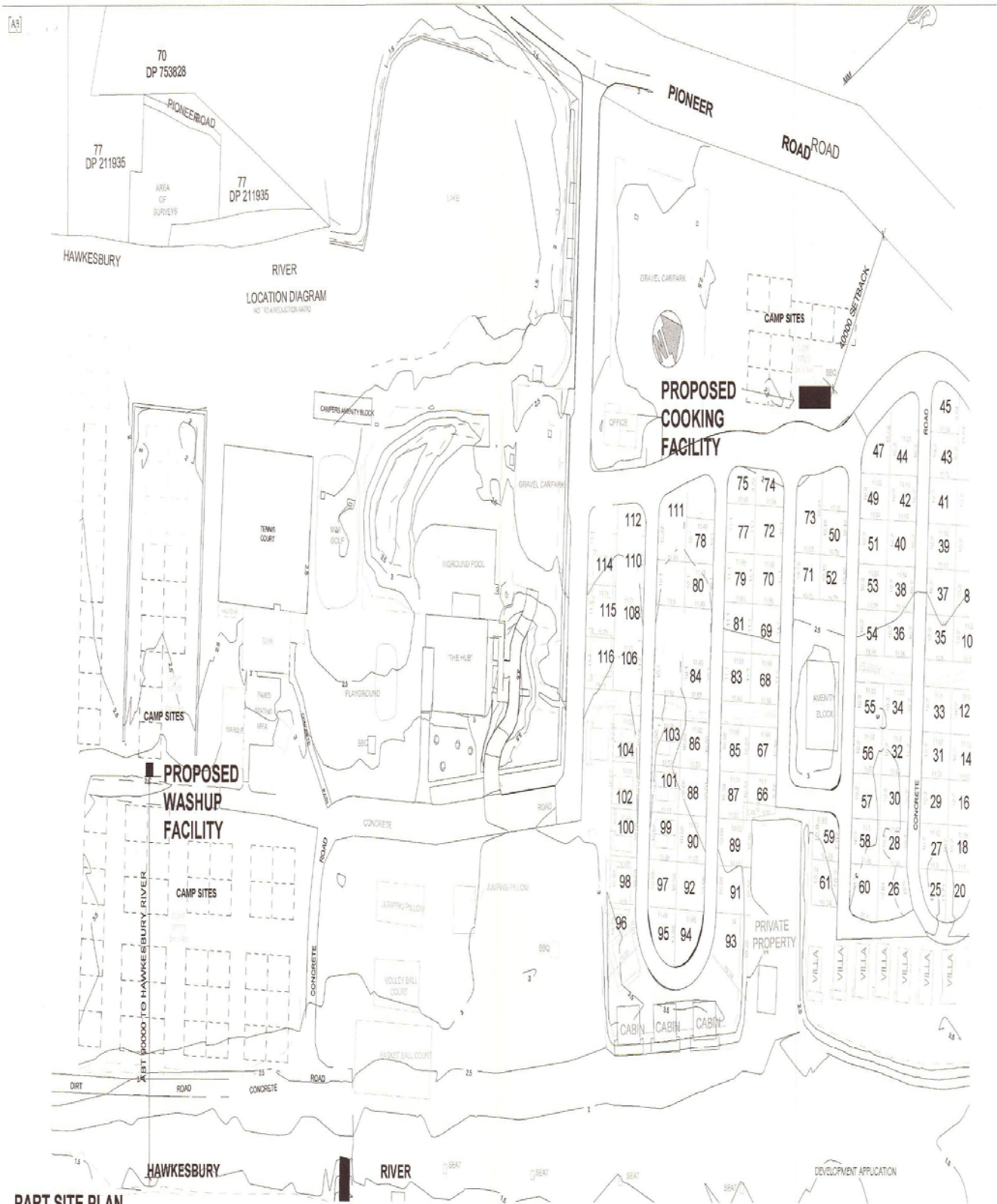
AT - 2 Floor Plan & Elevation

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AT - 1 Site Plan



PART SITE PLAN

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20 MAY 2019

1:1000

DAI 1243

ANCILLARY DEVELOPMENT FOR CARAVAN PARK
Version: 1, Version Date: 22/07/2019

at 76 CHASELING ROAD WEBBS CREEK

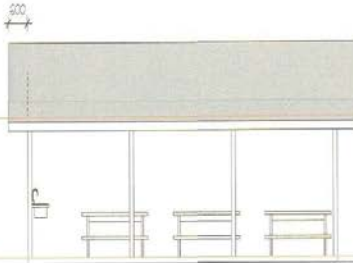
HAWKESBURY LOCAL PLANNING PANEL MEETING

SECTION 1 – Reports for Determination

Meeting Date: 21 November 2019

AT - 2 Floor Plan & Elevation

A3



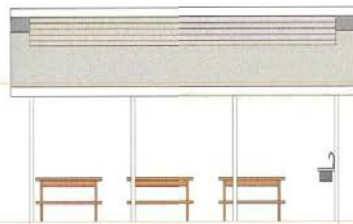
NORTHWEST ELEVATION

1 : 100



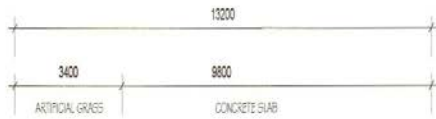
NORTHEAST ELEVATION

1 : 100



SOUTHEAST ELEVATION

1800 CHAINWIRE SECURITY FENCE & SEDIMENT TRAPPING FENCE REMOVE AT COMPLETION OF WORKS



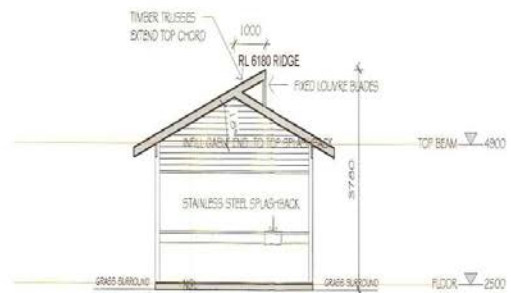
FLOOR PLAN

1 : 100

COOKING FACILITY FLOOR PLAN ELEVATIONS & SECTION

SOUTHWEST ELEVATION

1 : 100



CROSS SECTION

1 : 100

DEVELOPMENT APPLICATION

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1 : 100

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AMC/ARND DEVELOPMENT FOR CARAVAN PARK
Version: 1, Version Date: 22/07/2019

76 CHASELING ROAD WEBBS CREEK

HAWKESBURY LOCAL PLANNING PANEL MEETING

SECTION 1 – Reports for Determination

Meeting Date: 21 November 2019

AS



NORTHWEST ELEVATION

1:100



NORTHEAST ELEVATION

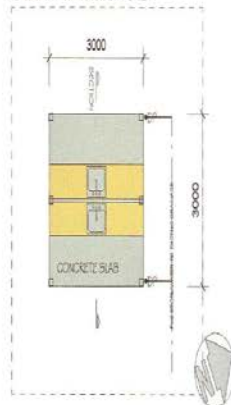
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SOUTHEAST ELEVATION

1:100

1800 HI CHAINWIRE SECURITY FENCE & SEDIMENT TRAPPING FENCE REMOVE AT COMPLETION OF WORKS



FLOOR PLAN

1:100

SOUTHWEST ELEVATION

1:100



SECTION

1:100

ENVIRONMENT MANAGEMENT NOTES

PRIOR TO THE COMMENCEMENT OF EXCAVATION THE BUILDER SHALL:
LOCATE ALL UNDERGROUND SERVICES
INSTALL THE SECURITY FENCING
ERECT THE SEDIMENT TRAPPING DEVICES

ALL SURPLUS MATERIALS & WASTE SHALL BE SORTED FOR RECYCLING & TRANSPORTED TO A WASTE MANAGEMENT FACILITY

EXCAVATED TOPSOIL SHALL NOT BE STOCKPILED ON SITE REUSED ON SITE TO GARDENBEDS DURING EXCAVATION

BALE SOIL AREAS SHALL BE GRAZED PRIOR TO THE REMOVAL OF THE SEDIMENT TRAPPING DEVICES

THE SITE IS TO BE SECURE FROM PUBLIC ACCESS AT ALL TIMES

WORK COVER STANDARDS FOR SAFE WORK PRACTICES ARE TO BE ADOPTED

IF DURING THE COURSE OF EXCAVATION MATERIALS OF A HAZARDOUS NATURE ARE DISCOVERED A MANAGEMENT PLAN FOR THEIR HANDLING & REMOVAL IS TO BE PREPARED & ADOPTED

PRIOR TO FITTING ROOF COVER INSTALL GUTTERS, TEMP DOWNPIPES & STORMWATER LINES

ERECT THE FOLLOWING SIGNS ON THE FENCE ADJACENT TO THE ENTRY

SIGN TYPE	NOTATIONS
GENERAL	COMPANY CARRYING OUT SITE WORKS PERSON IN CHARGE & 24 HR CONTACT PHONE NUMBER
UNAUTHORISED ENTRY	UNAUTHORISED ENTRY TO THE SITE IS PROHIBITED
FCA	NAME & CONTACT DETAILS OF PRINCIPLE CERTIFYING AUTHORITY
SEDIMENT NOTICE	POLLUTION WARNING SIGN



SEDIMENT TRAPPING FENCE CONSTRUCTED OF GEOTEXTILE FILTER FABRIC OVER WIRE OR STEEL MESH SUPPORT MESH ON STAR PICKETS AT 3M OR DRIVEN 600MM INTO GROUND BURY FABRIC 150MM ON DISTURBED AREA SIDE OF FENCE
INSTALL FENCE PRIOR TO COMMENCEMENT OF WORKS
INSPECT CLEAN / REPAIR WEEKLY OR AFTER EACH STORM EVENT
REHABILITATE DISTURBED AREAS PRIOR TO DISMANTLING FENCE

SITE PREP & REHABILITATION

1:200

WASHUP FACILITY FLOOR PLAN ELEVATIONS & SECTION

DEVELOPMENT APPLICATION

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20 MAY 2019

As indicated

DA3 1243

ANCILLARY DEVELOPMENT FOR CARAVAN PARK
Version: 1, Version Date: 22/07/2019

at 76 CHASELING ROAD WEBBS CREEK

oooO END OF REPORT Oooo



hawkesbury
local
planning
panel
meeting

end of
business
paper

This business paper has been produced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

