



Ordinary Meeting

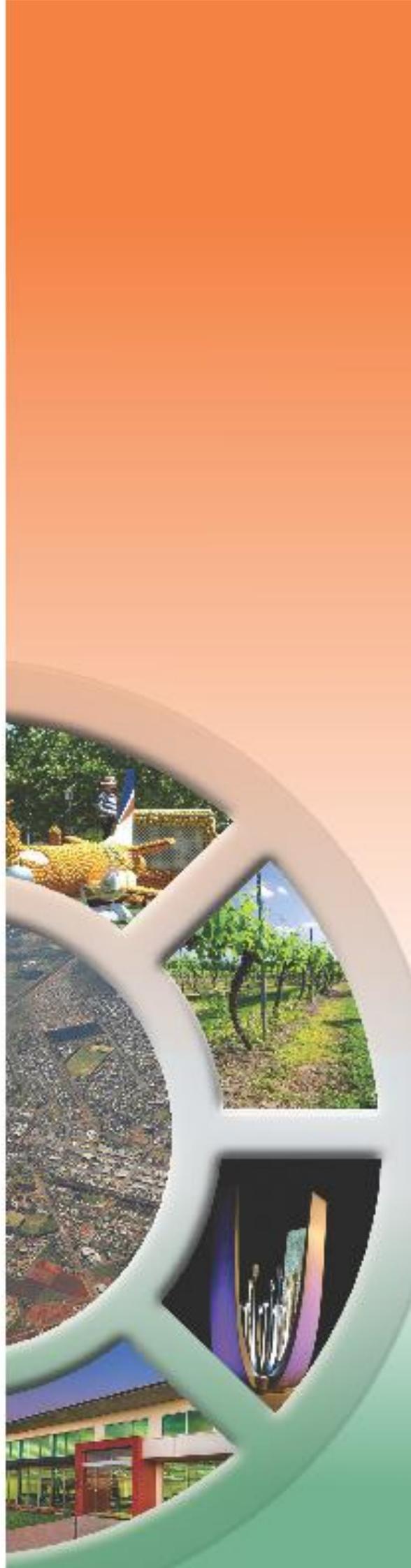
Tuesday, 11 November 2025

ATTACHMENTS UNDER SEPARATE COVER

CL01 DA 83/2025 - Seventy-five (75) Lot Residential Subdivision with the creation of one public reserve and public roads and associated infrastructure

Minutes of the Audit, Risk and Improvement Committee Meeting held on 22 October 2025

Minutes of the Roads, Parks & Pathways Enhancement Committee Meeting held on 23 October 2025



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Attachment A – Draft Conditions of Consent

Administrative Conditions

The development must be carried out in accordance with the following conditions of consent.

(1) Approved Development

Development consent has been granted for Seventy-six (76) Lot Torrens Title Residential Subdivision being seventy-five (75) residential allotments and one (1) public reserve lot with associated infrastructure works in five (5) stages, at Lot 2 DP 1093210, Druitt Road LAKE WYANGAN.

It is advised that the proposed development has been assessed in regards to the provision of the Griffith Local Environmental Plan 2014.

The development must be implemented in accordance with Development Application No. 83/2025(1) accepted by Council on 28 May 2025 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Accepted by Council	Prepared or Drawn By
Subdivision Plan <i>(25/110433)</i>	19 September 2025	The applicant
Preliminary Engineering Drawings <i>(25/110432)</i>	19 September 2025	Planning Matters Development Service

Document	Date Accepted by Council	Prepared or Drawn By
Statement of Environmental Effects <i>(25/111349)</i>	29 September 2025	Planning Matters Development Service
Geotechnical report <i>(25/58190)</i>	28 May 2025	McMahon Earth Science

If there is any inconsistency between the approved plans and documents referred to above, the conditions shall prevail.

(2) Subdivision Works Certificate

Prior to the construction of any subdivision civil works associated with the approval development, it is necessary to obtain a Subdivision Works Certificate. This approval can be issued by Council. An application for a Subdivision Works Certificate, complete with detailed plans and specifications, shall be submitted via the NSW Planning Portal.

(3) Provision of Services

The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities' specifications.

(4) Damage to Council property

If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

(5) Existing Services

The applicant must check that the proposed works do not affect any Council, electricity, telecommunications, gas or other services. Any required alterations to services will be at the developer's expense.

(6) Tree Preservation

The applicant is advised that the land is subject to Council's Tree Policy and the requirements of that policy are to be strictly adhered to. Should the applicant/owner require advice in this regard they are to contact Council's Parks and Gardens Department.

(7) Lapsing of Consent

In accordance with Section 4.53 of the Environmental Planning and Assessment Act, 1979 this consent is valid for a period of five (5) years from the date of consent.

Note 1: Development consent for the purpose of the erection of a building or the subdivision of land or the carrying out of a work does not lapse if building, engineering or construction work relating to the development is lawfully and physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Note 2: Development consent for the purpose of the use of the land, building or work the subject of the consent does not lapse if it is actually commenced the date on which the consent would otherwise lapse.

(8) Aboriginal Heritage

No Aboriginal objects may be harmed without an approval from Heritage NSW under the National Parks and Wildlife Act 1974.

If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:

- (a) Not further harm the object(s).
- (b) Immediately cease all work at the particular location.
- (c) Secure the area so as to avoid further harm to the Aboriginal object(s).
- (d) Notify the NSW Environment Line as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object and its location.
- (e) Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit must be prepared and submitted to heritage NSW before work may continue.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department of Planning, Industry and Environment

(9) Other Cultural Heritage

Should any cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1977 may be required before further the work can continue.

(10) Clearing of Vegetation

Vegetation shall not be burned on the site. All vegetation that is approved to be cleared to allow the development shall be either relocated, chipped and/or mulched and removed from the site for disposal at an approved waste recycling or management depot.

(11) The interallotment drainage system for each stage is NOT to be granted to Council. It is to be the responsibility of the properties served. This requirement is to be included on the 88B Instrument in accordance with the Conveyancing Act.

Prior to the issue of a Subdivision Works Certificate

Prior to commencing subdivision works you will need a Subdivision Works Certificate issued by Council. Before this certificate can be issued, compliance with the following conditions is to be demonstrated.

ALL STAGES

(12) **Prior to the issue of a Subdivision Works Certificate for each stage**, a pavement design and specifications for all roadworks including the proposed internal roads and Druitt Road is to be prepared by a suitably qualified Geotechnical Engineer and are to be submitted to Council and approved. The pavement design must provide a minimum 20-year design life and conform to Council's *Engineering Guidelines - Subdivisions and Development Standards*, the *Austroads Guide to Pavement Technology*.

(13) If tile drainage exists then appropriate treatment is required to obviate the collection of underground waters in unwanted places.

Documentation is to be submitted to Council **prior to the issue of a Subdivision Works Certificate for each stage** confirming Murrumbidgee Irrigation's requirements for the existing tile drainage system to either remain or be removed.

Should Murrumbidgee Irrigation require the tile drainage system to remain, an easement is to be created in accordance with Section 88B of the Conveyancing Act over all existing tile drainage lines. Matters to be addressed in the instrument are to include the width and location of the easement.

Should Murrumbidgee Irrigation require the tile drainage system to be made redundant, the tile drainage is to be either removed or disconnected to the satisfaction of Murrumbidgee Irrigation and Council. A representative from Griffith City Council or Murrumbidgee Irrigation is required to inspect the disconnection of the tile drainage where it crosses property boundaries.

Details of the work to be carried out on the existing tile drainage system are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for each stage**.

- (14) Control measures are to be utilised to prevent soil erosion and silt entering the drainage systems. **Prior to the issue of a Subdivision Works Certificate for each stage** details of the proposed measures utilising the principles outlined in following document, *Soils and Construction – Managing Urban Stormwater by Landcom (Blue Book)*, are to be submitted for Council approval and implemented before, during and after development works.
- (15) Design drawings for all roadworks, footpaths, stormwater drainage, landscaping, water and sewer infrastructure are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for each stage**. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards*, *The Lake Wyangan Road and Drainage Infrastructure Master Plan – November 2022* and *Section 7.11 Development Contributions Plan – August 2023*, *Griffith Residential Development Control Plan 2020*, and *Austroads Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TFNSW) for the prevailing speed limit and TFNSW Technical Directions.
- (16) Landscape Plan - Street Trees and Parks

Prior to the issue of the Subdivision Works Certificate a detailed landscaping plan shall be designed for the proposed development for approval by Councils Parks and Gardens Manager or delegated representative.

The landscaping plan shall be drawn to scale by a suitably qualified person and include:

- a). minimum scale of 1:200 for parks, detention basins or pedestrian link pathways and 1:500 for subdivision street tree layout
- b). Identification of all trees to be retained, removed or transplanted
- c). The location of all existing and proposed tree and shrub species
- d). Height and spread of selected species at maturity
- e). Elevation of landscaped areas
- f). Irrigation measures and detailed design specifications
- g). Details (including location and method of installation) of any root barrier's to protect infrastructure

h). a landscape maintenance strategy over the one year establishment period. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilising, remedial pruning and plant replacement.

Notes:

- i) The nature strip and footpath areas of the development are to be incorporated into the overall landscaped area of the development.
- ii) Street tree placement is to be designed and maintained to provide safe site distance for pedestrians and motorists, with particular consideration of intersections and pedestrian walkways.
- iii) To ensure continuity, street tree species and spacing is to continue from any existing landscaping or approved street tree landscaping plan.
- iv) Street trees are to be a minimum of 1.5m in height grown in 40 litre bags or equivalent at planting
- iv) All Street tree planting locations must meet the Griffith City Council- Tree Policy (PG-CP-402) with particular attention to section 3.6.1 Utilities and Services.

STAGE 1

(17) Murrumbidgee Irrigation's written unconditional approval for the entire development is to be submitted to Council **prior to the issue of a Subdivision Works Certificate for Stage 1**.

(18) Road 1 is to be designed to the specifications outlined below for the full length identified in stage 1 of the development:

- a. Local Access Road (Ultimately 20m wide road reserve),
- b. 9 metre wide carriageway,
- c. 5.5m wide verge on both sides of the proposed road.

Detailed engineering design drawings for the roadworks are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*, *The Lake Wyangan Road and Drainage Infrastructure Master Plan – November 2022* and *Section 7.11 Development Contributions Plan – August 2023*, *Griffith Residential Development Control Plan 2020* and are to be submitted to Council and approved **prior to the issue of a Subdivision Works Certificate for stage 1**. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(19) Kerb & guttering is to be constructed along both sides of proposed Road 1 for the full length identified in stage 1 of the development. Detailed engineering design drawings for the kerb and gutter are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for Stage 1**. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(20) Druitt Road is to be designed to the following specifications for the full frontage of the development:

- a. Collector Road (Ultimately 30m wide road reserve),
- b. Half road construction 5.5m wide carriageway,
- c. kerb and gutter on the southern side,

Detailed engineering design drawings for the roadworks are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*, The *Lake Wyangan Road and Drainage Infrastructure Master Plan – November 2022* and *Section 7.11 Development Contributions Plan – August 2023, Griffith Residential Development Control Plan 2020* and are to be submitted to Council and approved **prior to the issue of a Subdivision Works Certificate for stage 1**. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(21) Kerb & guttering is to be constructed along the southern side of Druitt Road for the full length of the development. Detailed engineering design drawings for the kerb and gutter are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for Stage 1**. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(22) Provision is to be made for the installation of street lighting along Road 1 for the full length identified in stage 1 of the development in accordance with Austroads Guide to Road Design, Australian Standard 1158 and any prescribed requirement of Essential Energy. Detailed design drawings are to be submitted to Council for approval, **prior to the issue of a Subdivision Works Certificate Stage 1**. Lighting drawings are to be prepared by a suitably qualified lighting designer/consultant.

(23) Provision is to be made for the installation of street lighting along Druitt Road for the full frontage of the development in accordance with Austroads Guide to Road Design, Australian Standard 1158 and any prescribed requirement of Essential Energy. Detailed design drawings are to be submitted to Council for approval, **prior to the issue of a Subdivision Works Certificate Stage 1**. Lighting drawings are to be prepared by a suitably qualified lighting designer/consultant.

(24) **Prior to the issue of a Subdivision Works Certificate for Stage 1**, as a minimum, the intersection of Druitt Road and Road 1 is to be designed as a T-Intersection in accordance with Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW for the prevailing speed limit. Appropriate road tapers at this intersection are required to be sealed and constructed to a width to accommodate the largest sized vehicle likely to access the proposed allotments. The intersection is to be installed with street lighting and linemarked in accordance with Austroads Guidelines and TFNSW Delineation. The intersection is to ensure appropriate measures for safe crossing of pedestrians and cyclists are provided.

(25) **Prior to the issue of a Subdivision Works Certificate for Stage 1** the applicant is to design a 2.5 metre wide, concrete pedestrian and cycleway along the southern side of Druitt Road for the full frontage of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(26) **Prior to the issue of a Subdivision Works Certificate for Stage 1** the applicant is to design a 1.5 metre wide, concrete footpath along the eastern and western side of Road 1 for the full length identified in stage 1 of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(27) Adequate arrangements are to be made for the disposal of stormwater. **Prior to the issue of a Subdivision Works Certificate for stage 1**, detailed design drawings and hydraulic calculations for the entire development are to be submitted to and approved by Council for the development. The stormwater drainage system is to connect to the trunk stormwater main located on Druitt Road. All works relating to stormwater are to be designed and constructed in accordance with the *Griffith Residential Development Control Plan 2020*, the *Lake Wyangan Road and Drainage Infrastructure Master Plan – November 2022* and *Section 7.11 Development Contributions Plan – August 2023*, Council's *Engineering Guidelines – Subdivisions and Development Standards* and Council's *Stormwater Drainage and Disposal Policy (CS-CP-310)*. Where stormwater runoff is to cross property boundaries, easements will be required in accordance with Section 88B of the Conveyancing Act.
A qualified Civil Engineer with experience in Hydraulic Analysis are to design and certify the stormwater system. The consultant must sign off all drawings and calculations.

(28) Detailed design drawings of the proposed gravity sewer system for the entire development is to be submitted to and approved by Council **prior to the issue of a Subdivision Works Certificate for Stage 1**. The sewer system is to connect to the sewer pump station to be located on the northern side of Druitt Road on Lot 128 DP 751743 to the north of the development. All sewer mains are to be designed and constructed at the front of allotments within the property boundary. The design for pipelines, as well as manholes and other associated components normally associated with sewerage main installations are to comply with the standards prescribed in Council's *Engineering Guidelines- Subdivisions and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia (WSA 02—2014)*.

(29) **Prior to the issue of a Subdivision Certificate for Stage 1**, a Ø250mm potable water main is to be constructed along the southern side of Druitt Road for the full frontage of the site. The potable water main is to connect to the existing water main located on

the northern side of Druitt Road. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(30) **Prior to the issue of a Subdivision Certificate for Stage 1**, a Ø150mm potable water main is to be constructed along the western side of proposed Road 1 for the full length identified in stage 1 of the development. The potable water main is to connect to the new water main constructed as part of the subdivision along Druitt Road. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(31) **Prior to the issue of a Subdivision Works Certificate for stage 1** design details are to be provided for the extension of a potable water main to terminate with a hydrant from the proposed Road 1 within the development to the end of the battle-axe handle of proposed Lots 106, 107, 110 and 111. The location of the hydrant is to ensure the entire allotment has a maximum coverage/distance of 150m from the hydrant. The extension of the potable water main from the proposed internal road is to include the installation of a backflow prevention device and by-pass meter after the intersection of the water main on the internal road. All costs associated with this infrastructure are to be borne by the developer.

The design of all new mains and other associated components normally associated with water main installations are to conform to the standards prescribed in *Council's Engineering Guidelines - Subdivisions and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(32) **Prior to the issue of a Subdivision Works Certificate for Stage 1**, a landscaping plan is to be submitted to Council for Stage 1 of the development. The landscaping plan is to specify that the street trees are to be installed in accordance with *Council's Tree Policy (PG-CP-402)* and *Council's Engineering Guidelines – Subdivisions and Development Standards 2008*. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

STAGE 2

(33) Road 1, Road 2 and Road 3 are to be designed to the specifications outlined below for the full length identified in stage 2 of the development:

- Local Access Road (Ultimately 20m wide road reserve),
- 9 metre wide carriageway,
- 5.5m wide verge on both sides of the proposed road.

Detailed engineering design drawings for the roadworks are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* Lake Wyangan Master Plan and are to be submitted to Council and approved **prior to the issue of a Subdivision Works Certificate for stage 2**. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(34) Kerb & guttering is to be constructed along both sides of proposed Road 1, Road 2 and Road 3 for the full length identified in stage 2 of the development. Detailed engineering design drawings for the kerb and gutter are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for Stage 2**. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(35) Provision is to be made for the installation of street lighting along Road 1, Road 2 and Road 3 for the full length identified in stage 2 of the development in accordance with Austroads Guide to Road Design, Australian Standard 1158 and any prescribed requirement of Essential Energy. Detailed design drawings are to be submitted to Council for approval, **prior to the issue of a Subdivision Works Certificate Stage 2**. Lighting drawings are to be prepared by a suitably qualified lighting designer/consultant.

(36) **Prior to the issue of a Subdivision Works Certificate for Stage 2**, as a minimum, the intersections of Road 1 and Road 2, and Road 1 and Road 3 is to be designed as a T-Intersection in accordance with Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW for the prevailing speed limit. Appropriate road tapers at this intersection are required to be sealed and constructed to a width to accommodate the largest sized vehicle likely to access the proposed allotments. The intersection is to be installed with street lighting and linemarked in accordance with Austroads Guidelines and TfNSW Delineation. The intersection are to ensure appropriate measures for safe crossing of pedestrians and cyclists are provided.

(37) **Prior to the issue of a Subdivision Works Certificate for Stage 2** the applicant is to design a 1.5 metre wide, concrete footpath along the eastern and western side of Road 1 for the full length identified in stage 2 of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(38) **Prior to the issue of a Subdivision Works Certificate for Stage 2** the applicant is to design a 1.5 metre wide, concrete footpath along the southern side of Road 2 for the full length identified in stage 2 of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(39) **Prior to the issue of a Subdivision Works Certificate for Stage 2** the applicant is to design a 1.5 metre wide, concrete footpath along the northern side of Road 3 for the full length identified in stage 2 of the development. Such plans are to include designs

and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(40) **Prior to the issue of a Subdivision Certificate for Stage 2**, a Ø150mm potable water main is to be constructed along the western side of proposed Road 1 for the full length identified in stage 2 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(41) **Prior to the issue of a Subdivision Certificate for Stage 2**, a Ø150mm potable water main is to be constructed along the northern side of proposed Road 2 and Road 3 for the full length identified in stage 2 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(42) **Prior to the issue of a Subdivision Works Certificate for Stage 2**, a landscaping plan is to be submitted to Council for Stage 2 of the development. The landscaping plan is to specify that the street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards* 2008. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

STAGE 3

(43) Road 2 is to be designed to the specifications outlined below for the full length identified in stage 3 of the development:

- a. Local Access Road (Ultimately 20m wide road reserve),
- b. 9 metre wide carriageway,
- c. 5.5m wide verge on both sides of the proposed road.

Detailed engineering design drawings for the roadworks are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* Lake Wyangan Master Plan and are to be submitted to Council and approved **prior to the issue of a Subdivision Works Certificate for stage 3**. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(44) Kerb & guttering is to be constructed along both sides of proposed Road 2 for the full length identified in stage 3 of the development. Detailed engineering design drawings for the kerb and gutter are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for Stage 3**. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The

requirements must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(45) Provision is to be made for the installation of street lighting along Road 2 for the full length identified in stage 3 of the development in accordance with Austroads Guide to Road Design, Australian Standard 1158 and any prescribed requirement of Essential Energy. Detailed design drawings are to be submitted to Council for approval, **prior to the issue of a Subdivision Works Certificate Stage 3**. Lighting drawings are to be prepared by a suitably qualified lighting designer/consultant.

(46) **Prior to the issue of a Subdivision Works Certificate for Stage 3** the applicant is to design a 1.5 metre wide, concrete footpath along the southern side of Road 2 for the full length identified in stage 3 of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(47) **Prior to the issue of a Subdivision Certificate for Stage 3**, a Ø150mm potable water main is to be constructed along the northern side of proposed Road 2 for the full length identified in stage 3 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(48) **Prior to the issue of a Subdivision Works Certificate for Stage 3**, a landscaping plan is to be submitted to Council for Stage 3 of the development. The landscaping plan is to specify that the street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards* 2008. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

STAGE 4

(49) Road 3 is to be designed to the specifications outlined below for the full length identified in stage 4 of the development:

- d. Local Access Road (Ultimately 20m wide road reserve),
- e. 9 metre wide carriageway,
- f. 5.5m wide verge on both sides of the proposed road.

Detailed engineering design drawings for the roadworks are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* Lake Wyangan Master Plan and are to be submitted to Council and approved **prior to the issue of a Subdivision Works Certificate for stage 4**. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(50) Kerb & guttering is to be constructed along both sides of proposed Road 3 for the full length identified in stage 4 of the development. Detailed engineering design drawings for the kerb and gutter are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for Stage 4**. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(51) Provision is to be made for the installation of street lighting along Road 3 for the full length identified in stage 4 of the development in accordance with Austroads Guide to Road Design, Australian Standard 1158 and any prescribed requirement of Essential Energy. Detailed design drawings are to be submitted to Council for approval, **prior to the issue of a Subdivision Works Certificate Stage 4**. Lighting drawings are to be prepared by a suitably qualified lighting designer/consultant.

(52) **Prior to the issue of a Subdivision Works Certificate for Stage 4** the applicant is to design a 1.5 metre wide, concrete footpath along the northern side of Road 3 for the full length identified in stage 4 of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, *Council's Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(53) **Prior to the issue of a Subdivision Certificate for Stage 4**, a Ø150mm potable water main is to be constructed along the northern side of proposed Road 3 for the full length identified in stage 4 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(54) **Prior to the issue of a Subdivision Works Certificate for Stage 4**, a landscaping plan is to be submitted to Council for Stage 4 of the development. The landscaping plan is to specify that the street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards* 2008. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

STAGE 5

(55) Road 1, Road 4 and Road 5 are to be designed to the specifications outlined below for the full length identified in stage 5 of the development:

- a. Local Access Road (Ultimately 20m wide road reserve),
- b. 9 metre wide carriageway,
- c. 5.5m wide verge on both sides of the proposed road.

Detailed engineering design drawings for the roadworks are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* Lake Wyangan Master Plan and are to be submitted to Council and approved **prior to the**

issue of a Subdivision Works Certificate for stage 5. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(56) Kerb & guttering is to be constructed along both sides of proposed Road 1, Road 4 and Road 5 for the full length identified in stage 5 of the development. Detailed engineering design drawings for the kerb and gutter are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate for Stage 5.** Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(57) Provision is to be made for the installation of street lighting along Road 1, Road 4 and Road 5 for the full length identified in stage 5 of the development in accordance with Austroads Guide to Road Design, Australian Standard 1158 and any prescribed requirement of Essential Energy. Detailed design drawings are to be submitted to Council for approval, **prior to the issue of a Subdivision Works Certificate Stage 5.** Lighting drawings are to be prepared by a suitably qualified lighting designer/consultant.

(58) **Prior to the issue of a Subdivision Works Certificate for Stage 5**, as a minimum, the intersection of Road 1 and Road 4/Road 5 is to be designed as a T-Intersection in accordance with Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW for the prevailing speed limit. Appropriate road tapers at this intersection are required to be sealed and constructed to a width to accommodate the largest sized vehicle likely to access the proposed allotments. The intersection is to be installed with street lighting and linemarked in accordance with Austroads Guidelines and TfNSW Delineation. The intersection are to ensure appropriate measures for safe crossing of pedestrians and cyclists are provided.

(59) **Prior to the issue of a Subdivision Works Certificate for Stage 5** the applicant is to design a 1.5 metre wide, concrete footpath along the eastern and western side of Road 1 for the full length identified in stage 5 of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(60) **Prior to the issue of a Subdivision Works Certificate for Stage 5** the applicant is to design a 1.5 metre wide, concrete footpath along the northern side of Road 4 and Road 5 for the full length identified in stage 5 of the development. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirements must conform to the *Griffith Pedestrian and Bicycle Strategy – July 2021*, Council's *Engineering Guidelines – Subdivisions and Development Standards*, the Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW (TfNSW) for the prevailing speed limit and TfNSW Technical Directions.

(61) **Prior to the issue of a Subdivision Certificate for Stage 5**, a Ø150mm potable water main is to be constructed along the western side of proposed Road 1 and northern side of proposed Road 4 and Road 5 for the full length identified in stage 5 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(62) **Prior to the issue of a Subdivision Works Certificate for Stage 5**, a landscaping plan is to be submitted to Council for Stage 5 of the development. The landscaping plan is to specify that the street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards* 2008. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

Prior to Commencement of Works for each stage

The following conditions need to be met prior to the commencement of works. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

(63) An application for a **Subdivision Works Certificate** is to be submitted to Council and approved for the stormwater, potable water, sewer, and roadworks to be constructed. Detailed engineering design plans are to be submitted to Council for approval and a **Subdivision Works Certificate for each stage of the development is to be obtained prior to any Civil Works commencing**. Such plans are to include designs and specifications for all proposed works as required for approval by Council. The requirement must conform to Council's *Engineering Guidelines – Subdivisions and Development Standards*, and Austroads specifications.

(64) In accordance with the provisions of Part 6, Divisions 6.2 and 6.4 of the Environmental Planning and Assessment Act, 1979 a person must not carry out subdivision works until such time as:

- A *Subdivision Works Certificate* has been obtained from Griffith City Council.
- A *Principal Certifier* has been appointed; and
- The person with the benefit of the development consent has given at least two (2) days notice to Griffith City Council and the *Principal Certifier* of the person's intention to commence the subdivision works.

Note 1: Should the plans submitted with the Subdivision Works Certificate differ substantially from the plans approved as part of the development consent then a Section 4.55 modification of consent will be required to be made to Council.

(65) **Prior to the commencement of works for each stage** a Construction Management Plan for each stage of the development is to be prepared by a suitably qualified professional detailing the proposed traffic control and management arrangements during the construction of the development is to be submitted to Council for approval. The Construction Management Plan will address but not be limited to:

- a. the management of traffic during construction;
- b. the management of loading and unloading of construction materials on site;
- c. material stockpiling/storage;
- d. identify parking for construction worker vehicles;
- e. dust mitigation measures; and
- f. complaint management and contingency measures.

The construction and traffic management measures specified in the approved Construction Management Plan shall be implemented for duration of construction.

(66) A Traffic Management Plan (TMP) with all supporting documentation, including all relevant Traffic Guidance Schemes (TGS), is to be submitted to Council for approval **prior to the commencement of work for each stage**. The TMP must comply with the requirements of Transport for New South Wales' Traffic Control at Work Sites Technical Manual (TCAWS Manual), Standards Australia's Manual of uniform traffic control devices, Part 3: Traffic control for works on roads (AS1742.3), and Austroads' Guide to Temporary Traffic Management (AGTTM).

The TMP must be prepared by a person/s with a 'Prepare a Work Zone Traffic Management Plan' qualification. Strict compliance to the TMP is to be maintained throughout the duration of the works. All inspections of the TMP and collection of records must comply with the requirements of the TCAWS Manual.

(67) **Prior to the commencement of works within Council's Road Reserve on Druitt Road**, a Section 138 Roads Act application, including payment of fees, shall be lodged with Griffith City Council, as the Roads Authority for any works required within a public road. These works may include but are not limited to:

- a. Road opening for utilities and stormwater (including stormwater connection to Council Infrastructure).
- b. Road Occupancy or road closures

All works shall be carried out with the Roads Act approval, the development consent including the stamped plans and Griffith City Council specifications.

(68) External Service Providers

Prior to the commencement of works written advice shall be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services to the development.

(69) Sedimentation and Erosion Controls

Effective dust, noise, sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum):

- (a) the installation of a sediment fence with returned ends across the low side of the works; and
- (b) a temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

The control measures are to be installed **prior to the commencement of site works** and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

(70) Neighbour Notification

The person with the benefit of the development consent must give at least 2 days' notice in writing, of their intention to commence demolition work authorised by the consent, to the occupier of each dwelling that is on a lot with an adjoining boundary.

During Construction for all stages

The following conditions of consent must be complied with at all times during the demolition, excavation and construction of the development.

(71) Burning of Waste or Refuse

No waste or refuse shall be burned on site. All building waste, excavated material, broken concrete, or the like, shall be removed from the site and disposed of at an approved waste management depot.

(72) If any damage is occasioned to Council property during building construction of each stage of the development, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before construction be immediately notified to Council to avoid later conflict.

(73) Effective dust/noise/erosion control measures are to be maintained during construction of each stage of the development to maintain public safety/ amenity.

(74) The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense for each stage of the development. The work is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities specifications.

(75) The construction and traffic management measures specified in the approved Construction Management Plan for each stage are to be implemented for the duration of construction.

(76) All civil construction works for each stage such as; the installation of stormwater infrastructure, potable water infrastructure, sewerage infrastructure, footpath and roadworks associated with the development are to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards*.

(77) All civil construction works for each stage are to be inspected by Council Officers or Council Nominee during normal office hours as specified in Council's *Engineering Guidelines – Subdivisions and Development Standards (Part 1 - Section 4)*. All requests for inspection are to be made to Council's Customer Service Department.

Apart from these inspections various tests are to be conducted in conjunction with the works. Test guidelines and type of tests required are identified in Council's *Engineering Guidelines – Subdivisions and Development Standards*.

(78) Hours of Work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

7.00am to 6.00pm on Monday to Saturday.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Prior to the issue of the Subdivision Certificate for all stages

Before Council will release the subdivision plan, you will need to demonstrate compliance with the following conditions. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

(79) Subdivision Certificate

A Subdivision Certificate must be issued prior to lodgement of the Final Plan of Survey with the Land Registry Services. An application for a Subdivision Certificate is required upon completion of all conditions of consent. The application is to be lodged with the Principle Certifier via the NSW Planning Portal.

(80) Compliance with Conditions of Consent

The applicant is to ensure that all conditions of Development Application No. DA 83/2025 are completed **prior to the issue of the Subdivision Certificate**.

(81) An easement is created for any existing electrical infrastructure. The easement is to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision

(82) Notice of Arrangement for Electricity Provision

Prior to the issue of the Subdivision Certificate for each stage, a copy of the Notice of Arrangement (NOA) from Essential Energy which states that satisfactory supply arrangements have been made for the provision of electricity to the proposed development is provided to Council.

(83) Restriction on Title

Prior to the issue of a Subdivision Certificate for each stage, a restriction on title shall be created under Section 88B of the Conveyancing Act 1919 in each relevant stage for all lots within the LWGA stating that only one primary dwelling may be constructed with the exception of lots designated as medium density lots. This does not limit the construction of a secondary dwelling in accordance with the GLEP.

(84) Restriction on the Use of Land

A Restriction on the Use of Land pursuant to Section 88B of the Conveyancing Act 1919, shall be placed on all lots within the subdivision stating that only one dwelling shall be constructed with the exception of lots designated as multi-unit lots as shown on the approved plans accompanying the development application (i.e. Lots 104, 106, 107, 110, 111, 119, 201, 202, 204, 205, 208, 215, 307, 308, 407, 408, 502, 503 and 511).

(85) Noise Attenuation

Prior to the issue of the Subdivision Certificate for each stage a restriction on title shall be placed on all residential lots, pursuant to Section 88B of the Conveyancing Act 1919 requiring any future dwelling be provided with noise attenuation measures so as to minimise the impacts of frost fans on nearby farms, so that the dwelling achieves the Indoor Criteria of 25dB(A)(max) of Council's Frost Control Fan Policy (CS-CP,309).

(86) All works specified on the approved Subdivision Works Certificate drawings for each stage are to be completed in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* (and other relevant authorities specifications outlined within this Development Application) and approved by Council **prior to the issue of a Subdivision Certificate for each stage**.

(87) **Prior to the issue of a Subdivision Certificate for each stage** the portion of land proposed to be a public road is to be gazetted as a road reserve in accordance with Section 9 of the NSW Roads Act 1993. The plan of the subdivision to be registered with the office of the Registrar-General is to include a statement of intention to dedicate the specified land as a public road.

(88) The applicant is required to pay for all inspections carried out by Council's Engineers. Payment must be paid for all inspections as per Council's current Revenue Policy **prior to the issue of a Subdivision Certificate for each stage**.

(89) **Prior to the issue of a Subdivision Certificate for each stage**, all roads are to be appropriately delineated (linemarking, etc) in accordance with the signposting and line marking policy adopted by Transport for NSW.

(90) Street nameplates are to be provided to the proposed public roads to the colour arrangement as adopted by Council and the standard as prescribed by Council's *Engineering Guidelines – Subdivisions and Development Standards*. Council approval of street names must be obtained **prior to the issue of a Subdivision Certificate for each stage**.

(91) Separate written applications must be made to Council requesting approval for naming of the internal roads. Applications will be made by Griffith City Council to the Geographical Names Board of New South Wales seeking approval for the road names, this approval must be given **prior to the issue of a Subdivision Certificate for each stage**.

(92) **Prior to the issue of a Subdivision Certificate for each stage** a three (3) metre easement are to be established over Council's sewer infrastructure pursuant to Section 88B of the Conveyancing Act for the drainage of sewage. Matters to be addressed in the instrument should include the width and location of the easement. This is for the purpose of identifying and protecting the sewerage system.

(93) **Prior to the issue of a Subdivision Certificate for each stage**, the developer is to provide a water service to each lot created as part of each stage of the development as per the approved plans. Installation and location is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(94) The applicant must ensure there is sufficient power supply to service each lot created for each stage of the development as per the approved plans. Documentary evidence from Essential Energy is to be submitted to Council, **prior to the issue of a Subdivision Certificate for each stage**, confirming that satisfactory arrangements have been made for the provision of an adequate electricity supply.

(95) The applicant must ensure there is sufficient natural gas supply to service each lot created for each stage of the development as per the approved plans. Documentary evidence from the service provider is to be submitted to Council, **prior to the issue of a Subdivision Certificate for each stage**, confirming that satisfactory arrangements have been made for the provision of an adequate natural gas supply.

(96) The applicant must ensure there are sufficient telecommunication services each lot created for each stage of the development as per the approved plans. Documentary evidence from the service provider is to be submitted to Council, **prior to the issue of a Subdivision Certificate for each stage**, confirming that satisfactory arrangements have been made for the provision of an adequate telecommunication service.

(97) **Prior to the issue of a Subdivision Certificate for each stage**, services are not permitted to cross property boundaries unless legally created easements in accordance with Section 88B of the Conveyancing Act are created. The location and widths of the easements are to be specified in the instrument for the purpose of protecting and identifying the services.

(98) Works As Executed plans for approved civil works are to be submitted to Council upon completion of each stage of the development **prior to the issue of a Subdivision Certificate for each stage** of the development. Works As Executed plans are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(99) A Bond Application and a monetary bond is to be submitted to Council to provide a twelve (12) month maintenance period for civil works relating to Council's infrastructure for each stage of the development. It is the applicant's responsibility to notify the relevant departments regarding the commencement and finish of the maintenance period and adequate arrangements are to be made regarding any relevant inspections required.

A five percent (5%) bond of the total cost of works is to be submitted to Council for the works that need maintenance for each stage of the development **prior to the issue of a Subdivision Certificate for each stage** of the development.

(100) **Prior to the issue of a Subdivision Certificate each stage**, a temporary cul-de-sac bulb with a minimum radii of 9.5 metres is to be constructed of compacted road building gravel with a minimum depth of 200mm along with road signage being installed at the end of each road where a dead end is created due to the staging of road construction.

(101) Landscape Plan - Street Trees and Parks

Prior to the issue of the Subdivision Certificate for each stage the approved landscape plan for street trees and parks shall be installed to the satisfaction of Council's Parks and Gardens Manager or delegated officer of that department. The commencement date for installation of plants or irrigation systems must be agreed to by the Parks and Gardens Manager or delegated officer. This work will be inspected by the delegated officer to ensure installation specifications are met. This is to include a final inspection once landscaping has been installed and written approval from the delegated officer.

The installed landscaping must be bonded for the duration of the one (1) year maintenance period.

STAGE 1

(102) Section 7.11 Contributions

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Lake Wyangan Section 7.11 Development Contribution Plan 2023, this development requires the payment of a Section 7.11 contribution. The Section 7.11 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted plan. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be **\$271,615.50** for the creation of **Eighteen (18)** additional lots at **\$15,089.75** per lot. The total payment amount will be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment as per the provisions of the Contribution Plan.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 1**, unless other arrangements acceptable to Council are made, including 'in-kind' contributions permitted under section 3.16 of the Contributions Plan. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(103) Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Location	Amount per tenement	Number of tenements	Amount to be paid
Water supply	Lake Wyangan	\$ 9,477.00	18.0 ET (1 ET Credit)	\$170,586.00
Sewerage	Lake Wyangan	\$ 6,643.00	18.0 ET (1 ET Credit)	\$119,574.00
Total				\$290,160.00

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 1** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

(104) **Prior to the issue of a Subdivision Certificate for Stage 1** Road 1 is to be constructed to the following specifications for the full length identified in stage 1 of the development:

- d. Local Access Road (Ultimately 20m wide road reserve),
- e. 9 metre wide carriageway,
- f. 5.5m wide verge on both sides of the proposed road,

Design and construction is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*. The surface of the road is required to be a constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(105) **Prior to the issue of a Subdivision Certificate for Stage 1** kerb & guttering is to be constructed along both sides of proposed Road 1 for the full length identified in stage 1 of the development in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(106) **Prior to the issue of a Subdivision Certificate for Stage 1**, Druitt Road is to be constructed to the following specifications for the full frontage of the development:

- a. Collector Road (Ultimately 30m wide road reserve),
- b. Half road construction 5.5m wide carriageway,

- c. kerb and gutter on the southern side,

Design and construction is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

- (107) **Prior to the issue of a Subdivision Certificate for Stage 1** kerb & guttering is to be constructed along the southern side of Druitt Road for the full frontage of the development in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.
- (108) The installation of street lighting along Road 1 is to be in accordance with Austroads *Guide to Road Design*, Australian Standard 1158 and any prescribed requirement of Essential Energy for the full length identified in stage 1 of the development. Street lights are to be installed in accordance with the approved design, **prior to the issue of a Subdivision Certificate for Stage 1**. Written approval is to be submitted to Council from Essential Energy to ensure that all works have been completed to their satisfaction.
- (109) The installation of street lighting along Druitt Road is to be in accordance with Austroads *Guide to Road Design*, Australian Standard 1158 and any prescribed requirement of Essential Energy for the full frontage of the development. Street lights are to be installed in accordance with the approved design, **prior to the issue of a Subdivision Certificate for Stage 1**. Written approval is to be submitted to Council from Essential Energy to ensure that all works have been completed to their satisfaction.
- (110) **Prior to the issue of a Subdivision Certificate for Stage 1**, as a minimum, Druitt Road and Road 1 is to be constructed as a T-Intersection in accordance with Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW for the prevailing speed limit. Appropriate road tapers at this intersection are required to be sealed and constructed to a width to accommodate the largest sized vehicle likely to access the proposed allotments. The intersection is to be installed with street lighting and linemarked in accordance with Austroads Guidelines and TFNSW Delineation. The intersection is to ensure appropriate measures for safe crossing of pedestrians and cyclists are provided. The surface of the intersection is required to be a constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).
- (111) **Prior to the issue of a Subdivision Certificate for Stage 1** the applicant is to construct a 2.5 metre wide, concrete pedestrian and cycleway along the southern side of Druitt Road for the full frontage of the development. The alignment and construction of the shared path is to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*, the *Griffith Pedestrian and Bicycle Strategy – July 2021* and Council requirements.
- (112) **Prior to the issue of a Subdivision Certificate for Stage 1** the applicant is to construct a 1.5 metre wide, concrete footpath along the eastern and western side of Road 1 for the full length identified in stage 1 of the development. The alignment and construction of the shared path is to comply with Council's *Engineering Guidelines –*

Subdivisions and Development Standards, the Griffith Pedestrian and Bicycle Strategy – July 2021 and Council requirements.

- (113) **Prior to the issue of a Subdivision Certificate for Stage 1**, all drainage infrastructure within Stage 1 of the development is to be installed and directed to the trunk stormwater main located on Druitt Road. All stormwater works are to be in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*.
- (114) **Prior to the issue of a Subdivision Certificate for Stage 1** the gravity sewer system is to be constructed to service all proposed lots within stage 1 of the development and is to connect to the sewer pump station to be located on the northern side of Druitt Road on Lot 128 DP 751743 to the north of the development. All sewer mains are to be constructed at the front of allotments within the property boundary. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Sewerage Code of Australia (WSA 03-2002)*.
- (115) **Prior to the issue of a Subdivision Certificate for Stage 1**, a Ø200mm potable water main is to be constructed along the southern side of Druitt Road for the full frontage of the site. The potable water main is to connect to the existing water main located on the northern side of Druitt Road. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.
- (116) **Prior to the issue of a Subdivision Certificate for Stage 1**, a Ø150mm potable water main is to be constructed along the western side of proposed Road 1 for the full length identified in stage 1 of the development. The potable water main is to connect to the new water main constructed as part of the subdivision along Druitt Road. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.
- (117) **Prior to the issue of a Subdivision Certificate for Stage 1**, a potable water main is to be extended to terminate with a hydrant from the proposed internal road within the development to the end of the battle-axe handle of proposed Lots 106, 107, 110 and 111. The location of the hydrant is to ensure the entire allotment has a maximum coverage/distance of 150m from the hydrant. The extension of the potable water main from the proposed internal road is to include the installation of a backflow prevention device and bypass meter after the intersection of the water main on the internal road. All costs associated with this infrastructure are to be borne by the developer.

The construction of all new mains and other associated components normally associated with water main installations are to conform to the standards prescribed in Council's *Engineering Guidelines - Subdivisions and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.
- (118) **Prior to the issue of a Subdivision Certificate for Stage 1**, a Restriction to User in accordance with Section 88E of the Conveyancing Act is to be created over proposed

Lots 106, 107, 110 and 111 for the ongoing ownership and maintenance of the potable water infrastructure located within the battle-axe portion of Lots 106, 107, 110 and 111.

(119) **Prior to the issue of a Subdivision Certificate for Stage 1**, a Restriction as to user in accordance with Section 88B of the Conveyancing Act is to be created over proposed lots 106, 107, 110 and 111 to prohibit fencing on the common boundary between the two battle-axe handles for Lots 106 and 107 and 110 and 111 so that the effective battle-axe handle is nine (9) metres wide for the length of the handle or as necessary to gain access to garages and permit manoeuvring so that vehicles can leave in a forward direction.

A reciprocal right of carriageway is to be created over the battle-axe handles to allow the adjoining lot to traverse the driveways (i.e. over 106/107 and 110/111).

(120) **Prior to the issue of a Subdivision Certificate Stage 1**, concrete vehicular crossings to Lots 106/107 and 110/111 in the proposed subdivision is to be constructed between the property boundary and road carriageway off Road 1. Accessway and layback construction for the proposed subdivision is to be completed in accordance with the approved Subdivision Works Certificate drawings and Council's *Engineering Guidelines – Subdivisions and Development Standards*.

(121) **Prior to the issue of a Subdivision Certificate Stage**, the internal driveway to proposed Lot 106 and 107, and proposed Lot 110 and 111 is to be sealed for the full length of the battle-axe handle in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and Council's *Residential Development Control Plan 2020*.

(122) **Prior to the issue of a Subdivision Certificate for Stage 1**, landscaping is to be installed to Council's satisfaction in accordance with the approved landscaping plan for Stage 1. The street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards*. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

(123) **Prior to the issue of a Subdivision Certificate for Stage 1**, the Principle Certifying Authority shall ensure that all works associated with a S138 Roads Act approval have been inspected and signed off by Griffith City Council.

STAGE 2

(124) Section 7.11 Contributions

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Lake Wyangan Section 7.11 Development Contribution Plan 2023, this development requires the payment of a Section 7.11 contribution. The Section 7.11 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted plan. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be **\$256,525.75** for the creation of **Seventeen (17)** additional lots at **\$15,089.75** per lot. The total payment amount will be indexed by the Consumer

Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment as per the provisions of the Contribution Plan.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 2**, unless other arrangements acceptable to Council are made, including 'in-kind' contributions permitted under section 3.16 of the Contributions Plan. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(125) Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Location	Amount per tenement	Number of tenements	Amount to be paid
Water supply	Lake Wyangan	\$ 9,477.00	17.0 ET(0 ET Credit)	\$161,109.00
Sewerage	Lake Wyangan	\$ 6,643.00	17.0 ET(0 ET Credit)	\$112,931.00
Total				\$274,040.00

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 2** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

(126) **Prior to the issue of a Subdivision Certificate for Stage 2** Road 1, Road 2 and Road 3 are to be constructed to the following specifications for the full length identified in stage 2 of the development:

- Local Access Road (Ultimately 20m wide road reserve),
- 9 metre wide carriageway,
- 5.5m wide verge on both sides of the proposed road,

Design and construction is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*. The surface of the road is required to be a constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(127) **Prior to the issue of a Subdivision Certificate for Stage 2** kerb & guttering is to be constructed along both sides of proposed Road 1, Road 2 and Road 3 for the full length

identified in stage 2 of the development in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.

- (128) The installation of street lighting along Road 1, Road 2 and Road 3 is to be in accordance with Austroads *Guide to Road Design*, Australian Standard 1158 and any prescribed requirement of Essential Energy for the full length identified in stage 2 of the development. Street lights are to be installed in accordance with the approved design, **prior to the issue of a Subdivision Certificate for Stage 2**. Written approval is to be submitted to Council from Essential Energy to ensure that all works have been completed to their satisfaction.
- (129) **Prior to the issue of a Subdivision Certificate for Stage 2**, as a minimum, Road 1 and Road 2, and Road 1 and Road 3 is to be constructed as a T-Intersection in accordance with Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW for the prevailing speed limit. Appropriate road tapers at this intersection are required to be sealed and constructed to a width to accommodate the largest sized vehicle likely to access the proposed allotments. The intersection is to be installed with street lighting and linemarked in accordance with Austroads Guidelines and TFNSW Delineation. The intersection is to ensure appropriate measures for safe crossing of pedestrians and cyclists are provided. The surface of the intersection is required to be a constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).
- (130) **Prior to the issue of a Subdivision Certificate for Stage 2** the applicant is to construct a 1.5 metre wide, concrete footpath along the eastern and western side of Road 1 for the full length identified in stage 2 of the development. The alignment and construction of the shared path is to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*, the *Griffith Pedestrian and Bicycle Strategy – July 2021* and Council requirements.
- (131) **Prior to the issue of a Subdivision Certificate for Stage 2** the applicant is to construct a 1.5 metre wide, concrete footpath along the southern side of Road 2 and the northern side of Road 3 for the full length identified in stage 2 of the development. The alignment and construction of the shared path is to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*, the *Griffith Pedestrian and Bicycle Strategy – July 2021* and Council requirements.
- (132) **Prior to the issue of a Subdivision Certificate for Stage 2**, all drainage infrastructure within Stage 2 of the development is to be installed and directed to the trunk stormwater main located on Druitt Road. All stormwater works are to be in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*.
- (133) **Prior to the issue of a Subdivision Certificate for Stage 2** the gravity sewer system is to be constructed to service all proposed lots within stage 2 of the development and is to connect to the sewer pump station to be located on the northern side of Druitt Road on Lot 128 DP 751743 to the north of the development. All sewer mains are to be designed and constructed at the front of allotments within the property boundary. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Sewerage Code of Australia (WSA 03-2002)*.

(134) **Prior to the issue of a Subdivision Certificate for Stage 2**, a Ø150mm potable water main is to be constructed along the western side of proposed Road 1 for the full length identified in stage 2 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(135) **Prior to the issue of a Subdivision Certificate for Stage 2**, a Ø150mm potable water main is to be constructed along the northern side of proposed Road 2 and Road 3 for the full length identified in stage 2 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(136) **Prior to the issue of a Subdivision Certificate for Stage 2**, landscaping is to be installed to Council's satisfaction in accordance with the approved landscaping plan for Stage 2. The street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's Engineering Guidelines – Subdivisions and Development Standards. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

STAGE 3

(137) Section 7.11 Contributions

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Lake Wyangan Section 7.11 Development Contribution Plan 2023, this development requires the payment of a Section 7.11 contribution. The Section 7.11 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted plan. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be **\$211,256.50** for the creation of **Fourteen (14)** additional lots at **\$ 15,089.75** per lot. The total payment amount will be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment as per the provisions of the Contribution Plan.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 3**, unless other arrangements acceptable to Council are made, including 'in-kind' contributions permitted under section 3.16 of the Contributions Plan. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(138) Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Location	Amount per tenement	Number of tenements	Amount to be paid
Water supply	Lake Wyangan	\$ 9,477.00	14.0 ET (0 ET Credit)	\$132,678.00
Sewerage	Lake Wyangan	\$ 6,643.00	14.0 ET (0 ET Credit)	\$93,002.00
Total				\$225,680.00

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 3** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

(139) **Prior to the issue of a Subdivision Certificate for Stage 3** Road 2 is to be constructed to the following specifications for the full length identified in stage 3 of the development:

- a. Local Access Road (Ultimately 20m wide road reserve),
- b. 9 metre wide carriageway,
- c. 5.5m wide verge on both sides of the proposed road,

Design and construction is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*. The surface of the road is required to be a constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(140) **Prior to the issue of a Subdivision Certificate for Stage 3** kerb & guttering is to be constructed along both sides of proposed Road 2 for the full length identified in stage 3 of the development in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(141) The installation of street lighting along Road 2 is to be in accordance with Austroads *Guide to Road Design*, Australian Standard 1158 and any prescribed requirement of Essential Energy for the full length identified in stage 3 of the development. Street lights are to be installed in accordance with the approved design, **prior to the issue of a Subdivision Certificate for Stage 3**. Written approval is to be submitted to Council from Essential Energy to ensure that all works have been completed to their satisfaction.

(142) **Prior to the issue of a Subdivision Certificate for Stage 3** the applicant is to construct a 1.5 metre wide, concrete footpath along southern side of Road 2 for the full length identified in stage 3 of the development. The alignment and construction of

the shared path is to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*, the *Griffith Pedestrian and Bicycle Strategy – July 2021* and Council requirements.

- (143) **Prior to the issue of a Subdivision Certificate for Stage 3**, all drainage infrastructure within Stage 3 of the development is to be installed and directed to the trunk stormwater main located on Druitt Road. All stormwater works are to be in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*.
- (144) **Prior to the issue of a Subdivision Certificate for Stage 3** the gravity sewer system is to be constructed to service all proposed lots within stage 3 of the development and is to connect to the sewer pump station to be located on the northern side of Druitt Road on Lot 128 DP 751743 to the north of the development. All sewer mains are to be designed and constructed at the front of allotments within the property boundary. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Sewerage Code of Australia (WSA 03-2002)*.
- (145) **Prior to the issue of a Subdivision Certificate for Stage 3**, a Ø150mm potable water main is to be constructed along the northern side of proposed Road 2 for the full length identified in stage 3 of the development. All works are to be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.
- (146) **Prior to the issue of a Subdivision Certificate for Stage 3**, landscaping is to be installed to Council's satisfaction in accordance with the approved landscaping plan for Stage 3. The street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards*. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

STAGE 4

- (147) Section 7.11 Contributions

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Lake Wyangan Section 7.11 Development Contribution Plan 2023, this development requires the payment of a Section 7.11 contribution. The Section 7.11 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted plan. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be **\$211,256.50** for the creation of Fourteen (14) additional lots at **\$15,089.75** per lot. The total payment amount will be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment as per the provisions of the Contribution Plan.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 4**, unless other arrangements acceptable to Council are made, including 'in-

kind' contributions permitted under section 3.16 of the Contributions Plan. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(148) Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Location	Amount per tenement	Number of tenements	Amount to be paid
Water supply	Lake Wyangan	\$ 9,477.00	14.0 ET(0 ET Credit)	\$132,678.00
Sewerage	Lake Wyangan	\$ 6,643.00	14.0 ET(0 ET Credit)	\$93,002.00
Total				\$225,680.00

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 4** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

(149) **Prior to the issue of a Subdivision Certificate for Stage 4** Road 3 is to be constructed to the following specifications for the full length identified in stage 3 of the development:

- d. Local Access Road (Ultimately 20m wide road reserve),
- e. 9 metre wide carriageway,
- f. 5.5m wide verge on both sides of the proposed road,

Design and construction is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*. The surface of the road is required to be a constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(150) **Prior to the issue of a Subdivision Certificate for Stage 4** kerb & guttering is to be constructed along both sides of proposed Road 3 for the full length identified in stage 3 of the development in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(151) The installation of street lighting along Road 3 is to be in accordance with Austroads *Guide to Road Design*, Australian Standard 1158 and any prescribed requirement of Essential Energy for the full length identified in stage 4 of the development. Street lights are to be installed in accordance with the approved design, **prior to the issue of a Subdivision Certificate for Stage 4**. Written approval is to be submitted to Council from Essential Energy to ensure that all works have been completed to their satisfaction.

(152) **Prior to the issue of a Subdivision Certificate for Stage 4** the applicant is to construct a 1.5 metre wide, concrete footpath along northern side of Road 3 for the full length identified in stage 4 of the development. The alignment and construction of the shared path is to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*, the *Griffith Pedestrian and Bicycle Strategy – July 2021* and Council requirements.

(153) **Prior to the issue of a Subdivision Certificate for Stage 4**, all drainage infrastructure within Stage 4 of the development is to be installed and directed to the trunk stormwater main located on Druitt Road. All stormwater works are to be in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*.

(154) **Prior to the issue of a Subdivision Certificate for Stage 4** the gravity sewer system is to be constructed to service all proposed lots within stage 4 of the development and is to connect to the sewer pump station to be located on the northern side of Druitt Road on Lot 128 DP 751743 to the north of the development. All sewer mains are to be designed and constructed at the front of allotments within the property boundary. All works are to be in accordance with the specifications outlined in Council's *Engineering Guidelines – Subdivision and Development Standards* and the *Sewerage Code of Australia (WSA 03-2002)*.

(155) **Prior to the issue of a Subdivision Certificate for Stage 4**, a Ø150mm potable water main is to be constructed along the northern side of proposed Road 3 for the full length identified in stage 4 of the development. All works are to be in accordance with the specifications outlined in Council's *Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(156) **Prior to the issue of a Subdivision Certificate for Stage 4**, landscaping is to be installed to Council's satisfaction in accordance with the approved landscaping plan for Stage 4. The street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards*. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

STAGE 5

(157) Section 7.11 Contributions

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act*

1979 and Council's Lake Wyangan Section 7.11 Development Contribution Plan 2023, this development requires the payment of a Section 7.11 contribution. The Section 7.11 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted plan. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be **\$165,987.25** for the creation of **Eleven (11)** additional lots at **\$15,089.75** per lot. The total payment amount will be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment as per the provisions of the Contribution Plan.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 5**, unless other arrangements acceptable to Council are made, including 'in-kind' contributions permitted under section 3.16 of the Contributions Plan. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(158) Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Location	Amount per tenement	Number of tenements	Amount to be paid
Water supply	Lake Wyangan	\$ 9,477.00	11.0 ET (0 credit)	\$104,247.00
Sewerage	Lake Wyangan	\$ 6,643.00	11.0 ET (0 credit)	\$73,073.00
Total				\$177,320.00

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Subdivision Certificate for Stage 5** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

(159) **Prior to the issue of a Subdivision Certificate for Stage 5** Road 1, Road 4 and Road 5 are to be constructed to the following specifications for the full length identified in stage 5 of the development:

- Local Access Road (Ultimately 20m wide road reserve),

- b. 9 metre wide carriageway,
- c. 5.5m wide verge on both sides of the proposed road,

Design and construction is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*. The surface of the road is required to be constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(160) **Prior to the issue of a Subdivision Certificate for Stage 5** kerb & guttering is to be constructed along both sides of proposed Road 1, Road 4 and Road 5 for the full length identified in stage 4 of the development in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.

(161) The installation of street lighting along Road 1, Road 4 and Road 5 is to be in accordance with Austroads *Guide to Road Design*, Australian Standard 1158 and any prescribed requirement of Essential Energy for the full length identified in stage 5 of the development. Street lights are to be installed in accordance with the approved design, **prior to the issue of a Subdivision Certificate for Stage 5** Written approval is to be submitted to Council from Essential Energy to ensure that all works have been completed to their satisfaction.

(162) **Prior to the issue of a Subdivision Certificate for Stage 5**, as a minimum, the intersection of Road 1 and Road 4/Road 5 is to be constructed as a T-Intersection in accordance with Austroads *Guide to Road Design* as amended by the supplements adopted by Transport for NSW for the prevailing speed limit. Appropriate road tapers at this intersection are required to be sealed and constructed to a width to accommodate the largest sized vehicle likely to access the proposed allotments. The intersection is to be installed with street lighting and linemarked in accordance with Austroads Guidelines and TFNSW Delineation. The intersection is to ensure appropriate measures for safe crossing of pedestrians and cyclists are provided. The surface of the intersection is required to be a constructed to consist of a primer seal with a minimum 40 mm Asphaltic Concrete (AC).

(163) **Prior to the issue of a Subdivision Certificate for Stage 5** the applicant is to construct a 1.5 metre wide, concrete footpath along the eastern and western side of Road 1 for the full length identified in stage 5 of the development. The alignment and construction of the shared path is to comply with *Council's Engineering Guidelines – Subdivisions and Development Standards*, the *Griffith Pedestrian and Bicycle Strategy – July 2021* and Council requirements.

(164) **Prior to the issue of a Subdivision Certificate for Stage 5** the applicant is to construct a 1.5 metre wide, concrete footpath along the northern side of Road 4 and Road 5 for the full length identified in stage 5 of the development. The alignment and construction of the shared path is to comply with *Council's Engineering Guidelines – Subdivisions and Development Standards*, the *Griffith Pedestrian and Bicycle Strategy – July 2021* and Council requirements.

(165) **Prior to the issue of a Subdivision Certificate for Stage 5**, all drainage infrastructure within Stage 5 of the development is to be installed and directed to the trunk

stormwater main located on Druitt Road. All stormwater works are to be in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*.

- (166) **Prior to the issue of a Subdivision Certificate for Stage 5** the gravity sewer system is to be constructed to service all proposed lots within stage 5 of the development and is to connect to the sewer pump station to be located on the northern side of Druitt Road on Lot 128 DP 751743 to the north of the development. All sewer mains are to be designed and constructed at the front of allotments within the property boundary. All works are to be in accordance with the specifications outlined in Council's *Engineering Guidelines – Subdivision and Development Standards* and the *Sewerage Code of Australia (WSA 03-2002)*.
- (167) **Prior to the issue of a Subdivision Certificate for Stage 5**, a Ø150mm potable water main is to be constructed along the western side of proposed Road 1 and the northern side of proposed Road 4 and Road 5 for the full length identified in stage 5 of the development. All works are to be in accordance with the specifications outlined in Council's *Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03–2011)*.
- (168) **Prior to the issue of a Subdivision Certificate for Stage 5**, landscaping is to be installed to Council's satisfaction in accordance with the approved landscaping plan for Stage 5. The street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and Council's *Engineering Guidelines – Subdivisions and Development Standards*. The street trees are to be irrigated by the developer on a regular basis and are to be maintained by the developer for 12 months after planting.

On-Going Requirements - FOR ALL STAGES

The following conditions or requirements must be complied with at all times, throughout the use and operation of the development.

- (169) **Landscape Plan - Street Trees and Parks**

The approved street tree and parks landscaping are to be maintained by the developer for an agreed one (1) year period after planting, with maintenance to be handed over to Council after this period.

Attachment C – Advisory Notes

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2021*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 4.16 of the Act.

(1) Before You Dig

If excavating, it is recommended you go to Before You Dig Australia at www.boda.com.au and lodge a free enquiry that helps keep people safe and protect underground infrastructure.

(2) Water meter location

In accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*, potable water services are not permitted to be located through easements. Property services shall be located such that the point where the meter assembly is located is within 300mm of the property side boundary.

(3) Essential Energy

Essential Energy makes the following general comments:

- As part of the subdivision, an easement is created for any existing electrical infrastructure. The easement is to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision;
- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- All Torrens lots must have access and frontage to a public road as per Service and Installation rules this is to allow for the provision of power/services to the new development, a right of carriageway can not to be used for the provision of power/services to any part of the new development.
- Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions;
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*;

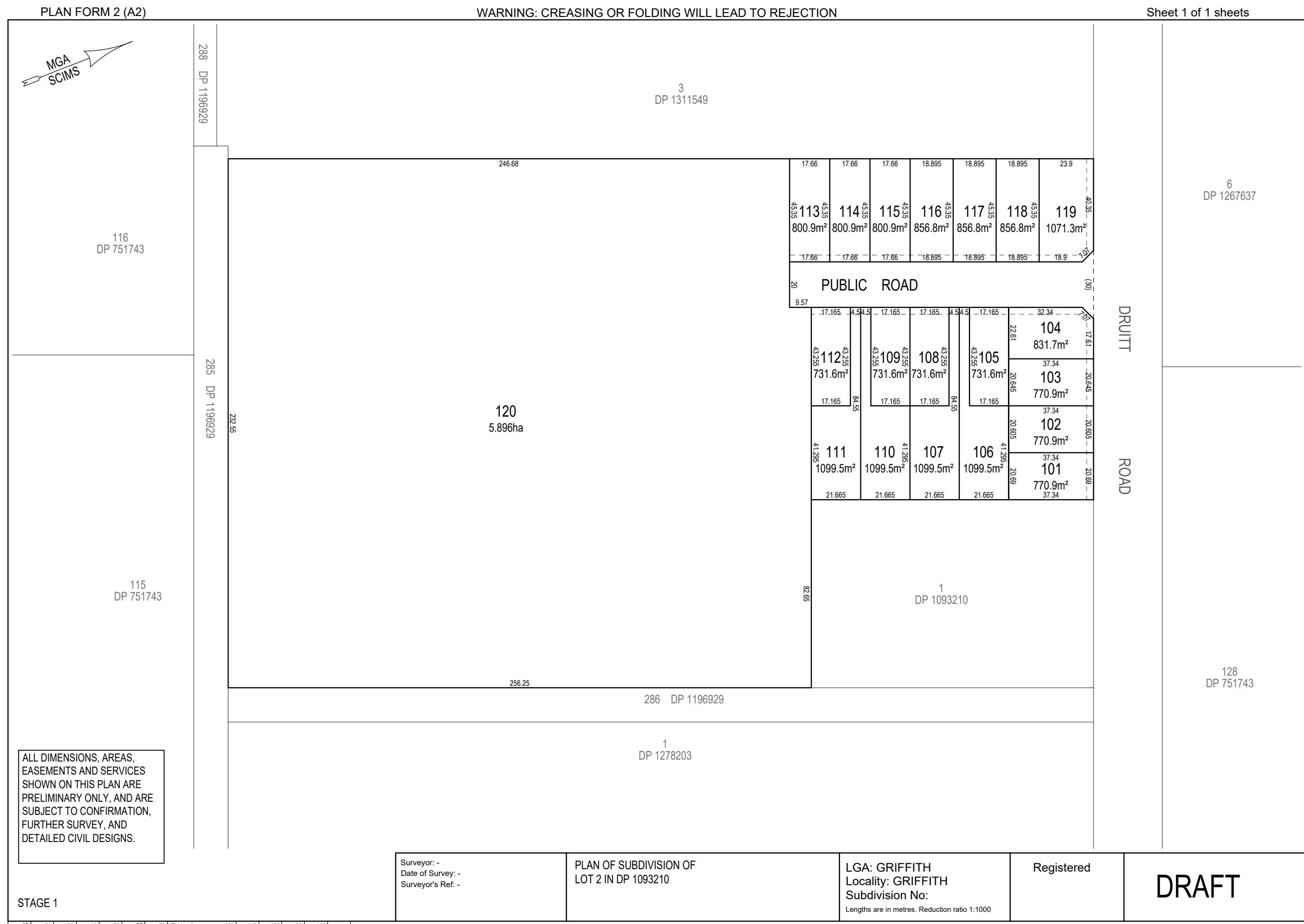
- Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW);
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Attachment D – Other Council Approvals and Consents

Section 68 Local Government Act 1993 Approvals

This consent includes the following approvals under Section 4.12 of the *Environmental Planning and Assessment Act 1979* and Section 68 of the *Local Government Act 1993*.

nil



PLAN FORM 2 (A2)

WARNING: CREEPING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets

The logo consists of the text "MGA SCIMS" in a bold, sans-serif font, with "MGA" on top and "SCIMS" below it. The text is slanted diagonally upwards from the bottom-left to the top-right. A thick, light-grey arrow points from the bottom-left towards the top-right, passing behind the text. The arrow's tail is at the bottom-left and its tip is at the top-right, where it ends in a triangular point.

116
DP 751743

111

3
DP 1311549

6
DP 1267637

128
DP 751743

ALL DIMENSIONS, AREAS,
EASEMENTS AND SERVICES
SHOWN ON THIS PLAN ARE
PRELIMINARY ONLY, AND ARE
SUBJECT TO CONFIRMATION,
FURTHER SURVEY, AND
DETAILED CIVIL DESIGNS.

STAGE 2

Surveyor: -
Date of Survey:
Surveyor's Ref:

PLAN OF SUBDIVISION OF
LOT 219 IN DP -----

LGA: GRIFFITH
Locality: GRIFFITH
Subdivision No:
Lengths are in metres. Reduction:

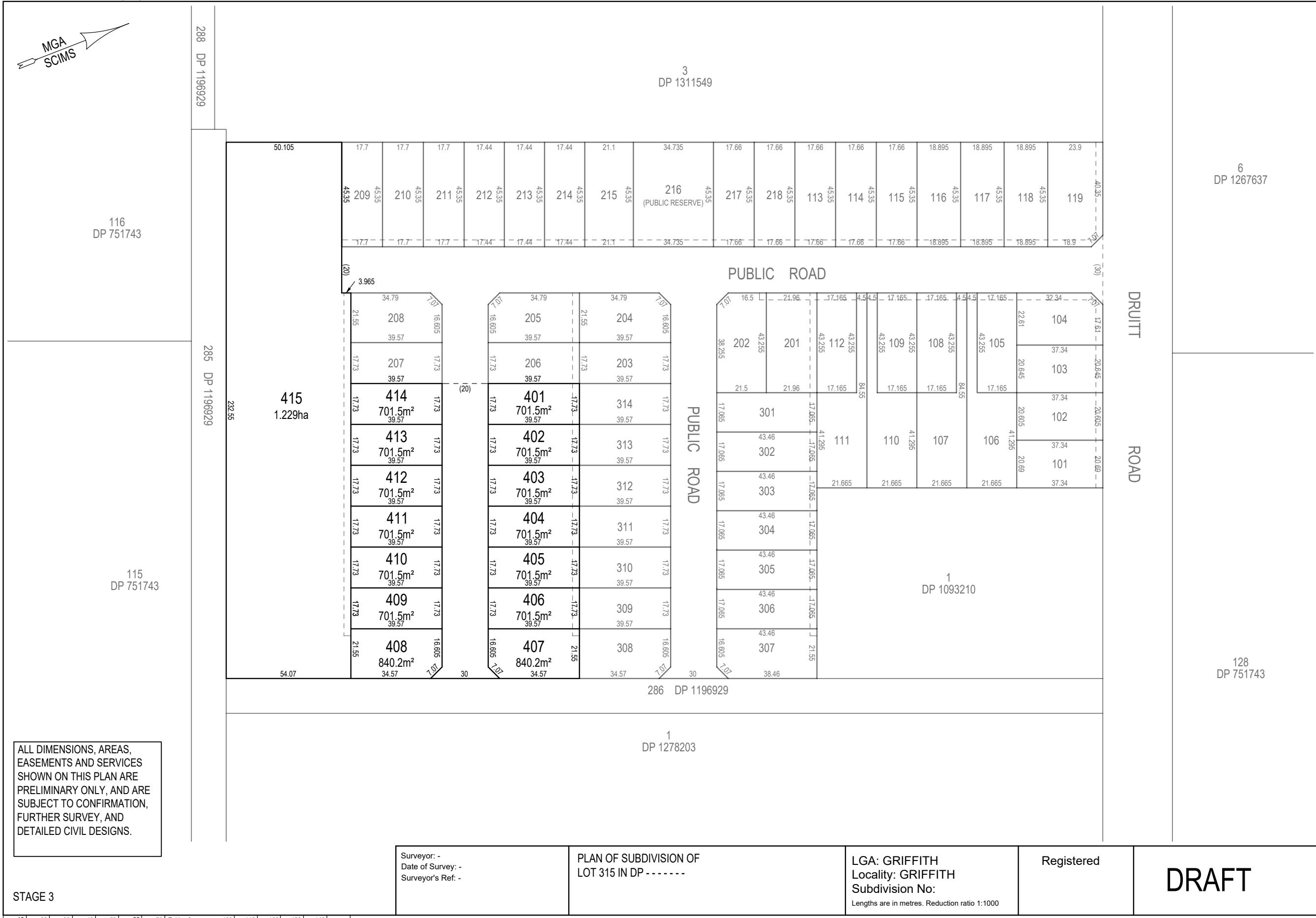
Registered

DRAFT

PLAN FORM 2 (A2)

WARNING: CREEPING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets



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Statement of Environmental Effects

Multiple lot residential subdivision of
Lot 2 DP 1093210,
off Druitt Road, Lake Wyangan, NSW



Statement of Environmental Effects
Subdivision of Lot 2 DP 1093210, Druitt Rd, Lake Wyangan, NSW

2021.37

2021.37

Revision 1, May 2025
Revision 2, September 2025

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Disclaimer:

This document has been prepared by **Planningmatters** Development Service for & on behalf of: Thrivve Developments Pty Ltd (the 'client', 'proponent' & 'landowner'). In preparing this document **Planningmatters** Development Service may have relied upon information and/or data supplied by the client, proponent, landowner, PHL Surveyors (the 'Surveyor'), McMahon Earth Sciences (the 'geo-technical consultant'); Griffith City Council (the 'Council') or other parties. On this basis, **Planningmatters** Development Service cannot warrant or verify that the information contained in this document is entirely accurate. This document has been prepared in good faith on behalf of the client (as if it were their own publication) to accompany a Development Application (DA) to Griffith City Council relating to the multiple lot residential subdivision of Lot 2 DP 1093210, off Druitt Road, Lake Wyangan, NSW.

The client/proponent/landowner has authorised **Planningmatters** Development Service to liaise with Griffith City Council on their behalf regarding this proposal.

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1.0 DESCRIPTION OF THE SITE & LOCALITY:

The subject land comprises Lot 2 DP 1093210, off Druitt Road, Lake Wyangan in the western-riverina region of NSW.

The subject allotment has an area of approximately 7.8 hectares (ha) and is currently vacant. The site used to be occupied by horticultural plantings.

The immediate locality currently comprises a predominantly horticultural landuses with scattered residential dwellings on nearby allotments.

The subject allotment falls from south to north towards Druitt Road and into the existing table drain that runs from east to west along the southern side of Druitt Road.

Murrumbidgee Irrigation's (MI's) drainage network adjoins the site's southern boundary on Lot 285 DP 1196929. MI's pressurised raw water supply systems services the site via a connection in the north-western corner off Druitt Road.

Vegetation with the locality comprises predominantly landscaping associated with residential dwellings and horticultural plantings.

The surrounding locality can be serviced with essential services such as potable water, raw water, electricity & telecommunications. Reticulated sewerage is available within the wider locality but does not currently run along Druitt Road.

Druitt Road adjoins the northern boundary of the site and links with Boorga Road to the east and Lakes Road to the west of the site. The eastern end of Druitt Road that adjoins the site's northern boundary comprises a sealed carriageway that provides for two-way traffic and has a speed limit of 80 km/hr. The western end of Druitt Road comprises an all-weather gravel carriageway with a speed limit of 80km/hr. Druitt Road, Boorga Road & Lakes Road are classified as 'local' roads under the control of Griffith City Council.



Source: portal.spatial.nsw.gov.au

Figure 1.1: Aerial image of the wider locality identifying the development site.



Source: portal.spatial.nsw.gov.au

Figure 1.2: Aerial image of the immediate locality identifying the development site.

2.0 DESCRIPTION OF THE PROPOSAL:

2.1 Nature of the proposal:

The proposed development relates to the Torrens title subdivision of Lot 2 DP 1093210, off Druitt Road, Lake Wyangan, NSW. This DA provides for the creation of seventy-six (76) allotments in a number of stages. Below is a brief commentary relating to the allotments to be created in each stage:

Stage 1:

Creation of 19 residential allotments (ie: Lots 101-119) with areas ranging from approximately 731m² to 1,100m² and one (1) residue allotment (ie: Lot 120) with an area of approximately 5.896ha.

Stage 2:

Creation of 17 residential allotments (ie: Lots 201-215 & 217-218) with areas ranging from approximately 701m² to 956m², a public reserve/park (ie: Lot 216) with an area of approximately 1575m² and one (1) residue allotment (ie: Lot 219) with an area of approximately 3.8ha.

Stage 3:

Creation of 14 residential allotments (ie: Lots 301-314) with areas ranging from approximately 701m² to 924m² and one (1) residue allotment (ie: Lot 315) with an area of approximately 2.5ha.

Stage 4:

Creation of 14 residential allotments (ie: Lots 401-414) with areas ranging from approximately 701m² to 840m² and one (1) residue allotment (ie: Lot 415) with an area of approximately 1.229ha.

Stage 5:

Creation of 11 residential allotments (ie: Lots 501-511) with areas ranging from approximately 701m² to 840m² and no residue allotment.

With the exception of the residual allotments associated with Stages 1-4 (ie: Lots 120, 219, 315 & 415) and the park (ie: Lot 216), the proposal provides for all of the proposed allotments to be used for residential purposes and subsequently occupied by residential dwellings (as part of separate Development Consents) in the future.

The proposal includes civil works associated with: constructing new public roads; widening the site's frontage to Druitt Road; installing essential services & drainage infrastructure; installing streetlights & footpaths and levelling the proposed allotments. Separate applications for Subdivision Works Certificates may be submitted to Council for each stage and/or different elements of civil works. Likewise, separate applications for Subdivision Certificates may be submitted to enable the creation/release of certain stages and/or proposed allotments.

It is proposed to create easements for essential services such as sewerage & drainage burdening some allotments in favour of Council & other allotments. It is also proposed to create easements for electricity & multi-purpose electrical substation(s) burdening some allotments in favour of Essential Energy. Whilst an indication of some potential easements are shown on the submitted plans, confirmation of the exact location, width & terms of the proposed easements will be submitted to Council in conjunction with the Subdivision Works Certificate application(s).

2.2 External Design:

The proposed subdivision will alter the appearance of the subject allotment throughout the construction phase(s), upon completion of civil works and once future buildings have been constructed on the proposed allotments. The final appearance of the subdivision once all of the roads & essential services have been installed is considered to resemble what the recently developed residential release areas in Griffith looked like until the allotments off those streets were sold and built upon.

2.3 Traffic generation:

Whilst the subject allotment would have previously generated traffic associated with farming operations the proposed subdivision will result in a significant increase in the volume & type of traffic generated within the immediate & wider locality. This increase in traffic is considered to comprise vehicles associated with construction of the proposed allotments and vehicles associated with future residential landuses on the proposed allotments.

Construction related traffic will comprise light vehicles and heavy vehicles: floating plant/equipment; transporting fill and/or waste; and delivering materials. These vehicles will travel to & from the site on a daily & infrequent basis throughout the construction period(s). Whilst it is difficult to predict anticipated daily construction traffic volumes, it is anticipated that daily movements could range from anywhere between 0-20 initially to 50-100 per day when there may be a number of different contractors on the site. Considering that daily movements will be spread out over the course of the day, the traffic associated with the construction period is not anticipated to significantly impact upon passing traffic travelling along Druitt Road.

Traffic associated with future residential landuses on the proposed allotments will generally comprise light & heavy vehicles during the construction of future buildings and predominantly light vehicles after occupation of future buildings.

Sections 3.3.1 & 3.3.2 of Transport for NSW's (TfNSW's) *Guide to Traffic Generating Developments* dated October 2002 estimates that the average dwelling house generates approximately 9.0 vehicle trips per day. If each allotment were to be occupied a residential dwelling the subdivision could generate 675 extra vehicle movements along Druitt Road per day. Considering that some of the proposed allotments are likely to be occupied by dual occupancy and/or multiple dwelling developments, the actual number of vehicle movements likely to be generated by dwellings on the proposed allotments may exceed 846 per day.

It is anticipated that Council considered the potential number of vehicle movements to be generated by residential subdivisions on each farm as part of the master-planning process associated with the Lake Wyangan Growth Area. It is understood that Druitt Road will be widened as each farm is developed for residential purposes and that only the portion of Druitt Road adjoining each farm needs to be widened as part of that site's DA. This means that Druitt Road will comprise a two-way carriageway with a parking lane from the intersection of Boorga Road to the western edge of the farm located to the west of the site.

2.4 Vehicular access:

Vehicular access to the site can currently be gained informally off Druitt Road.

With the exception proposed Lots 101, 102, 103, 104 & 119, which are proposed to gain vehicular access off Druitt Road, all other proposed allotments will gain vehicular access off the new public Roads (ie: Roads 1-5). The proposed development provides for a new public road (ie: Road 1) to provide access to the subdivision off Druitt Road. Road 1 will run from Druitt Road to the site's southern boundary and intersect with Roads 2 & 3 & Roads 4-5.

All new public roads within the subdivision will have 9m wide carriageways with 5.5m wide nature strips. An exception includes the provision of no nature strip along the southern side of Roads 4 & 5 because it adjoins the drainage channel. It is anticipated that Council will require the southern side of the existing carriageway on Druitt Road to be widened so as to provide a 5.5m wide travel lane heading in a westerly direction with kerb & guttering along the front of proposed Lots 101-104 & 119. Road widening on the northern side of Druitt Road to provide a total carriageway width of 11m will be undertaken by others at a later date.

Kerb & guttering will be provided along the front of all proposed allotments. It is not proposed to provide laybacks for the proposed allotments when the kerb & gutter is installed given that the location of future buildings & driveways is not known. Laybacks will be installed by future landowners of the proposed allotments in conjunction with the construction of their future buildings.

It is not proposed to provide any dedicated/line-marked turning lanes to service the new intersection off Druitt Road.

Road carriageway widths & design (ie: curvature) shown on the submitted plans are indicative only and subject to confirmation on the civil design plans to be submitted to Council in conjunction with the application for Subdivision Work Approval.

Proposed Roads 1-5 will be dedicated to Council as Public Roads on the Plans of Subdivision relating to each stage. Confirmation of preferred street names for the new Public Roads will be decided in consultation with Council prior to the issue of each stage's Subdivision Certificate. It is anticipated that new names will need to be dedicated for Road 1; Road 2; Road 3; and Road 4-5. It is acknowledged that Roads 4-5 will link up with new public road(s) on the adjoining farms to the east & west of the site and that one (1) new road name will need to be agreed upon for the entire length of this road that traverses three (3) subdivisions.

2.5 Pedestrian movement:

The proposed subdivision includes the provision of a 2.5m wide concrete footpath along the southern side of Druitt Road and 1.5m wide footpaths along both sides of Road 1. It is proposed to provide a 1.5m wide concrete footpath along the: southern side of Road 2; northern side of Road 3; and northern side of Roads 4-5.

2.6 Street trees & landscaping:

Street trees can be planted along the nature strip on each side of the new public road carriageways. The type, location & spacing of street trees can be confirmed on a landscaping plan to be submitted to Council for approval prior to planting.

With the exception of the park it is not proposed to provide any common landscaped areas as part of this subdivision. Nature strips located in front of the proposed allotments are anticipated to be grassed at the time that future residential buildings are occupied and that these areas will be irrigated and maintained (ie: mown) in conjunction with other lawn areas on the respective allotments by the occupier.

The type & extent of landscaping in the park will be identified on a plan to be submitted to Council prior to the commencement of landscaping work in the park.

2.7 Open Space:

The proposed development includes the allocation of a public open space area in the park on proposed Lot 216. The proposed park will have an initial area of approximately 1,575m² and will be extended by a third party as part of the future residential subdivision on the adjoining farm to the west that was approved as part of DA 34/2024. This will provide for a total open space area of approximately 3,150m².

The combined park will comprise a playground, paths, trees, lawn areas, landscaped gardens & associated infrastructure such as seating & bins, etc. The type of playground equipment to be installed in the park and the location of pathways, lawn areas, landscaped gardens & associated infrastructure will be identified on plans to be submitted to Council prior to the commencement of works in the park. An irrigation design identifying the location of a watermeter, irrigation lines, lawn sprinklers, etc will be submitted to Council prior to the commencement of irrigation works. It is proposed that the playground equipment will be located on the portion of the park that is being developed first (ie: either proposed Lot 216 associated with this DA or proposed Lot 213 associated with DA 34/2024). The developers associated with this DA and the adjoining subdivision approved as part of DA 34/2024 will enter into a private cost sharing arrangement regarding the supply & installation of playground equipment.

2.8 Essential services:

Potable water is available within the locality and runs along the northern side of Druitt Road. It is proposed to install a new watermain along the southern side of the site's front to Druitt Road and along Roads 1-5 to service the proposed allotments. Detailed design plans relating to the location, size & capacity of proposed potable watermains can be submitted in conjunction with the application for Civil Works Construction Approval. It is understood that Council will require the payment of monetary contributions towards Water Headworks. Consent is sought to defer the payment of monetary contributions for each allotment until the respective allotments have been sold.

Reticulated sewerage will be extended by Council along Druitt Road to service the proposed subdivisions located on the southern side of Druitt Road. It is proposed to extend gravity sewer (or possibly grinder pump sewer as an alternative) throughout the subdivision. It is proposed to provide easements for sewerage as identified on the submitted plan. Considering the fall of land on the site it is unviable to run sewer mains within the building setback area of allotments along one (1) side of each public road let alone both sides of the new public roads. As an alternative it is proposed to run sewer mains along: both the eastern & western sides of Road 1; and the rear boundary of lots fronting the northern side of Road 2, 3, 4 & 5. Detailed design plans relating to the location, size & capacity of proposed sewer mains can be submitted in conjunction with the application for Subdivision Works Approval.

An opportunity exists to run a single sewer main along the western/rear boundary of lots located on the western side of Road 1 which could cater for the western-most lots to be created as part of this DA as well as the eastern-most lots to be created as part of the subdivision on the adjoining farm to the west. It is understood that Council will require the payment of monetary contributions towards Sewer Headworks. Consent is sought to defer the payment of monetary contributions for each allotment until the respective allotments have been sold.

Overhead electricity is available within the locality and runs along the northern side of Druitt Road. It is proposed to run underground electricity throughout the subdivision. Detailed design plans relating to electricity and streetlighting will be submitted to Council for endorsement prior to approval being granted by Essential Energy. An infrastructure provisioning letter from Essential Energy can be submitted to Council prior to the issue of any Subdivision Certificates.

Telecommunications are available within the locality and run along the southern side of Druitt Road. It is proposed to extend NBNCo's telecommunication network throughout the proposed subdivision. Detailed design plans can be submitted to Council for review prior to the commencement of work, if required. An infrastructure provisioning letter from NBNCo can be submitted prior to the issue of any Subdivision Certificates.

Natural gas is available within the wider locality and would need to be extended along Druitt Road to service the proposed subdivision, if required. Depending on the cost to install & whether the purchasers of the proposed allotments show a willingness to connect to natural gas, it may be proposed to extend the natural gas network throughout the proposed subdivision. Confirmation of whether natural gas will be provided throughout the subdivision will be provided prior to installation. Detailed design plans can be submitted to Council for review prior to the commencement of work, if required. An infrastructure provisioning letter from Jemena can be submitted prior to the issue of any Subdivision Certificates.

2.9 Noise:

Whilst the subdivision itself when complete will not result in any increase in the type or volume of noise that is generated from the subject allotments, construction activity associated with civil works & building future residential premises on the proposed allotments will result in the generation of noise. Activities associated with future residential landuses on the proposed allotments are also likely to result in the generation of noise. Construction noise associated with civil works could occur over a relatively short period of time (eg: up to approximately 1-2 years) if the entire subdivision is constructed at one time.

Construction noise associated with building future residential dwellings & outbuildings is anticipated to occur over an extended period of time (eg: many years) depending upon the up-take (ie: sale) of allotments and when purchasers decide to build.

Noise associated civil & building activity is anticipated to occur during daylight hours.

2.10 Air Quality:

Construction activity associated with civil works & building future residential buildings on the proposed allotments will result in the generation of dust. Construction activity that generates dust is anticipated to occur over a relatively short term and unlikely to affect nearby residential receptors for an extended period of time, providing that adequate dust suppression measures are implemented. Adequate arrangements can be implemented throughout the construction phases of the subdivision to minimise the extent of dust likely to be generated on the site. It is anticipated that Council will impose a condition of consent requiring the submission of a Construction Management Plan that needs to address the proposed arrangements to mitigate the generation of dust whilst civil works associated with the subdivision are undertaken.

2.11 Drainage:

The subject land generally falls from south to north (towards Druitt Road) and then to the west along Druitt Road. Where possible it is proposed to grade the finished surface level of the allotments so that they all fall to their respective street gutter. In instances where it is not possible to grade allotments towards the street gutter an inter-allotment drainage line will be installed along the rear boundary, as shown on the submitted plan. These drainage lines will be located within easements for drainage benefiting the upstream allotments.

The proposed development does not include the construction of any common stormwater detention basin(s) that will service any of the proposed allotments. It is understood that as part of the master-planning process for the Lake Wyangan Growth Area that provision has been made for stormwater to be detained in Lake Wyangan. Detailed design drawings & calculations relating to the proposed arrangements for the collection, detention & discharge of stormwater within the subdivision will be submitted to Council in conjunction with the application for a Subdivision Works Certificate.

A portion of the site adjoining Druitt Road is identified as being flood liable land. It is understood that this flooding is caused by the existing drainage network which Council is looking to upgrade as part of works associated with the masterplan for the Lake Wyangan Growth Area. It is anticipated that the works to be completed by Council will result in the extent of the site that is subject to flooding being reduced to an extent that does not impede development of the site for residential purposes.

2.12 Waste:

Whilst the proposed subdivision itself will not result in any increase in the type or volume generated from the subject allotments, construction activity associated with civil works and building future residential buildings on the proposed allotments will result in the generation of waste. So too will occupation of future residential buildings on the proposed allotments.

Civil construction related waste will comprise packaging & off-cuts from materials associated with the installation of essential services & infrastructure. Adequate arrangements can be made to store waste on-site in receptacles during the construction phase and for this waste to be removed on a regular basis to a licensed waste facility. It is acknowledged that waste materials shall not be burnt on-site and that Council may impose a condition of consent requiring documentary evidence relating to disposal of waste at an approved facility to be retained by the proponent's contractor(s) until after each stage of the subdivision has been constructed.

Waste generated by future residential buildings on the proposed allotments will be similar to that generated by other landuses throughout the city's industrial areas and is anticipated to comprise solid & recyclable materials. It is proposed that each future residential dwelling will be provided with separate solid & recycling waste receptacles by Council upon occupation, which will be emptied on a regular basis by Council's kerb side collection service. Provision has been made to ensure that all new public roads and in particular the cul-de-sacs can accommodate a rigid truck so that waste receptacles can be emptied by waste collection vehicles.

Neither construction of the subdivision nor the occupation of future dwellings on the proposed allotments are anticipated to generate any liquid waste that would require pre-treatment.

2.13 Construction:

The proposed subdivision will require a significant amount of construction activity to be undertaken during daylight hours. This activity will comprise the: construction of new roadways; provision of essential services & drainage infrastructure; and the levelling of the proposed allotments and adjoining nature strips. It is acknowledged that Council will impose a condition of consent requiring the submission of a Construction Management Plan prior to the commencement of civil works.

3.0 CONSIDERATION OF RELEVANT LEGISLATION:

3.1 Local Government Act 1993:

3.1.1 Section 68 Approvals:

This DA does not include an application to Council for any new connections to Council's reticulated water supply system under the provisions of Section 68 of the Local Government Act 1993. Detailed design plans & calculations relating to this infrastructure to service the proposed allotments can be submitted to Council in conjunction with the submission of the application for a Subdivision Works Certificate. Separate applications to install new potable water meters on the water services that will be installed as part of this subdivision can be submitted to Council by future landowners at a later date.

This DA does not include an application to Council for any new connections to Council's reticulated sewerage system under the provisions of Section 68 of the Local Government Act 1993. Detailed design plans & calculations relating to sewerage infrastructure to service the proposed allotments can be submitted to Council in conjunction with the submission of an application for a Subdivision Works Certificate. Separate applications to connect future residential premises to the new sewer mains that will be installed as part of this subdivision can be submitted to Council by future landowners at a later date.

This DA does not include applications to Council to install or continue operating any on-site wastewater treatment systems under the provisions of Section 68 of the Local Government Act 1993.

This DA does not include an application to Council to dispose of stormwater from the proposed subdivision or the future allotments under the provisions of Section 68 of the Local Government Act 1993. Detailed design plans & calculations relating to stormwater infrastructure that will be installed to service this subdivision can be submitted to Council in conjunction with the application for a Subdivision Works Certificate. Separate applications relating to the disposal of stormwater associated with future development on each of the proposed allotments can be submitted to Council by future landowners at a later date.

3.2 Roads Act 1993

The proposal includes the construction of new public roads to the service the proposed allotments, which will be dedicated to Council. Roads 2, 3 & 5 will link up with future public road(s) to the east that will be constructed by the developer of Lot 1 DP 1278203. Road 4 will link up with a future public road to the west that will be constructed by the developer of Lot 3 DP 1311549. It is proposed that Roads 1, 2, 3 & 4-5 will all be given separate new street names. One (1) new road name will need to be agreed upon for the entire length of the new public road that traverses the three (3) subdivisions.

3.3 Environmental Planning & Assessment Act, 1979:

3.3.1 Section 4.10 – Designated Development:

The proposal is not considered to be classified as 'Designated Development'.

3.3.2 Section 4.11 – The development consent process:

Noted.

3.3.3 Section 4.12 – Application:

Noted.

3.3.4 Section 4.13 – Consultation and Concurrence:

Noted.

3.3.5 Section 4.14 – Consultation and development consent—certain bush fire prone land:

Not Applicable.

3.3.6 Section 4.15 – Evaluation of matters for consideration:

3.3.6.1 Provisions of any Environmental Planning Instruments:

State Environmental Planning Policy (Transport & Infrastructure) 2021:

- cl 2.108: Noted.
- cl 2.109: Not Applicable.
- cl 2.110: Not Applicable.
- cl 2.110A: Not Applicable.
- cl 2.111: Not Applicable.
- cl 2.112: Not Applicable.
- cl 2.113: Not Applicable.
- cl 2.114: Not Applicable.
- cl 2.115: Not Applicable.
- cl 2.116: Not Applicable.
- cl 2.117: Not Applicable.
- cl 2.118: Not Applicable.
- cl 2.119: The subject land does not front a classified road
- cl 2.120: Not Applicable.
- cl 2.121: Not Applicable.
- cl 2.122: The proposal is not considered to be listed in Schedule 3 of the SEPP given that it doesn't comprise the creation of more than 200 allotments.
It is anticipated that Council referred the Master Plan for the Lake Wyangan Growth Area (which comprises far more than 200 allotments) to Transport for NSW (TfNSW) for comment before it was adopted.
- cl 2.122A: Not Applicable.

State Environmental Planning Policy (Resilience & Hazards) 2021:

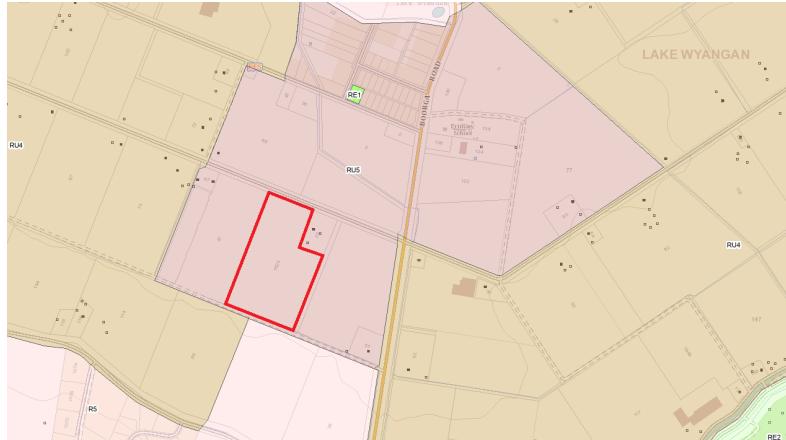
- cl 4.6: It is proposed to submit a Land Contamination Assessment report to Council prior to determination of this DA.

Griffith Local Environmental Plan 2014 (GLEP2014):

The following commentary is provided in relation to relevant clauses of the GLEP2014:

Part 2: cl 2.1: Noted.

cl 2.2: The subject site is zoned *RU5 – Village* under the provisions of the GLEP2014.



Source: planningportal.nsw.gov.au/spatialviewer

Figure 3.1: Extract from the Planning Portal's Spatial Viewer showing the GLEP2014's Land Zoning Map layer identifying the site.

cl 2.3: The subdivision of land zoned *RU5* is considered to be permitted with consent. The proposal is not considered to be inconsistent with the objectives of land zoned *RU5*.

cl 2.4: Not Applicable.

cl 2.5: Noted.

cl 2.6: The proposed allotments upon which the existing dwellings will be located both comply with the minimum lot area requirement of 700m².

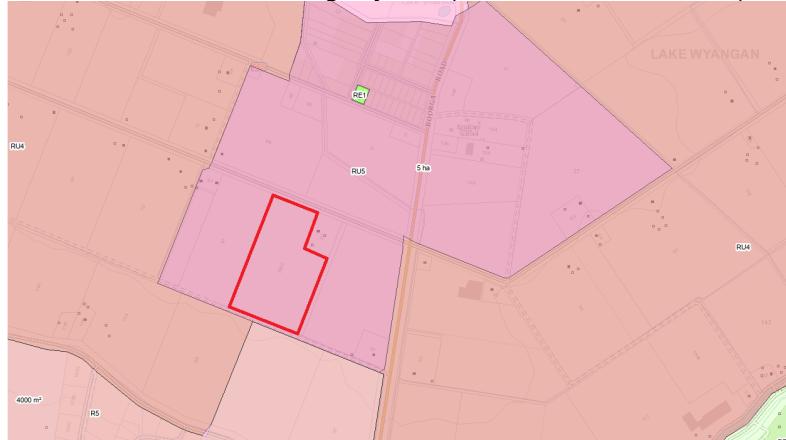
cl 2.7: Not Applicable.

cl 2.8: Noted.

cl 2.9: Not Applicable.

Part 3: Not Applicable.

Part 4: cl 4.1: The precinct within which the subject allotments are located has a minimum lot size restriction of 5 hectares (ha) or 700m² if connected to Council's reticulated sewerage system (see reference to 'Area A').



Source: planningportal.nsw.gov.au/spatialviewer

Figure 3.2: Extract from the Planning Portal's Spatial Viewer showing the GLEP2014's Lot Size Map layer identifying the site.

- cl 4.1AA: Not Applicable.
- cl 4.1A: Not Applicable.
- cl 4.1A: Not Applicable.
- cl 4.1B: Not Applicable.
- cl 4.1C: Not Applicable.
- cl 4.2: Not Applicable.
- cl 4.2A: Not Applicable.
- cl 4.2B: Not Applicable.
- cl 4.2C: Not Applicable.
- cl 4.2D: Not Applicable.
- cl 4.2E: Not Applicable.
- cl 4.2F: Not Applicable.
- cl 4.2G: Not Applicable.
- cl 4.3: Noted.
- cl 4.4: Noted.
- cl 4.5: Noted.
- cl 4.6: Noted.
- Part 5: cl 5.1: Not Applicable.
- cl 5.2: Not Applicable.
- cl 5.3: Noted.
- cl 5.4: Noted.
- cl 5.5: Noted.
- cl 5.6: Noted.
- cl 5.7: Noted.
- cl 5.8: Not Applicable.
- cl 5.9: Noted.
- cl 5.9AA: Not Applicable.
- cl 5.10: The subject allotment is not identified on the Heritage Map.
- cl 5.11: Noted.
- cl 5.12: Not Applicable.
- cl 5.13: Not Applicable.
- cl 5.14: Not Applicable.
- cl 5.15: Not Applicable.
- cl 5.16: Surrounding landuses are currently predominantly horticultural but are changing to residential as part of the master-planning process associated with the Lake Wyangan Growth Area. whilst the proposed development in isolation is considered to be out of keeping with nearby landuses subdivision of the site for residential purposes is permissible with consent.
- cl 5.17: Not Applicable.
- cl 5.18: Not Applicable.
- cl 5.19: Not Applicable.
- cl 5.20: Not Applicable.

cl 5.21: There are two (2) portions of the site (that are identified as being liable to flooding. These areas comprise: a portion of land in the north-western corner adjoining Druitt Road; and some land in the north-eastern corner of the site adjoining Lot 1 DP 1093210.



Source: griffith.nsw.gov.au/lake-wyangan-flood-study-2012

Figure 3.3: Extract from the 1% AEP Flood Event Map in the Lake Wyangan Floodplain Risk Management Study & Plan identifying the site.

The flood liable land in the north-western corner of the site is understood to be a low area that is subject to flooding caused by the existing drainage network's inability to hold & discharge stormwater, which Council are looking to upgrade as part of civil works associated with the masterplan for the Lake Wyangan Growth Area. We have been advised by Council that they have received Federal Government funding to complete these works 2025/26 Financial Year so that the extent of flooding within the locality will be reduced to an extent that does not impede development of the site for residential purposes.

The flood liable land in the north-eastern corner of the site is understood to represent a low area that will be filled as part of civil works associated with the proposed subdivision. This portion of the site is considered to be a depression that does not currently allow stormwater to escape, which is why it shows up as potentially flood liable land. This depression is not considered to comprise a flood storage area associated with any floodways.

cl 5.22: Not Applicable.
cl 5.23: Not Applicable.
cl 5.24: Not Applicable.
cl 5.25: Not Applicable.

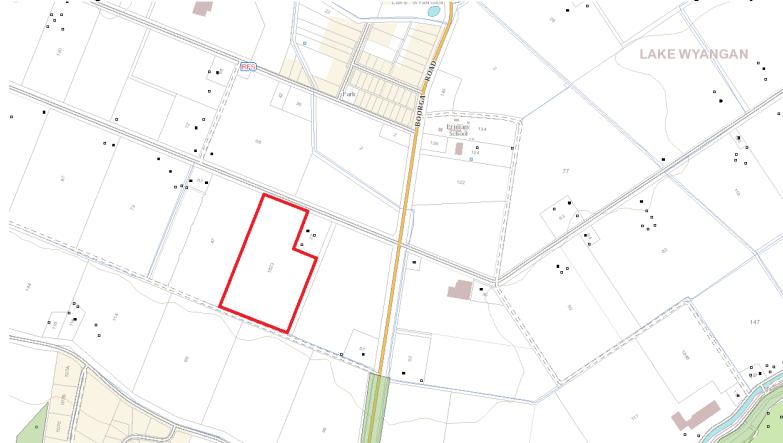
Part 6: cl 6.1: Noted.
cl 6.2: Noted.
cl 6.3: Noted.
cl 6.4: Noted.

Part 7: cl 7.1(a): The proposed subdivision is not anticipated to result in the disruption of drainage patterns or soil stability off site seeing though down-stream drainage works are being undertaken by Council.
(b): The proposed subdivision will provide for and therefore not impede redevelopment of the land for its intended residential purpose.
(c): The proposed subdivision will require the removal & placement of fill. It is hoped that the civil design plans can provide for an equilibrium of cut compared to fill so that soil does not need to be removed from or brought to the site.

- (d): The proposed subdivision is not considered to impact upon the future amenity of the locality seeing though adjoining farms to the east & west are allocated for redevelopment in Stage 1 of the Lake Wyangan Growth Area.
- (e): The proposed subdivision will require the removal & placement of fill. It is hoped that the civil design plans can provide for an equilibrium of cut compared to fill so that soil does not need to be removed from or brought to the site.
- (f): Whilst civil works aren't anticipated to reveal any aboriginal or european cultural heritage relics the proponent is aware of their obligation to report any finding any aboriginal relics.
- (g): The proposed subdivision is not anticipated to result in any adverse impacts on waterways, drinking water catchments or environmentally sensitive areas seeing though down-stream drainage works are being undertaken by Council.
- (h): Appropriate measures can be implemented during civil works construction to mitigate nuisance to the surrounding locality by reason of dust.

cl 7.2: Noted.

cl 7.3: The subject land is not identified on the Terrestrial Biodiversity Map.



Source: planningportal.nsw.gov.au/spatialviewer

Figure 3.4: Extract from the Planning Portal's Spatial Viewer showing the GLEP2014's Terrestrial Biodiversity Map layer identifying the site.

- cl 7.4: The subject land is not identified on the Groundwater Vulnerability Map.
- cl 7.5: The subject land is not identified on the Riparian Lands and Watercourses Map.
- cl 7.6: The subject land is not identified on the Wetlands Map.
- cl 7.7: Noted.
- cl 7.8: Noted.
- cl 7.9: Noted.
- cl 7.10: Adequate provision can be made for essential services and drainage.
- cl 7.11: Not Applicable.
- cl 7.12: Not Applicable.
- cl 7.13: Not Applicable.

3.3.6.2 Provisions of any proposed Environmental Planning Instruments:

There are not considered to be any proposed amendments to Environmental Planning Instruments that relate to this proposal.

3.3.6.3 Provisions of any Development Control Plans (DCPs):

Griffith Development Control Plan No.11 – Urban Subdivision (Griffith DCP11) 1995:

DCP11 has been superseded by the provisions of the Residential DCP.

Griffith Development Control Plan No. 20 – Off-Street Parking Policy (Griffith DCP20) 2011:

The parking provisions listed in DCP 20 have been superseded by the Residential DCP.

Griffith Community Participation Plan (Griffith CPP) 2019:

It is noted that Appendix 1 of the Griffith Community Participation Plan requires DAs relating to the subdivision of land creating more than 5 allotments to be notified to nearby landowners and placed on public exhibition.

Griffith Residential Development Control Plan 2020 (GRDCP):

The following commentary is provided in relation to the Griffith Residential DCP:

- 3.0: This Section of the DCP identifies the different residential precincts.
 - 3.16: The subject site is located within the residential precinct for the Village of Lake Wyangan.
 - 3.17: Not Applicable.
- 4.0: Not applicable. This Section of the DCP relates to the construction of dwellings. Future development on the proposed allotments will need to comply with this section of the DCP.
- 5.0: Not applicable. This Section of the DCP relates to Medium Density Housing.
- 6.0: Not applicable. This Section of the DCP relates to Residential Flat Buildings
- 7.0: Not applicable. This Section of the DCP relates to Boarding House & Co-Living.
- 8.0: Not applicable. This Section of the DCP relates Large Lot Residential housing.
- 9.0: This Section of the DCP relates to Parking. Parking associated with future landuses will be assessed as part of separate DAs.
- 10.0: Not applicable. This Section of the DCP relates to Non-residential development.
- 11.0: This Section of the DCP relates to Subdivision. The following commentary is provided in relation to the provisions of Appendix 2:
 - 1.0: The proposed development includes the Torrens title subdivision of land.
 - 1.1: Noted.
 - 1.2: Noted.
 - 2.0: Not Applicable. The proposal does not relate to 'infill subdivision' of land.
 - 3.0: The proposal is considered to comprise 'greenfield subdivision' of land zoned RU5.
 - 3.1: a): Noted.
 - b): Noted.
 - c): Noted.
 - d): Noted.
 - e): Noted.
 - f): Noted.

3.2: a): Noted.
b): Noted.
c): The proposal provides for lot widths that are comparable to the locality's overall subdivision pattern and which can be occupied by residential dwellings. The amended road & lot layout provides for the removal of the loop road, which also provides for the removal of the allotments fronting the loop road that had relatively narrower frontages.
The table provided in this clause requires the provision of 18m wide frontages for specific areas identified in the GLEP that stipulate a minimum lot area of 700m². Whilst the locality has a minimum lot area requirement for 700m², the site is not identified as being located in any of the GLEP Areas listed in this clause. On this basis, the width of allotment frontages can be less than 18m.
d): Noted.
e): Noted.
f): Noted.
g): Noted.
h): Noted.
i): Noted.
j): Noted.

3.3: a): Complies.
b): Complies.
c): Complies.
d): Noted.
e): Noted.

3.4: a): Complies.
b): Noted.
c): Noted.
d): Noted.
e): Noted.
f): Noted.
g): No common trenching is proposed.
h): Noted.
i): Noted.

3.5: a): It is understood that the on-site detention of stormwater is not required for new multiple lot residential subdivisions in the Lake Wyangan Growth Area.
b): Noted.
c): Noted.
d): Noted.
e): Noted.
f): Noted.

3.6: a): Noted.

3.7: a): Noted.
b): This clause requires the provision of 1,000m² for every 20 lots being created whereas clause 12.2.5 of this DCP only requires the provision of 500m² of open space for every 20 allotments being created.
c): Noted. The proposed park has purposefully been located so as to link with the park associated with the adjoining multiple lot residential subdivision on the farm to the west. This will by default result in a park with an area larger than what may have otherwise been provided in two (2) separate parks servicing each subdivision.

- d): Noted.
- e): Noted. The proposed park has purposefully been located so as to link with the park associated with the adjoining multiple lot residential subdivision on the farm to the west, which will provide for easier maintenance by Council.
- f): Noted.
- 3.8: a): No trees are proposed to be retained. The location of street trees and landscaping in the park can be submitted to Council prior to planting.
- 3.9: a): A Land Contamination Assessment report has been submitted to Council.
b): A Land Contamination Assessment report has been submitted to Council.
- 3.10: a): Noted.
b): Noted.
c): Noted.
- 4.0: Not Applicable. The proposal does not relate to the 'large lot residential subdivision' of land.
- 12.0: This Section of the DCP relates to Site Specific Controls for the Collina Growth Area & the Lake Wyangan Growth Area.
 - 12.1: Not Applicable. This section relates to the Collina Growth Area.
 - 12.2: This Section relates to Site Specific Controls for the Lake Wyangan Growth Area.
 - 12.2.1: a): Complies. The subject land is located within Stage 1 of the Lake Wyangan Growth Area.
b): Noted.
c): Noted.
d): Noted.
e): Noted.
 - 12.2.2: a): Noted.
b): Noted.
c): Noted.
d): Noted.
e): Noted.
f): Noted.
 - 12.2.3: a): Noted.
b): Noted.
c): Noted.
d): Noted.
e): Noted.
f): Noted.
g): Noted.
h): Noted.
i): Noted.
j): Not Applicable.
k): Not Applicable.
 - 12.2.4: a): Noted.
b): The location of street trees and landscaping in the park can be submitted to Council prior to planting.

12.2.5: a): This clause requires the provision of 25m² of open space per allotment being created. Based on the creation of 75 residential allotments, this means that 1,875m² of open space needs to be provided. The proposed development includes the provision of a park with an area of 1,575m², which is a shortfall of around 300m². Whilst it is noted that the staging of developments cannot be used to avoid the provision of open space there is nothing to stop a developer from creating some larger sized multiple dwelling developments as part of the original subdivision and then subsequently sub-dividing them at a later date in an attempt to avoid providing open space. The proponent has decided in this instance to not deliberately create 12 or so large sized multiple dwelling allotments that could be subdivided at a later date just to avoid providing open space. In contrast, the proponent has asked Council to permit a reduced open space area in return for the provision of additional infrastructure in the park that might otherwise not be required. An example includes the provision of lighting along a pathway linking the combined park's eastern & western boundaries. The cost of providing this infrastructure is considered to exceed the value that the developer would make from selling the shortfall of land. This concession is sought on the basis that providing a park that is 300m² larger is unlikely to result in better facility whereas the use of funds that the developer might otherwise make from selling this 300m² to provide additional infrastructure is considered to be more beneficial to future residents.

b): Noted. Whilst the area of proposed Lot 216 is less than 2,000m² it is anticipated that it will exceed at least 2,000m² & in fact 3,000m² when combined with the park associated with the residential subdivision on the adjoining farm to the west. Refer to commentary provided above in relation to a shortfall of the park's area based on the provision of 25m² of open space per allotment being created.

c): Noted.

d): Noted.

e): It is proposed to submit a detailed park & playground design plan prior to the commencement of works associated with building playground equipment.

f): Noted.

12.2.6: a): Noted.

b): Noted. A preliminary stormwater management plan can be submitted to Council, if required.

a): Noted. A preliminary stormwater management plan can be submitted to Council, if required.

12.2.7: Noted. A preliminary stormwater management plan including details relating to Water Sensitive Urban Design can be submitted to Council, if required.

12.2.8: a): Noted.

b): Noted.

c): Noted.

d): Noted.

e): Noted.

f): Noted.

- 12.2.9: a): A Land Contamination Assessment report has been submitted to Council.
- b): A Land Contamination Assessment report has been submitted to Council.
- 12.2.10:a): Noted.
- 12.2.11:a): Noted.
- b): Noted.
- c): Noted.
- 12.2.12:a): Noted.
- 12.2.13:a): Noted.
- b): There are two (2) portions of the site that are identified as being liable to flooding. These areas comprise: a portion of land in the north-western corner adjoining Druitt Road; and some land in the north-eastern corner of the site adjoining Lot 1 DP 1093210.



Source: griffith.nsw.gov.au/lake-wyangan-flood-study-2012

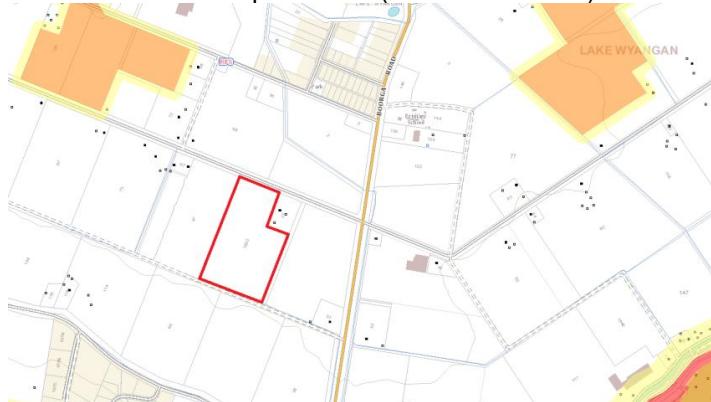
Figure 3.5: Extract from the 1% AEP Flood Event Map in the Lake Wyangan Floodplain Risk Management Study & Plan identifying the site.

The flood liable land in the north-western corner of the site is understood to be a low area that is subject to flooding caused by the existing drainage network's inability to hold & discharge stormwater, which Council are looking to upgrade as part of civil works associated with the masterplan for the Lake Wyangan Growth Area. We have been advised by Council that they have received Federal Government funding to complete these works 2025/26 Financial Year so that the extent of flooding within the locality will be reduced to an extent that does not impede development of the site for residential purposes.

The flood liable land in the north-eastern corner of the site is understood to represent a low area that will be filled as part of civil works associated with the proposed subdivision. This portion of the site is considered to be a depression that does not currently allow stormwater to escape, which is why it shows up as potentially flood liable land. This depression is not considered to comprise a flood storage area associated with any floodways.

- c): Noted.
- d): Noted.

12.2.14:a): Noted. Neither the subject nor the adjoining allotments are classified as bushfire prone land (see extract below):



Source: planningportal.nsw.gov.au/spatialviewer

Figure 3.6: Extract from the Planning Portal's Spatial Viewer showing the GLEP2014's Bushfire Prone Land Map layer identifying the site.

b): Noted.

c): Noted.

12.2.15:a): Noted.

3.3.6.4 Any Planning Agreements:

There are understood to be no Planning Agreements that relate to the subject land.

3.3.6.5 Any matters prescribed by the Regulations:

There are not considered to be any matters prescribed by the Regulations that specifically relate to the proposal.

3.3.6.6 The likely impact of the proposed development:

Context and Setting:

The subject site is located within a precinct that currently comprises predominantly horticultural operations with scattered residential dwellings. Development of this site for residential purposes is in keeping with the masterplan for the Lake Wyangan Growth Area.

Access, transport and traffic:

Adequate arrangements can be made for vehicular access to the site during construction and to the proposed allotments once civil works are complete. Provision is assumed to have been made by Council with regard to road hierarchy and the width of the road carriageway along Druitt Road as part of the master-planning process for the Lake Wyangan Growth Area.

It is understood that the volume of traffic likely to be generated by the multiple lot residential subdivisions off Druitt Road was anticipated as part of the master-planning process for the LWGA and that Traffic Impact Assessment reports do not need to be submitted with the DAs for the subdivision of farms in the locality.

The internal road layout is considered to adequately cater for the volume of vehicles likely to be associated with future residential landuses on the proposed allotments. The internal road layout provides for a change to the potential road layout that was identified on the initial masterplan for the Lake Wyangan Growth Area. In this regard, the amended road & lot layout no longer provides for a loop road off Road 1 and now provides for three (3) roads that will link with a future public road on Lot 286 DP 1278203. This amended road & lot layout was submitted after Council staff determined that a future public road can be constructed on Lot 286 DP 1278203 on the basis that the developer of the subdivision on Lot 2 DP 1093210 is not responsible for the construction of the future public road on Lot 286 DP 1278203.

Public Domain:

The proposal is not considered to have a detrimental impact on the public domain. If anything, the proposed subdivision & subsequent construction of future dwellings on the proposed allotments will complement the yet to be constructed residential subdivisions that have already been approved to the east of the site on Boorga Road and in keeping with Council's vision for the Lake Wyangan Growth Area.

Utilities:

Adequate provision can be made for utilities to cater for the proposed allotments.

Heritage:

The site is not listed as a Heritage item or within a heritage conservation area.

Other land resources:

The proposal is not considered to have any impact on other land resources.

Water:

Whilst the proposal will result in an increase in the demand & volume of potable water used in the city, this increase is assumed to have been anticipated by Council when the subject allotments were zoned for residential purposes and as part of the recent master-planning process for the Lake Wyangan Growth Area.

Soils:

The proposal is not considered to have a significantly detrimental impact on soil conservation. It is acknowledged that Council requires the submission of a Land Contamination Assessment report prior to determination of this DA to demonstrate that there are no residual chemicals or pesticides present that would prevent the use of the site for non-agricultural purposes.

Air & Microclimate:

With the exception of dust generated during the construction phases associated with civil works & building future residential buildings, the proposal is not anticipated to result in the generation of excessive dust for extended periods of time.

Flora & Fauna:

Horticultural plantings currently exist on the site and will need to be removed before civil works can commence. The proposed development does not include the removal of any other vegetation and is not considered to have any significant impact on flora or fauna.

Waste:

Adequate arrangements can be made for the storage, collection & disposal of waste associated with civil works & building future industrial premises on the proposed allotments.

Energy:

The proposal is not considered to be significantly inefficient in terms of energy demand. Whilst street lighting & future residential buildings will consume electricity, this infrastructure & future buildings are anticipated to be more efficient and sustainable in terms of energy use than existing streetlights & residential buildings in older parts of Griffith. The electrical design plan(s) and size of any required substations/transformers will take into consideration the anticipated amount of electricity that Essential Energy anticipated will be consumed by the subdivision.

Noise & Vibration:

With the exception of noise associated with civil works the subdivision itself is not anticipated to result in the generation of any "offensive noise" that could impact upon nearby residential dwellings for extended periods.

Natural hazards:

The proposal is not considered to result in any natural hazards.

Technological hazards:

The proposal is not considered to result in any technological hazards.

Safety, security & crime prevention:

The proposal is not considered to generate any significant safety or security issues. Whilst offices/amenities & plant/equipment stored on the site during the construction phase of the subdivision may be subject to vandalism or theft, the opportunity exists for these buildings & plant/equipment to be stored behind security fencing and/or near the existing dwelling located on adjoining Lot 1 DP 1093210.

Social impact:

The proposal is not considered to have a detrimental social impact on the locality.

Economic impact:

The proposal is not considered to have a detrimental economic impact. If anything, the release of more residential allotments onto the market is anticipated to increase the overall supply of land in the city, which in turn is hoped to make land more affordable.

Site Design and Internal Design:

The proposed subdivision will result in a substantial change in the appearance of the subject allotment when viewed from adjoining land & nearby public roads. In saying that, development of the locality for residential purposes was anticipated by Council when the precinct was re-zoned and the master-planning process was undertaken. The amended road layout of this subdivision is considered to be generally in keeping with the overall layout identified on the masterplan for the Lake Wyangan Growth Area. In this regard, the proposed road layout has been amended to provide for Roads 2 & 3 to link up with a future public road on Lot 286 DP 1196929 that will be constructed by the developer of Lot 1 DP 1278203. Roads 4 & 5 have been located adjacent to the site's southern boundary so as to link up with the public road(s) on the adjoining farms to the west & east.

Construction:

The proposal will require construction activity to be undertaken during daylight hours.

Cumulative impacts:

The proposal is not considered to have a negative cumulative impact on the locality in terms of the provision of essential services, access, traffic, noise or drainage.

3.3.6.7 The suitability of the site for the development:

The subject site is considered to be suitable for the proposed development.

3.3.6.8 Any submissions made in accordance with the Regulations:

It is requested that **Planningmatters** Development Service and the proponent be given the opportunity to comment on any submissions received by Council.

3.3.6.9 The Public interest:

There are not considered to be any Federal, State or Local Government nor Community interests regarding the proposed development.

4.0 CONCLUSION:

The proposed development relates to the Torrens title subdivision of Lot 2 DP 1093210, off Druitt Road, Lake Wyangan, NSW. This DA provides for the creation of seventy-six (76) allotments in a number of stages.

Adequate provision can be made for vehicular access, essential services & drainage. The proposal is considered to be permissible within the zone and not incompatible with surrounding land-uses. On this basis, the subject site is considered to be suitable for the proposed development.

The General Manager
Griffith City Council
1 Benerembah Street
GRIFFITH NSW 2680

Attn: Inoka Mahanama



**RE: Proposed Development Application DA 83/2025 at Lot 2 DP 1093210 Druitt Road
LAKE WYANGAN**

Dear Inoka

I am writing to formally object to the proposed development on Lot 2 DP 1093210 Druitt Road Lake Wyangan, as detailed in DA 83/2025 that is currently under assessment. My primary concerns are outlined below, but the concerns are a result of the proposed design being Inconsistent with the Lake Wyangan Masterplan (LWMP), particularly in relation to the shared Collector Road on Lot 286 DP 1196929, that is intended to service both Lot 2 DP 1093210 and Lot 1 DP 1278203.

Definitions

- GCC - Griffith City Council.
- [REDACTED] Subdivision that includes Lot 1 DP 1278203.
- [REDACTED] subdivision in Lake Wyangan.
- LGE - Lake Gardens Estate Pty Ltd is the trustee (Landowner) of Lot 1 DP 1278203.
- LGMP - Lake Gardens Masterplan is the masterplan for the Lake Gardens Subdivision.
- LWMP - Lake Wyangan Masterplan for the LWGA that has been endorsed by Griffith City Council.
- LWGA - Lake Wyangan Growth Area is the land in Lake Wyangan that the LWMP applies to.
- TPT - Thrivve Pty Ltd is the landowner of Lot 2 DP 1093210.
- PM - Planningmatters Development Services is the consultant representing TPT
- MI - Murrumbidgee Irrigation owner of Lot 286 DP 1196929 that separates the proposed subdivision and LG.





Background

As you know [REDACTED] have been engaged by LGE to develop Lot 1 DP 1278203 and that lot forms part of their Lake Gardens Subdivision.

LG is a large scale residential development that will have approximately 750 dwellings when complete. There has been a significant investment in research and design to deliver a residential precinct in Griffith that would rate among the best in Australia.

[REDACTED] will also design and construct most of the homes on the 750 lots with an in-house design team. This development structure ensures very carefully considered integration of building and landscape design between each home, the streetscape and the parklands.

- [REDACTED] has been working on the LGMP since September 2021 including the design of this portion of LG since May 2022.
- [REDACTED] contacted TPT through PM at that time to ask if they would like to include their lot, or have some input, in the design of LG and they declined.
- [REDACTED] have since amended the design of their lots in the LWGA and submitted several revisions to GCC for review and comments.
- GCC noted that the initial LG design would need to be amended to include links to neighbouring lots to be consistent with the LWMP.
- [REDACTED] agreed and amended the LGMP.
- [REDACTED] design is consistent with the LWMP in relation to this Collector Road
- [REDACTED] were contacted by PM via email on 25/3/2025 requesting a copy of our LG design as it relates to Lot 1 DP 1278203.
- [REDACTED] contacted PM and provided a copy of the LGMP.
- The subdivision design submitted by PM is not consistent with the LGMP.

Concerns with the TPT-PM Design

I am concerned about the potential impact of the proposed design in this development application for the following reasons:

- As the narrow (15m wide) MI lot that separates the proposed subdivision by TPT and LG has an irrigation pipe, MI will require access to their asset and will only allow their pipe to be located in a road reserve or an open space.
- If the MI lot became an open space reserve we have serious concerns in relation to security and maintenance of such a long and narrow space. Long term this narrow lot is unlikely to be properly maintained.
 - MI is unlikely to maintain it as it is simply a supply reserve to them.
 - Council is unlikely to maintain it as it won't be a road reserve or any park land that falls under council's maintenance regime.





- Lot owners would not be consistent in treating the space adjoining their lot as part of their lot and therefore exclude that land from their landscape design and the ongoing maintenance of that land.
- Realistically, the long term outcome will be land that has consistent weeds that will harbor snakes and look very unsightly for everyone in that region.
- Allowing lots to have their rear fence along a collector road is not consistent with the Fencing objective in the GCC Residential DCP

Objective: To ensure the streetscape does not become inundated with blank, bulky or obtrusive front or secondary frontage fencing.

- These fences will most likely be Colorbond and be detrimental to the street scape and will negatively affect the visual amenity of the area.

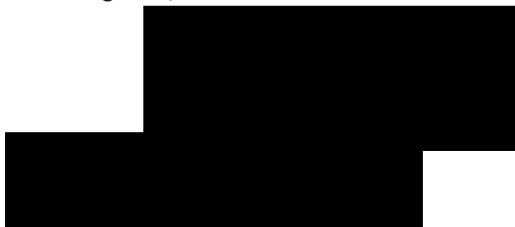
Conclusion

As a predominantly design focused company, [REDACTED] always considers how their designs impact on the character and amenity of the neighbourhood.

The design of the proposed development is not in keeping with the character of the future neighborhood and it will negatively affect the visual amenity of the area and could lead to a loss of security for neighboring properties. However, we feel that some minor modifications to the proposed design could greatly improve the neighbourhood and result in a design that would better suit both parties and the community as a whole. We would happily assist PM's designers to achieve this.

While we are not opposed to a subdivision on the proposed site, we feel that a design that is consistent with the LWMP would be a far better outcome for Griffith. I urge Council to consider the adverse impacts of this development. I am available to discuss these matters further and can be reached at any time via email [REDACTED] or phone [REDACTED]

Kind Regards,





SEP 26, 2025

JZ Management Pty Ltd

JZ Homes

ACN: 618 418 296

RE: Our Objection to DA83/2025

We have received updated plans on the development application submitted adjoining our land under DA83/2025.

Our position is to support their updated plans and remove our objection subject to the applicant contributing their fair portion of the cost of the works involved to construct the adjoining portion of road. We would review this position once we know the cost of moving MI's supply pipe and have written approval from MI that they support the design.

Our position is based on the following key points for the development of residential land in that precinct.

1. The best design for the precinct

It would be simpler and much cheaper for us to change our design where access off Druitt Rd into our proposed subdivision, which would also become our main internal road, was designed where we can have our lots on both sides of this road. It would dramatically reduce the amount of road we would need to build with minimal to no impact on the amount of land we would have to sell. Based on current construction rates, we would easily save \$500,000 or more on the road alone, let alone any cost saving by not moving MI's supply pipe.

However, if we were to design our subdivision on this basis, we would be ignoring the MI supply reserve land (Lot 286 DP1196929) and this land would eventually become a problem for Council, MI or both to maintain and it would become an eyesore for any residents living in that area - it would simply be a bad outcome that can be avoided.

2. Adhering in principal to council's masterplan

We feel a key design factor in council's masterplan for the precinct is to have the residential streets within each parcel of land to be interconnected i.e. a resident or user of that area



wanting to access a residence further along from where they are, would not be forced to exit onto a connector road such as Druitt Road in this case.

If this core design principle is one which council is still in favour of, then all developers should adhere to the masterplan design to allow roads within each parcel to interconnect in the manner or similar manner to what was designed in the masterplan.

Whilst we are currently working with Council to modify the Masterplan, we are not looking to remove any interconnectivity, but to move the main public park/oval to a more suitable area for the people living in the precinct and to increase the amount of green space overall. As per the current and our proposed masterplan changes, our subdivision design will include the road along our western boundary (lot 1 DP1278203) that would provide entry and exit from Druitt Rd and also interconnect with the proposed development in DA83/2025.

3. Fair contribution to the cost of the works

The cost of moving MI's supply pipe and building a "connector" road coming off Druitt Rd is primarily one to support the initial masterplan design to provide interconnectivity within the precinct and to ensure the MI supply reserve does not become an eyesore in the long term.

Whilst the design is not the most economical option for us or our neighbours, we are prepared to pay for half of the cost of constructing the road along the section that would share a boundary with DA83/2025 including the movement of the MI supply pipe. We would also be prepared to pay for the full road on the section along the boundary of Lot 1 DP1093210 (ie between the land in DA83/2025 and Druitt Rd).

Summary

Our company and our development strategy is focused on good design and good outcomes for the community as a whole and the individuals purchasing our developments. We focus on this first and then engineer a solution that allows good design to be economically feasible. It isn't easy but most of the time it is achievable.

Regards,



James Scrimin & Zep Lanza,
JZ Management Pty Ltd.

Alana McGibbon

From: Martin Ruggeri | Planningmatters Development Service
[REDACTED]
Sent: Tuesday, 22 July 2025 12:20 PM
To: Inoka Mahanama
Cc: Carel Potgieter; Anthony Carusi; Joe Rizzo
Subject: DA 83/2025 - Response to submission
Attachments: 2021.37 - 07-07-2025 - GCC - Copy of redacted submission.pdf; 2021.37 - 22-07-2025 - To GCC- Potential alternate draft Plans of Subdivision-Stages1-5-RevC3.pdf; 2021.37 - 19-05-2025 - To GCC - Draft Plans of Subdivision-Stages1-4-RevC.pdf

G'day Inoka,

I've received a copy of the attached submission (see 1st attachment) that Council uploaded to the Planning Portal on 7 July 2025 regarding the multiple lot subdivision on Lot 2 DP 1093210 that is proposed as part of DA 83/2025. Whilst the some of the author's details were redacted on the attached copy of the submission, we understand that it was from Zep Lanza & James Scremin given their intention to subdivide Lot 1 DP 1278203.

For your info, I have had a couple of discussions with Zep & James to discuss their concerns with the road layout proposed as part of DA 83/2025 based on where they were looking to locate potential future public roads as part of their subdivision of Lot 1 DP 1278203. Zep & James have been good enough to show me a preliminary draft copy of the proposed road layout for Lot 1 DP 1278203. From my discussions with Zep & James it is understood that they are looking to construct a future public road running north-south adjacent to the western side of Lot 1 DP 1278203 that would connect with Druitt Road and act as the primary vehicular connection point for their subdivision. Zep & James' preliminary plan also provides for some future public roads running towards the east off their main north-south running public road. Zep & James were anticipating that the proposed multiple lot residential subdivision on Lot 2 DP 1093210 (ie: DA 83/2025) would have roads running east-west that would connect with the future public road running north-south adjacent to their western boundary, like what was reflected on the Lake Wyangan Growth Area's concept layout plan. During my initial meeting with Zep & James I explained to them that the proposed road layout for DA 83/2025 didn't provide for multiple connection points to a future public road running along the western boundary of their site because there was a parcel of land (ie: Lot 286 DP 1196929), which is owned by Murrumbidgee Irrigation (MI), between Lot 1 DP 1278203 & Lot 2 DP 1093210. I told Zep & James that Murrumbidgee Irrigation (MI) had previously advised me in early May 2025 that they have an existing raw water supply pipe running along Lot 286 DP 1196929 and that they have no intention to sell part, let alone all of this allotment in the short, medium or long term because it is needed for their on-going operational purposes.

During our meeting Zep & James asked whether the proponent for DA 83/2025 would be willing to consider amending the road & lot layout proposed as part of DA 83/2025 to provide for roads running east-west that will connect with a future public road running north-south on what is currently Lot 286 DP 1196929. Since I met with Zep & James the proponent for DA 83/2025 has decided that they might be willing to consider amending the road & lot layout for the subdivision on Lot 2 DP 1093210 providing that they are not disadvantaged in terms of: timing to have DA 83/2025 determined; timing to obtain a Subdivision Works Certificate for DA 83/2025; timing to commence construction of let alone complete the civil works associated with DA 83/2025; having to purchase any land from MI, Council or third parties; having to pay for construction of a future public road and/or infrastructure on what is currently Lot 286 DP 1196929; timing to register allotments associated with DA 83/2025; have to provide/construct vehicular access arrangements to any allotments developed as part of DA 83/2025 that may front a future public road on what is currently Lot 286 DP 1196929; etc. Attached are copies of potential alternate draft Plans of Subdivision relating to the stages associated with the subdivision on Lot 2 DP 1093210 that provide for east-west public roads connecting with a future public road on Lot 286 DP 1196929 (see 2nd attachment). You'll note that the attached potential alternate draft Plans of Subdivision provide for a 5th Stage and for the east-west running roads to be constructed as part of Stage 3 & 4 in the hope that it provides Council and/or the developer of Lot 1 DP 1278203 with some time to construct a future public road on Lot 286 DP 1196929 before access needs to be provided to service a dwelling constructed on the eastern side of proposed Lots 307, 308, 407, 408 & 511.

The purpose of this email is to advise Council that the proponent for DA 83/2025 might be willing to consider amending the road & lot layout for the subdivision on Lot 2 DP 1093210 (to reflect what is identified on the 2nd attachment) providing that they are not disadvantaged in terms of the matters listed in the paragraph above. The proponent's willingness to consider amending the road & lot layout proposed as part of DA 83/2025 is however, based on Council being able to liaise with MI to facilitate their approval for: new public road(s) being built over their

infrastructure on what is currently Lot 286 DP 1196929; Council or the developer of Lot 1 DP 1278203 constructing a north-south running future public road and any required infrastructure & essential services along what is currently Lot 286 DP 1196929 at no cost to the developer of Lot 2 DP 1093210; transferring ownership of Lot 286 DP 1196929 to Council. The proponent's willingness to consider amending the road & lot layout proposed as part of DA 83/2025 is also based on the need for Council to satisfy the proponent in terms of: when ownership of Lot 286 DP 1196929 will be transferred from MI to Council; when construction of a north-south running future public road on what is currently Lot 286 DP 1196929 will commence & be completed; determination of DA 83/2025 not being delayed because Council needs to liaise with MI; timing to obtain a Subdivision Works Certificate for DA 83/2025 not being delayed because Council needs to liaise with MI; timing to commence construction of let alone complete civil works associated with DA 83/2025 not being delayed because Council needs to liaise with MI; the proponent not needing to purchase any land from MI, Council or third parties; the proponent not needing to pay for construction of a future public road and/or infrastructure on what is currently Lot 286 DP 1196929; timing to register allotments associated with DA 83/2025; and the proponent not needing to provide/construct vehicular access to any allotments developed as part of DA 83/2025 that may front a future public road on what is currently Lot 286 DP 1196929.

The proponent has asked that I advise Council that they are willing to consider amending their proposal to achieve what may be a better long-term outcome in terms of avoiding a 15m wide portion of un-maintained land being left between the subdivisions on Lot 2 DP 1093210 & Lot 1 DP 1278203 but that this willingness will be dependant on a written re-assurance from Council that amending their proposal will not defer determination of their DA let alone construction or completion of civil works associated with their subdivision. The proponent will also require Council to confirm in writing that the other terms listed in the paragraphs above can be satisfied before they are willing to officially amend their proposal. The proponent for DA 83/2025 believes that the idea of building a north-south running public road on what is currently Lot 286 DP 1196929 should have been resolved let alone discussed with MI when the masterplan for the Lake Wyangan Growth Area was prepared and that they shouldn't be disadvantaged because MI weren't apparently aware of the initial intention to build a public road on Lot 286 DP 1196929. For this reason the proponent has asked that Council advise us: whether Council believes that a north-south running public road be constructed on what is currently Lot 286 DP 1196929 and whether Council intends to liaise with MI about transferring ownership of Lot 286 DP 1196929 to facilitate such; or whether DA 83/2025 can be approved based on the initially submitted road & lot layout (see 3rd attachment). If Council does not believe that a north-south running road should be constructed on what is currently Lot 286 DP 1196929 the proponent believes that Council should determine DA 83/2025 based on the road & lot layout that was originally submitted (ie: 3rd attachment).

Are you able to give me a call on [REDACTED] to discuss this matter so that I can advise the proponent what Council is thinking in terms of whether a future public road should or might be constructed on what is currently Lot 286 DP 1196929.

Martin Ruggeri
Principal



Alana McGibbon

From: Martin Ruggeri | Planningmatters Development Service
[REDACTED]
Sent: Friday, 24 October 2025 9:07 AM
To: Inoka Mahanama
Cc: Carel Potgieter; Joe Rizzo
Subject: RE: DA 83/2025 - LOT 2 DP 1093210 Druitt Road

G'day Inoka,

Thanks for your email and update re: how you're travelling with determination of DA 83/2025.

The reason I was calling the other day was to: see how you were travelling with completion of your assessment; to determine whether the DA would be referred to the Council Meeting on 28/10/2025 or 11/11/2025; and to make sure that you don't need anything else from me to complete your assessment and compile the Council report.

I spoke with Carel earlier this week and he indicated that this DA would be referred to the Council Meeting on 11/11/2025.

Carel didn't seem to think that Council needed anything else from me for you to complete your report and it seems from your email below that this is the case, which is great news. I previously mentioned to Carel that we didn't provide a written response to the issues raised in the objector's second submission seeing though the proponent's position re: believing that the developer of the multiple lot subdivision on Lot 2 DP 1093210 shouldn't be responsible for any costs associated with construction of a future public road on Lot 286 DP 1196929, hasn't changed. The reasoning behind the proponent's position has been provided during numerous telephone discussions with Joe Rizzo, at a meeting with Council staff and the developer of adjoining Lot 1 DP 1278203; and in emails sent to Council over the last couple of months.

As you can appreciate the proponent is extremely anxious for this DA to be determined as they didn't think that it would take as long as it did for Council to liaise with MI re: the construction of a future public road on adjoining Lot 286 DP 1196929 after a submission was received from the developer of Lot 1 DP 1278203. The proponent can't obtain finance for their subdivision until the DA has been approved and the financial institutions that they've been liaising with are now starting to ask if there is an issue with the project because the DA hasn't been determined yet.

Whilst I appreciate that the window to have this DA determined at the Council Meeting on 28/11/2025 has passed the proponent is thinking that the civil design plans may not be completed until late February 2026 (because of the Christmas holiday shutdown period) seeing though the DA won't be approved until mid November 2025. Hence why they're anxious for the DA to be determined as soon as possible.

Please don't hesitate to touch base with me if you have any queries while writing the Council report.

Martin Ruggeri
Principal



From: Inoka Mahanama [REDACTED]
Sent: Wednesday, 22 October 2025 3:00 PM
To: Martin Ruggeri | Planningmatters Development Service [REDACTED]
Subject: DA 83/2025 - LOT 2 DP 1093210 Druitt Road

Hi Martin,

I'm currently working on finalising the draft assessment report and the draft conditions in order to complete the draft council report before the end of next week, in preparation for Joe's review.

Are you after anything in particular, other than an update on the application?

Thanks,

Inoka Mahanama

Assessment Officer

 1300 176 077



Griffith City Council

 1 Borromah Street Griffith NSW 2680
 PO Box 485 Griffith NSW 2680
 griffith.nsw.gov.au

Griffith City Council acknowledges and respects the Wiradjuri people as the traditional custodians and ancestors of the land and waters where we work.

There is no expectation for you to read or respond to this email outside of your normal working hours

OUR CORE VALUES



From: admin@griffith.nsw.gov.au <admin@griffith.nsw.gov.au>

Sent: Wednesday, 22 October 2025 10:34 AM

To: Inoka Mahanama [REDACTED]

Subject: New CRM Task: 166250/2025 Phone Message - Action

Customer Request 166250/2025: Phone Message - Action

A CRM task has been allocated to you.

[Click here to view and action the task in Authority](#)

Location

Property Details (if applicable):

Street Details (if applicable):

Location Description: (if applicable):

Customer

Martin Ruggeri

Description

Hi Inoka, Martin Ruggeri called this morning and would like to chat with you about Druitt Road. Are you able to return his call on [REDACTED] Thank you so much :-)



Development Assessment Report

PART A: GENERAL ADMINISTRATION

DA No: 83/2025(1)

Property Information: LOT: 2 DP: 1093210
Druitt Road LAKE WYANGAN

Proposed Development: Residential Subdivision – Seventy-six (76) allotments

Brief Description of Proposal Torrens Title Subdivision – Seventy-five (75) residential allotments and one (1) public reserve/park

DCP Variation - Open space controls – Part 3.7 and 12.2.5 of DCP Residential - Area deficient 300m² (**8.69%**) required 3,450m² but only have 3,150m².

Lot size and layout – Part 3.2 (i) of DCP Residential – Creation of battle axe lots – four (4) lots created – (**5.33%**)

Type of Development: Local

Lodgement Date: 28 May 2025

Statutory Timeframe: 40 days

Value of Development: \$3,230,000.00

Applicant's Details:
Planningmatters Development Service
23 Noorilla Street
GRIFFITH NSW 2680

Land Owner's Details:
Thrivve Dev Pty Ltd & Thrivve Lake Wyangan Pty Ltd
46 Nicoll Street
ROSELANDS NSW 2196

Report Author/s: Inoka Mahanama Assessment Officer



DA 83/2025

PART C: PROPOSAL

The proposed development seeks approval for the Torrens title subdivision of Lot 2 DP 1093210, located off Druitt Road, Lake Wyangan, for the staged development of seventy-six (76) allotments, together with associated infrastructure works.

The stage 1 involves the creation of nineteen (19) residential allotments (Lots 101–119) with areas ranging from approximately 731 m² to 1,100 m², together with one (1) residue allotment (Lot 120) of approximately 5.896 ha.

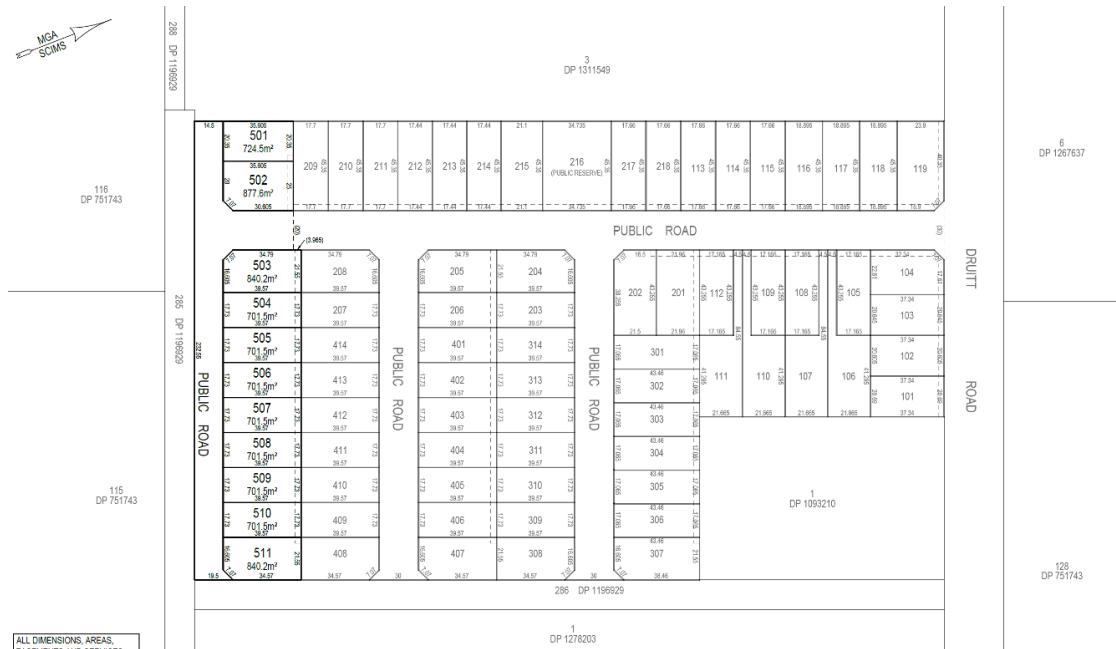
The stage 2 involves the creation of seventeen (17) residential allotments (Lots 201–215 and 217–218) with areas ranging from approximately 701 m² to 956 m², a public reserve/park (Lot 216) of approximately 1,575 m², and one (1) residue allotment (Lot 219) of approximately 3.8 ha.

The stage 3 involves the creation of fourteen (14) residential allotments (Lots 301–314) with areas ranging from approximately 701 m² to 924 m², together with one (1) residue allotment (Lot 315) of approximately 2.5 ha.

The stage 4 involves the creation of fourteen (14) residential allotments (Lots 401–414) with areas ranging from approximately 701 m² to 840 m², together with one (1) residue allotment (Lot 415) of approximately 1.299 ha.

The Stage 5 involves the creation of 11 residential allotments (Lots 501–511), with individual lot areas ranging from approximately 701 m² to 840 m², and no residual allotment.

With the exception of the residual allotments associated with Stages 1–4 (i.e., Lots 120, 219, 315, and 415) and the park (i.e., Lot 216), the proposal provides for all remaining allotments to be designated for residential use and subsequently developed with residential dwellings, subject to separate Development Consents in the future.





PART D: SITE DESCRIPTION AND LOCALITY

An inspection of the site and the locality was undertaken on 19 June 2025.

The subject property, identified as Lot 2 in Deposited Plan 1093210 and located at 1823 Druitt Road, Lake Wyangan, comprises an area of approximately 7.8 hectares (ha) and is currently vacant. The site is situated on the southern side of Druitt Road, approximately 290 metres west of its intersection with Boorga Road. The land was previously utilised for horticultural purposes.

The subject allotment slopes from south to north towards Druitt Road, draining into the existing table drain that runs east–west along the southern side of Druitt Road.

Murrumbidgee Irrigation's (MI) drainage network adjoins the site along its southern boundary (Lot 285 DP 1196929). The site is serviced by MI's pressurised raw water supply system via an existing connection located in the north-western corner, accessed from Druitt Road.

An existing raw water supply pipeline, situated within Lot 286 DP 1196929 and owned by Murrumbidgee Irrigation, adjoins the eastern boundary of the subject land.

The immediate locality is characterized primarily by horticultural land uses, with scattered residential dwellings on adjacent allotments. Vegetation within the area predominantly consists of landscaping associated with residential properties and horticultural plantings.

The surrounding area is accessible to essential services, including potable water, raw water, electricity, and telecommunications. While reticulated sewerage is available within the broader locality, it is not currently extended along Druitt Road. Druitt Road forms the northern boundary of the site and provides connectivity to Boorga Road to the east and Lakes Road to the west.





DA 83/2025

PART E: BACKGROUND INFORMATION AND HISTORY OF THE SITE

Pre-Lodgement

Prior to the application being lodged with Griffith City Council, the proponent for the development had pre-lodgement discussions with Council Officers.

Development Assessment Panel

The matter was considered at the Development Assessment Panel meeting on 29 May 2025 and the following matters were raised during the preliminary assessment of the application which are potential issues or where further information from the applicant is required:

- Issue

Refer to adopted Lake Wyangan Masterplan.

- Additional Information

Revised Statement of Environmental Effects

Development History of Site

The development history of the subject site has been established following research of Council's electronic data management system and research of Council's physical archives. Based on the information available the following can be established:

DA 134/2004 – Two (2) lot Torrens Title subdivision

PART F: STATUTORY REFERRALS

The following statutory referrals were considered as part of the assessment of the application:

AGENCY	LEGISLATION	APPLIES
DPI	Fisheries Management Act 1994 Mines Subsidence Compensation Act 1961 Mining Act 1992 Petroleum (Onshore) Act 1991	No
EE&S	National Parks, & Wildlife Act 1974 Protection of the Environment Operations Act 1997 Water Management Act 2000	No
NSW Heritage Transport for NSW RFS Transport NSW EE	Heritage Act 1977 Roads Act 1993 SEPP Infrastructure – Division 17 Roads and Traffic Rural Fires Act 1997 SEPP Infrastructure – Division 15 Railways SEPP Infrastructure – Transport & Infrastructure	No No No No Yes



PART G: SECTION 4.15 EVALUATION

In determining a development application, a consent authority is to take into consideration Section 4.15 of the Environmental Planning and Assessment Act 1979. The following matters as are of relevance to the development the subject of the development application.

SECTION 4.15(1)(a)(i) any environmental planning instrument.

Griffith Local Environmental Plan 2014

(a) Permissibility

The proposed development is for 75 Lot Torrens Title Residential Subdivision and this falls under the definition of *Subdivision* in the Dictionary of Griffith Local Environmental Plan 2014, which is defined as:

2.6 *Subdivision—consent requirements*

(1) *Land to which this Plan applies may be subdivided, but only with development consent.*

Notes—

1 *If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.*

2 *Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is complying development.*

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note—

The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

The subject land is zoned RU5 Village and under Part 2 Land Use Table of Griffith Local Environmental Plan 2014 a *Subdivision* is development that can only be permitted with the consent of Council. On this basis the proposed development is considered permissible.

(b) *Aims and Objectives*

The proposed development has been considered with regard to the aims of Griffith Local Environmental Plan 2014 as set down in Part 1, clause 1.2(2) which states:

- (a) *to prevent unnecessary urban sprawl by promoting business, industrial, rural and residential uses within and adjacent to existing precincts related to those uses,*
- (b) *to minimise land use conflict in general by creating areas of transition between different and potentially conflicting land uses,*
- (c) *to provide a variety of development options to meet the needs of the community with regard to housing, employment and services,*



DA 83/2025

(d) to manage and protect areas of environmental significance,
 (e) to recognise the historical development of the area and to preserve heritage items associated with it.

The objectives for Zone RU5 Village set down in the Land Use Table are as follows:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To enable development that will not hinder the future expansion of the village.
- To provide for a range of land uses, services and facilities that are associated with a rural village.

The proposal is consistent with the objectives of the GLEP 2014. It is considered to satisfy the relevant aims of the Plan by providing a range of housing options to address community needs, particularly the identified demand for additional well-located residential lots.

(b) Principal Development Standards & other LEP Provisions

Clause	Clause Requirement & Assessment Comment
2.6 Subdivision	Subdivision permitted with consent
4.1 Minimum Lot Size	<p><i>The precinct within which the subject allotments are located has a minimum lot size restriction of 5 hectares (ha) or 700m² if connected to Council's reticulated sewerage system (see reference to 'Area A').</i></p> <p>Clause 4.1- Lot Size Maps (Area A) - 5ha minimum lot size is applicable to this land Clause 4.1(3A) is applicable, being a 700m² minimum lot size for Area A as Council can be satisfied that the future residential lots will be connected to sewer.</p>
5.3 Development near zone boundaries	<p>Clause 5.3(2) applies to land that is within 20 metres of any zone boundary.</p>



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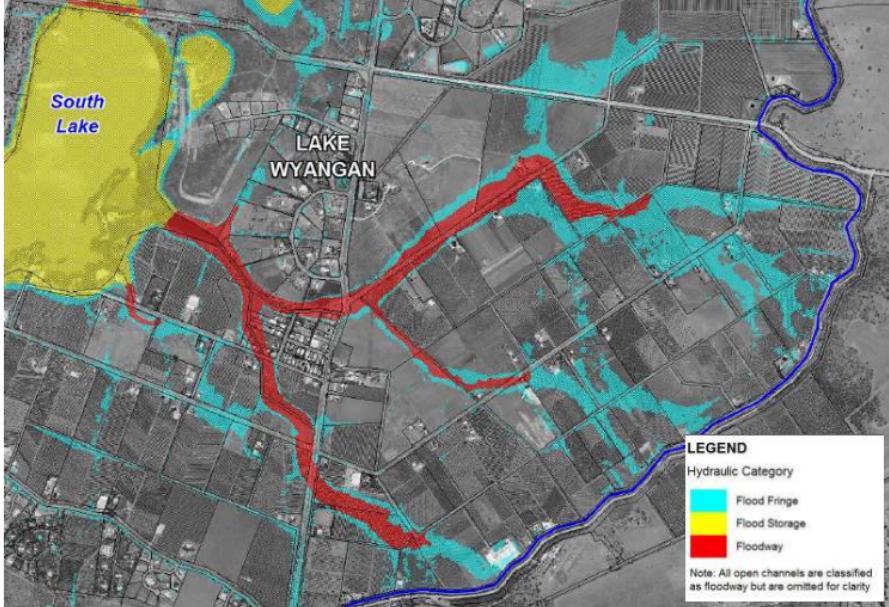
Clause	Clause Requirement & Assessment Comment																					
	In this instance the subject land adjoins the R5 zone and RU4 zone from the southern boundary. The proposal is likely to be compatible with the RU4 zone objectives and the R5 zone objectives as the proposed subdivision and future uses will be for residential purposes as proposed by Lot 2.																					
5.10 Heritage Conservation	Not Applicable as the subject allotment is not identified on the Heritage Map																					
5.21 Flood Planning	<p style="text-align: center;">FLOOD REPORT</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 2px;">LOT / DP No:</td><td style="width: 33%; padding: 2px;">Lot 144 DP 751743 (DA 83/2025)</td></tr> <tr> <td style="width: 33%; padding: 2px;">STREET / ROAD:</td><td style="width: 33%; padding: 2px;">Druitt Road</td></tr> <tr> <td style="width: 33%; padding: 2px;">SUBURB / LOCALITY:</td><td style="width: 33%; padding: 2px;">LAKE WYANGAN</td></tr> </table> <p>According to Lake Wyangan FRMS&P 2013 (BMT WBM):</p> <ul style="list-style-type: none"> • This is Flood Prone Land. • This is located within a Flood Fringe Area. • Estimated 1% AEP Flood Level and the associated Hazard Category is for this location varies (see 100 Year Level on page 6): <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Location</th><th style="width: 33%;">Level (m AHD)</th><th style="width: 33%;">Hazard Category</th></tr> </thead> <tbody> <tr> <td style="width: 33%; text-align: center;">1</td><td style="width: 33%; text-align: center;">114.16</td><td style="width: 33%; text-align: center;">Low</td></tr> <tr> <td style="width: 33%; text-align: center;">2</td><td style="width: 33%; text-align: center;">114.21</td><td style="width: 33%; text-align: center;">Low</td></tr> <tr> <td style="width: 33%; text-align: center;">3</td><td style="width: 33%; text-align: center;">114.61</td><td style="width: 33%; text-align: center;">Low</td></tr> <tr> <td style="width: 33%; text-align: center;">4</td><td style="width: 33%; text-align: center;">115.17</td><td style="width: 33%; text-align: center;">Low</td></tr> </tbody> </table>	LOT / DP No:	Lot 144 DP 751743 (DA 83/2025)	STREET / ROAD:	Druitt Road	SUBURB / LOCALITY:	LAKE WYANGAN	Location	Level (m AHD)	Hazard Category	1	114.16	Low	2	114.21	Low	3	114.61	Low	4	115.17	Low
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1	114.16	Low																				
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4	115.17	Low																				



Clause	Clause Requirement & Assessment Comment
	<p>NB Floodway: Development is discouraged from floodway area. Floodway is to be kept free to allow sufficient provision for the conveyance of floodwater up to and including the extreme flood event. All development will be required to take due consideration to the defined flood conditions as development within the floodway would cause significant redistribution of flood flow, or a significant increase in flood levels. Development layouts are to accommodate the natural flooding regimes.</p> <p>NB Floor levels: Floor levels are subject to Council's Flood Management Policy. The floor level for habitable room areas is to be 500mm above the 1% AEP flood level or 410mm above the existing natural ground level, whichever is higher. Council does not have sufficient accurate ground level information. A registered surveyor may be able to assist in determining the required floor height. The applicant is advised to obtain a survey plan of the allotment. Refer to Griffith Flood Liable Lands LOCAL POLICY – CS-CP-403 for further details. The Lake Wyangan Floodplain Risk Management Study and Plan 2013 (BMT WBM) indicates that the site is flood prone for the 1% AEP storm event. The proposed development will result in the creation of 75 residential allotments and one public reserve/park. Further development of the residential allotments will ultimately result in the construction of 'habitable rooms' and therefore the drainage design for the development will incorporate measures to reduce the potential risk to life from flooding. Additionally, the floor level for future dwellings to be located on the subdivided allotments will be governed by Council's Buildings - Floor Heights Policy (CS-CP-318) which specifies that all residential buildings with habitable rooms are to have a floor height 410mm higher than the surrounding ground level.</p> <p>Refer Engineering assessment for further details 25/111822.</p>

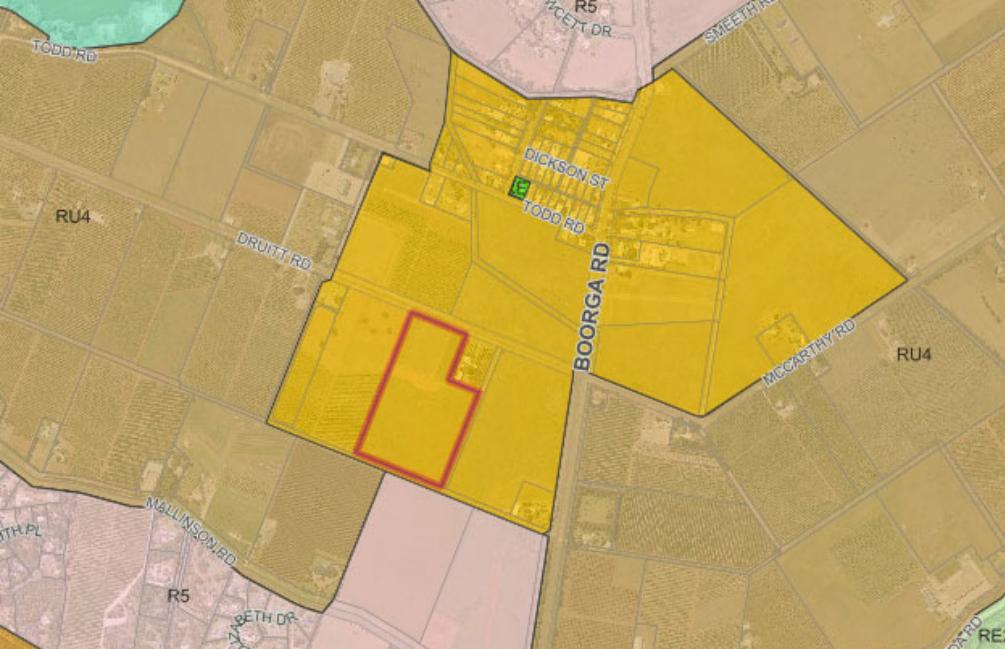


DA 83/2025

Clause	Clause Requirement & Assessment Comment
<u>Hydraulic Categories 1% AEP – Lot 2 DP 1093210, Druitt Road, LAKE WYANGAN</u>	
	
<u>1% AEP Level – Lot 2 DP 1093210, Druitt Road, LAKE WYANGAN</u>	
	Part 6 Urban Release Areas The subject land is identified as an urban release area under the GLEP2014.



DA 83/2025

Clause	Clause Requirement & Assessment Comment
	 <p>This subdivision complies with the minimum lot size as provided under Clause 4.1(3A) of the GLEP2014.</p> <p>The proposed subdivision is generally in accordance with the LW Master Plan, and the LW Growth Area provisions have been adopted and included in the Residential DCP 2020, to facilitate the subdivision of the land for residential development.</p>
	<p>7.1 Earthworks The subject Development Application will require a Subdivision Works Certificate prior to the commencement of any earthworks.</p> <p>Refer Engineering assessment for further details 25/111822</p>
<p>7.10 Essential Services</p>	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when</p>



Clause	Clause Requirement & Assessment Comment
	<p>required-</p> <p><i>1. Supply of water,</i></p> <p>All water infrastructure construction works specified within this Development Application are to be completed in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards and the Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011). Council is satisfied that through the conditions of consent, adequate arrangements can be made available for the supply of water to each allotment within the proposed subdivision.</p> <p><i>2. Supply of electricity,</i></p> <p>The applicant must ensure that the development is provided with power to service each of the proposed allotments. Prior to the issue of a Subdivision Certificate for each stage, documentary evidence from the service provider is to be submitted to Council confirming that satisfactory arrangements have been made for the provision of an adequate electricity supply. Notice of Arrangement conditions consent for each stage are to be included in any issued.</p> <p><i>3. Disposal and management of sewage,</i></p> <p>All sewerage infrastructure construction works specified within this Development Application are to be completed in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards and the Water Services Association of Australia – Gravity Sewerage Code of Australia (WSA 02—2014) and approved by Council prior to the issue of a Subdivision Certificate for each stage.</p> <p><i>4. Stormwater drainage or on-site conservation,</i></p> <p>The stormwater system has been designed so that the lake acts as a detention system. Council is currently allocating funds to install a pump at Lake Wyangan to control the depth of water at the lake at any given time. This is to ensure that the lake has sufficient capacity at all times to cater for the stormwater runoff from the future development within the master planned area.</p> <p><i>5. Suitable vehicular access.</i></p> <p>All roadworks specified within this Development Application are to be completed in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards and the Austroads Guide to Road Design by Council prior to the issue of a Subdivision Certificate for each stage of the development.</p> <p>Refer Engineering assessment for further details 25/111822</p>



State Environmental Planning Policies

The following is a list of State Environmental Planning Policies that apply to the Griffith City Council area. The table also identifies the applicability of the policy with respect to the subject development proposal. Where a policy has been identified as being applicable, further assessment is provided

SEPP TITLE	APPLIES
Exempt and Complying Codes 2008	No
Biodiversity and Conservation 2021	No
Housing 2021	Yes
Industry and Employment 2021	No
Planning Systems 2021	No
Primary Production	No
Resilience and Hazards 2021	Yes
Resources and Energy 2021	No
Transport and Infrastructure 2021	Yes
Building Sustainability 2022 (i.e. BASIX)	No

State Environmental Planning Policy (Housing 2021)

The proposed subdivision is consistent with the key principals of the policy.

State Environmental Planning Policy (Resilience and Hazards 2021)

Contaminated Land Management Policy EH-CP-203 (PUBLIC POLICY)

7 Contamination and remediation to be considered in determining development application
 (1) 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

In accordance with Contaminated Land Management Policy, agriculture / horticulture is listed as an activity that may cause contamination in the Appendix 2 and can only be determined after a site history investigation.

Conclusions and recommendations of Preliminary Site Investigation

The results of the investigation conclude that contamination from the contaminants of concern is not present at the site, and it is suitable for the proposed development given the following management strategies are adopted:

- The building material and rubbish is recommended to be removed and disposed of at an appropriately licenced landfill, with care taken to identify potential asbestos containing material.
- Any material generated from the site including the building material and rubbish should be managed in accordance with the NSW EPA Waste Classification Guidelines and Resource Recovery Orders, whichever is relevant. This is normally a standard development consent condition.
- Although no tile drainage, filled gullies, and filled dams were identified as part of this PSI, it is not uncommon to find these on agricultural land. Care must be taken to identify and evaluate unexpected finds such as these during development under the unexpected finds protocol.



DA 83/2025

Transport and Infrastructure 2021 – Clause 2.48 Electricity

The proposed development was referred to Essential Energy under Clause 2.48(1)(a) Determination of development applications—other development.

Essential Energy had no concerns and provided comments to make as to potential safety risks arising from the proposed development and two conditions and general advice which has been placed on the consent.

Essential Energy makes the following general comments:

- *As part of the subdivision, an easement is created for any existing electrical infrastructure. The easement is to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision;*
- *If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment; T*
- *Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;*
- *All Torrens lots must have access and frontage to a public road as per Service and Installation rules this is to allow for the provision of power/services to the new development, a right of carriageway can not to be used for the provision of power/services to any part of the new development.*
- *Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions;*
- *In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;*
- *Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW);*
- *Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.*

SECTION 4.15(1)(a)(ii) any draft environmental planning instrument.

There are no draft EPI's which apply to the proposal.



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SECTION 4.15(1)(a)(iii) any development control plan.

The following is a list of development control plans that apply to the Griffith City Council area. The table also identifies the applicability of the policy with respect to the subject development proposal. Where a policy has been identified as being applicable, further assessment is provided.

DCP 2020	Residential Development Control Plan	Yes
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GRIFFITH RESIDENTIAL DEVELOPMENT CONTROL PLAN – RESIDENTIAL SUBDIVISION – APPENDIX 2 - GREENFIELD SUBDIVISION

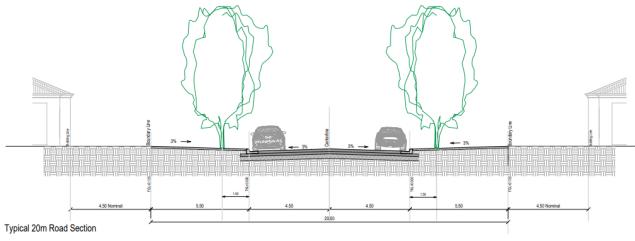
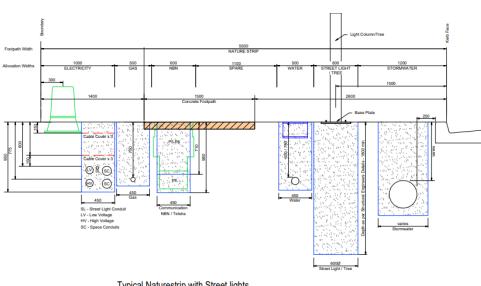
Control	Control	Proposal / Compliance																					
3.0	GREENFIELD SUBDIVISION	<p>Complies</p> <p>The proposed development involves a Torrens Title subdivision to create seventy-six (76) allotments, to be delivered across multiple stages within the RU5 zone. As the total lot yield exceeds ten (10) lots, the proposal is classified as a Greenfield subdivision.</p>																					
3.1 a) - f)	OBJECTIVES	<p>Complies</p> <p>The proposed development is consistent with the objectives of the applicable planning controls.</p>																					
3.2 a)-b)	LOT SIZE AND LAYOUT	<p>Complies</p> <p>The proposed lot sizes and overall subdivision layout are consistent with the relevant provisions of the GLEP.</p>																					
3.2 c) -j)	<p>LOT DESIGN</p> <p>c) Lot design should maintain a minimum lot width that is compatible with the subdivision pattern, measured at the building line adjacent to the primary frontage as detailed in the following table:</p> <table border="1"> <thead> <tr> <th>GLEP Area</th> <th>Minimum Lot Size</th> <th>Minimum Lot Width</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>300</td> <td>10</td> </tr> <tr> <td>G</td> <td>450</td> <td>12</td> </tr> <tr> <td>I</td> <td>500</td> <td>13</td> </tr> <tr> <td>M</td> <td>600</td> <td>14</td> </tr> <tr> <td>Q</td> <td>700</td> <td>18</td> </tr> <tr> <td>U</td> <td>1000</td> <td>20</td> </tr> </tbody> </table> <p>i) The subdivision design should avoid the creation of battle-axe or highly irregular shaped lots.</p>	GLEP Area	Minimum Lot Size	Minimum Lot Width	D	300	10	G	450	12	I	500	13	M	600	14	Q	700	18	U	1000	20	<p>Variation Sought.</p> <p>According to the table within this clause, a minimum frontage width of 18 metres applies to lots with a minimum area of 700 m².</p> <p>While all proposed lots achieve the minimum lot size, a number of allotments provide frontage widths of less than 18 metres.</p> <p>The proposal includes four (4) battle-axe style multi-unit lots within the subdivision layout.</p>
GLEP Area	Minimum Lot Size	Minimum Lot Width																					
D	300	10																					
G	450	12																					
I	500	13																					
M	600	14																					
Q	700	18																					
U	1000	20																					



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Control	Control	Proposal / Compliance
		modal connectivity.
3.3 d) – e)	Design of Roads	<p>Satisfactory</p> <p>Footpaths and cycleways must be provided in accordance with the Griffith Pedestrian and Bicycle Strategy – 2018.</p> <p>Roads must be designed in accordance with Council's Engineering Standards: Subdivision and Development (as amended).</p>  <p>Typical 20m Road Section</p>
3.4 a) – f)	ESSENTIAL SERVICES	<p>Complies</p> <p>Adequate provision provided for essential services and drainage.</p> <p>Refer part 7.10 of the report.</p>
3.4 g)	Public Utility Services	No common trenching is proposed.
3.4 h) – i)	SEWER	<p>Complies</p> <p>Refer part 7.10 of the report.</p>
3.5 a) – f)	STORMWATER	<p>Complies</p> <p>Refer part 7.10 of the report.</p>
3.6 a)	SAFETY	<p>Complies</p> <p>Appropriate lighting of public spaces and walkways are proposed.</p>  <p>Typical Naturestrip with Street lights</p>



Control	Control	Proposal / Compliance
3.7 a) – f)	OPEN SPACE b) This clause requires the provision of 1,000m ² for every 20 lots being created whereas clause 12.2.5 of this DCP only requires the provision of 500m ² of open space for every 20 allotments being created.	<p>Variation Sought.</p> <p>The proposed development includes the provision of a public open space within the park on the proposed Lot 216. The initial park area is approximately 1,575 m² and is planned to extend into the future residential subdivision on the adjoining western farm, approved under DA 34/2024, resulting in a total open space area of approximately 3,150 m².</p> <p>Area proposed – 1575m²</p> <p>Open space of Lot 1 DP 1185148 (Lot 203)- 1575m² Total area- 3150m² 1lot – 25m² Total no of residential lots in both farms – 75+63 =138 (Excluding two lots for open spaces) Required area - 138x 25 = 3450m² Available area for the future open space – 3150m² Variation – (3450 – 3150) / 3450x100</p> <p>Variation Sought - 8.69%</p>
3.8 a)	LANDSCAPING	<p>The development does not include retention of any existing trees. Street tree planting is proposed within the nature strips on both sides of the new public road carriageways. The species selection, planting locations, and spacing of street trees will be detailed within a Landscape Plan.</p> <p>The landscaping plan will specify that street trees are to be installed in accordance with Council's Tree Policy (PG-CP-402) and the Engineering Guidelines – Subdivisions and Development Standards 2008.</p>
3.9 a) – b)	CONTAMINATION	<p>Complies</p> <p>A Land Contamination Assessment report has been submitted to Council. Please refer to the SEPP section of the report for relevant details.</p>

12.2 - LAKE WYANGAN GROWTH AREA SUBDIVISION CONTROLS

Control Type/Clause	Control	Proposal / Compliance
12.2.1	STAGING	Staging is in accordance with the LWGA Staging Plan.
12.2.2	TRANSPORT MOVEMENT	All other proposed lots will be accessed via new public roads (Roads 1, 2, 3, 4 and 5), except for



Control Type/Clause	Control	Proposal / Compliance
	HIERARCHY	<p>proposed Lots 101, 102, 103, 104, and 119 which will continue to have vehicle access from Druitt Road. The development includes the construction of a new road (Road 1) connecting Druitt Road to the site's southern boundary, where it will intersect with Roads 2, 3, and 4–5.</p> <p>All roads within the subdivision will have 9-metre-wide carriageways and 5.5 metre-wide nature strips. The only exception is along the southern side of Roads 4 and 5, where no nature strip will be provided due to the adjoining drainage channel.</p> <p>Roads 4 and 5 will connect with new public roads on the adjoining properties to the east and west.</p> <p>Subdivision plans have been prepared in accordance with the LWMP, the LWR&DI Plans, and the relevant clause requirements, including an overall transport movement hierarchy.</p>
12.2.3	LOT SIZE AND LAYOUT	<p>Lot dimensions and the overall subdivision layout generally align with the provisions outlined in Part 12.2.3 of the LWMP.</p> <p>According to the table in this clause, a minimum frontage width of 18 metres applies to lots with a minimum area of 700 m². However, some of the proposed allotments have frontages narrower than 18 metres. The subdivision design provides lot widths that are consistent with the existing subdivision pattern and remain suitable for the construction of residential dwellings.</p>
12.2.4	<p>STREET TREES AND VEGETATION</p> <p>A landscape plan prepared in accordance with the principles set out in this clause and which includes street trees and shrub species selected in accordance with Council's Tree Policy (PG-CP-402)</p>	<p>Street tree planting is proposed within the nature strips on both sides of the new public road carriageways. The species selection, planting locations, and spacing of street trees will be detailed within a Landscape Plan.</p> <p>Nature strips located in front of individual allotments are expected to be turfed prior to the occupation of future dwellings and will subsequently be maintained, including mowing and irrigation, by the respective property occupiers as part of their private landscaping.</p> <p>The proposed landscaping treatment within the park will be defined in a detailed Landscape Plan.</p>



Control Type/Clause	Control	Proposal / Compliance
12.2.5	<p>OPEN SPACE</p> <p>Other Development Land</p> <p>a) Open space must be provided at a ratio of 500 m² / 20 lots or 25 m² / lot. Subdivision of land for under twenty lots do not need to provide open space. The staging of the subdivision of a development lot cannot be used to avoid the provision of open space.</p> <p>b) A reduced open space area can be considered subject to the acceptance of a detailed design by council in accordance with this clause</p>	<p>Variation Sought.</p> <p>The proposed development includes the establishment of a public open space area within proposed Lot 216. The park will have an initial area of approximately 1,575 m², which is planned to be extended as part of the future residential subdivision on the adjoining property to the west, approved under DA 34/2024. Upon completion of both subdivisions, the total open space area will be approximately 3,150 m².</p> <p>The combined park will include a children's playground, pedestrian pathways, shade trees, turfed recreation areas, landscaped garden beds, and associated public domain infrastructure such as seating, bins, and other amenities.</p> <p>Detailed landscape and play space design documentation will be provided, illustrating the precise siting and configuration of playground equipment, pedestrian pathways, turf zones, planting beds, and associated ancillary infrastructure within the park.</p> <p>An irrigation design plan will also be submitted, detailing the proposed water meter location, irrigation main and lateral line layout, and sprinkler head specification and configuration.</p> <p>It is proposed that the playground equipment will be installed within the portion of the park developed in the first stage either proposed Lot 216 or proposed Lot 213 (DA 34/2024) depending on the staging of works. The developers associated with both application could enter into a separate private cost-sharing agreement for the procurement and installation of the playground equipment, but this cannot be conditioned by Council.</p> <p>Area of the park – 3150m² $3150/500 = 6.3$ $20 \times 6.3 = 126$ Total no of lots catered from this park = 75+63 =138 Variation – $138 - 126/138 \times 100 = 8.69 \%$</p> <p>As such, the 8.69% variation can be considered permissible under Clause 12.2.5(b).</p>



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Control Type/Clause	Control	Proposal / Compliance
		<p>The plan for the development matches the general layout and number of lots shown in the Lake Wyangan Urban Release Area Master Plan.</p> <p>It is noted that the Master Plan does not specify public open spaces area within the individual development parcels, but it shows a regional park near the school.</p> <p>The open space on Lot 203 is less than 400 meters from all the lots, so it is easy for residents to reach. As such the proposed open space is considered acceptable.</p>
12.2.6	STORMWATER DRAINAGE	<p>/</p> <p>Stormwater management for the LWGA must be generally in accordance with the LWMP and LWR&DI Plans in accordance with Council's Engineering Standards: Subdivision and Development (as amended), the LWMP and the LWR&DI</p>
12.2.7	WATER QUALITY	<p>Water quality reduction targets can be achieved through the following Water Sensitive Urban Design (WSUD) method.</p>
12.2.8	INFRASTRUCTURE	<p>The design and installation of sewerage, water and stormwater must be provided in accordance with Council's Engineering Standards: Subdivision and Development (as amended), the LWMP and the LWR&DI</p>
12.2.9	CONTAMINATION	<p>A Land Contamination Assessment report has been submitted to Council. Refer SEPP part of the report.</p>
12.2.10	SAFETY	<p>Appropriate lighting of public spaces and walkways has been submitted to Council.</p>
12.2.11	MEDIUM DENSITY LOTS	<p>19 Multi dwelling lots provided - 25% or less lots to be utilised for medium density development.</p> $75 \times 25 / 100 = 18.75\% = 19$

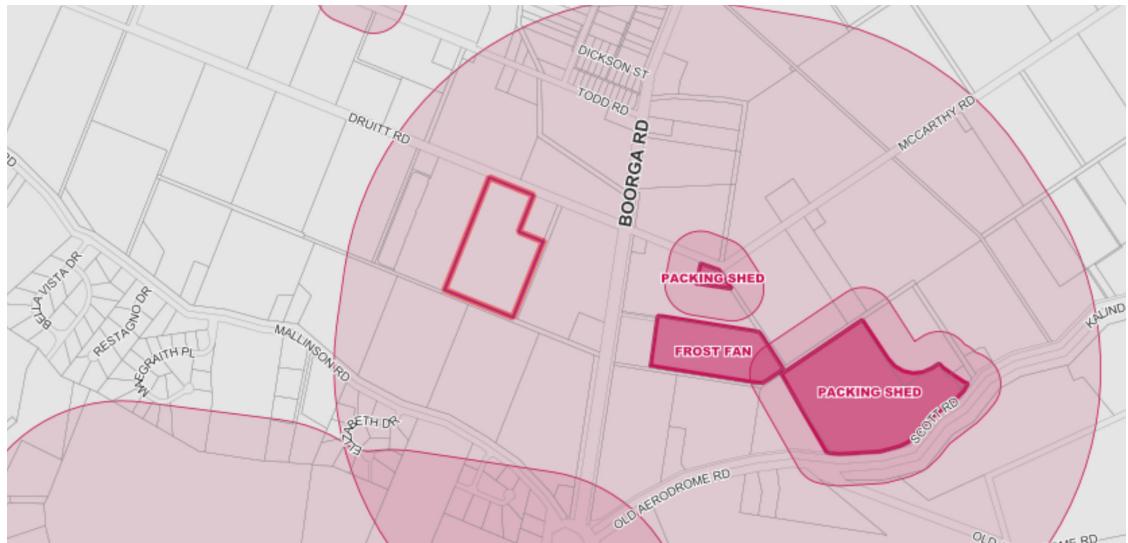


Control Type/Clause	Control	Proposal / Compliance
		 <p>D – (red dots) – Dual Occ/Multi unit lots</p>
12.2.12	NEIGHBOURHOOD COMMERCIAL AND RETAIL USES	The Griffith Local Environmental Plan 2014 permits commercial and retail uses within the RU5 – Village zone.
12.2.13	FLOODING	Refer part 5.21 of the report
12.2.14	BUSHFIRE PRONE LAND	The site is not bushfire prone land and therefore this section does not apply to the proposal.
12.2.15	FROST CONTROL FANS	<p>To lessen the impact of frost control fans on sensitive receivers and to ensure new development is designed to mitigate potential noise impacts, Griffith City Council has developed a Frost Control Fan Policy (CS-CP-309).</p> <p>Conditions are to be imposed relating to restrictions on title of each lot that is within 1000m of the</p>



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Control Type/Clause	Control	Proposal / Compliance
		closest frost control fan, i.e. Brightenti's property at McCarthy Road. As illustrated below that condition will apply to all lots in this subdivision.



SECTION 4.15(1)(a)(iii) any planning agreement.

There are no planning agreements in relation to this proposal.

SECTION 4.15(1)(a) (iv) the regulations.

Section 4.15(1)(a)(iv) requires Council to take into consideration the provisions of clauses 61-64 of the Environmental Planning and Assessment Regulation 2021.

Clause 61(1)(b) of the Environmental Planning & Assessment Regulation 2021 requires the consent authority to consider the provisions of Australian Standard AS 2601-1991: The demolition of Structures. Where demolition is proposed, it is recommended that a condition of consent be imposed which sets out the requirements for demolition to be carried out in accordance with a construction/demolition management plan and this will be required to be submitted prior to the issue of a Construction Certificate.

Clauses 62 and 64 of the Environmental Planning and Assessment Regulation 2021 require that Council take into consideration fire safety provisions. Where applicable, it is recommended that a condition of consent be imposed that requires the installation of a smoke alarm, if one is not already present, in the building as without a smoke alarm the measures in the building are considered inadequate to protect persons using the building or to facilitate their egress from the building in the event of fire.

SECTION 4.15(1)(b) the likely impacts of the development.



In taking into consideration section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 Council must evaluate the likely impacts of the development on both the natural and built environments, and the social and economic impacts in the locality.

a) Impact on Built Environment

In terms of assessing and evaluating the impact on the built environment, the following matters have been taken into consideration:

Context and Setting

The subject site is located within a precinct currently characterised by predominantly horticultural activities with scattered residential dwellings. The proposed residential development is consistent with the Masterplan for the Lake Wyangan Growth Area, supporting the planned transition of the area from rural to residential land use in accordance with Council's long term growth strategy.

Access, Transport and Traffic

The proposed internal road network is designed to adequately accommodate the anticipated traffic volumes generated by future residential development on the proposed allotments. The internal road layout provides for a change to the potential road layout that was identified on the initial masterplan for the Lake Wyangan Growth Area. In this regard, the proposed three (3) road and lot layout will provide connectivity to a future public road on Lot 286 DP 1278203, ensuring integration with the broader road network and maintaining accessibility throughout the precinct.

Public Domain

The proposal is not expected to have any adverse impacts on the public domain. On the contrary, the subdivision and subsequent construction of residential dwellings will positively contribute to the character and amenity of the locality. The development will complement the adjoining approved residential subdivisions to the east along Boorga Road and is consistent with Council's vision for the progressive and coordinated development of the Lake Wyangan Growth Area.

b) Impact on Natural Environment

In terms of assessing and evaluating the impact on the natural environment, the following matters have been taken into consideration:

Flora and Fauna

The site is currently occupied by horticultural plantings that will require removal prior to the commencement of civil works. No other significant vegetation removal is proposed as part of this development. Accordingly, the proposal is not expected to have any notable impact on local flora or fauna species.

The development is unlikely to affect the ecological value or environmental significance of the surrounding area, as the site has been previously disturbed and is not identified as containing habitat of conservation importance.

Soil and Site Conditions

Soil testing undertaken for the site has confirmed that it is suitable for future residential development, subject to the implementation of appropriate site management measures. These



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measures include the removal of existing building materials and waste to ensure the site's suitability and stability for construction purposes.

c) Social Impact in the Locality

In addressing the potential social impacts that the development may have, the locality has been identified as follows:

It is anticipated that there are no potential social impacts arise from the development.

d) Economic Impact in the Locality

In addressing the potential social impacts that the development may have, the locality has been identified as follows:

The proposed development has positive economic impact and the benefit to the local community. The release of more residential allotments onto the market is anticipated to increase the overall supply of land in the city, which in turn is hoped to make land more affordable.

e) Cumulative Effects

The likely impacts on the built and natural environments, and the social and economic impacts of the development in the locality, cannot be looked at in isolation and in this regard the cumulative effects have also been considered.

No cumulative effects identified.

SECTION 4.15(1)(c) the suitability of the site.

The subject site is zoned RU5 Village and the permissibility of the development under Griffith Local Environmental Plan 2014 provides a broad indication that the site is suitable for the proposed development.

Based on the assessment under this and other sections within this report it is considered that the site is suitable for the proposed development.

SECTION 4.15 (1) (d) any submissions made in accordance with the Act or the Regulation

The provisions of the Environmental Planning and Assessment Act 1979 the Environmental Planning and Assessment Regulation 2021 and Community Participation Plan set down consultation, concurrence and advertising requirements for specific types of development applications and taking into consideration any submissions received in response to the notification process.

In addition to the statutory referral process identified in Part F of this report, the notification of the development included the following:

Notification Description	Required	Submission Period
Publication in Council Catchup and on Facebook	Yes	20 June 2025 to 27 June 2025
Letters to Neighbours	Yes	17 June 2025 to 4 July 2025



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External Referrals	Date Sent	Date Received
Murrumbidgee LLS		
Murrumbidgee Irrigation		
NSW Police (LAC)		

As a result of the public participation process, Council received one (1) submissions in response to the notification and referral of the development application. The details of the submissions, which Council has taken into consideration in accordance with section 4.15(1)(d) are as follows:

The matters raised in the submission received by Council:

Neighbouring landowner/developer/submitter of Lot 1 DP 1278203 did not object to the proposed 75-lot subdivision but raised concerns to ensure that the submitted plan aligns with the *Lake Wyangan Master Plan* (LWMP). In particular, they noted that the layout design was not consistent with the LWMP, specifically regarding the shared collector road proposed on Lot 286 DP 1196929, which is intended to service both lots Lot 1 DP 1278203 and Lot 2 DP 1093210.

In response, the applicant clarified that the proposed layout design had not included the connection through Lot 286 DP 1196929, as this land is owned by Murrumbidgee Irrigation (MI) and contains a raw water pipeline that runs through Lot 286 DP 1196929.

The applicant further advised that they had previously discussed this matter with the neighbouring landowner/developer/submitter of Lot 1 DP 1278203 prior to preparing the layout plan. At that time, a discussion took place regarding the construction of a future public road running in a north-south direction, adjacent to the western boundary of Lot 1 DP 1278203, which would connect to Druitt Road and act as a primary vehicle access point for the subdivision of Lot 1 DP 1278203.

However, in early May 2025, the applicant was advised by MI that an existing raw water pipe runs along Lot 286 DP 1196929 and that MI had no intention of selling that portion of land, as it is required for ongoing operational purposes. As a result, the applicant designed their layout without a connection to the future road for Lot 1 DP 1278203.

During the public notification period, the neighbouring landowner/developer/ submitter of Lot 1 DP 1278203 submitted comments raising the following key concerns:

- Security and Maintenance of Lot 286 DP 1196929: MI requires access to the irrigation pipe. If Lot 286 DP 1196929 were to become an open space reserve, security and ongoing maintenance would become problematic due to the long and narrow configuration of the land.
- Visual Amenity: Allowing residential lots to have rear fences facing a collector road is inconsistent with the fencing objectives in the GCC Residential DCP. These fences are likely to be Colorbond, which would negatively impact the streetscape and visual amenity of the area.

In response, the applicant provided background information regarding prior discussions with MI. Following further consultation between Council and MI, it was agreed that Lot 286 DP 1196929 would be vested in Council, and the water pipe would be relocated in accordance with the LWMP to accommodate the proposed road layout for Lot 1 DP 1278203.

Subsequent discussions with MI confirmed that potholing would be undertaken to determine the exact location of the raw water pipeline.

Based on the potholing conducted on-site, it appears that MI's pipe is located approximately:



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- 10 metres from the common boundary between Lot 286 DP 1196929 and Lot 2 DP 1093210, and
- 5 metres from the common boundary between Lot 286 DP 1196929 and Lot 1 DP 1278203.

While a potential cross-section for the future public road (on part of Lot 286 DP 1196929) was prepared by the neighbouring landowner/developer/ submitter of Lot 1 DP 1278203, no formal agreement has yet been reached and MI also indicated that the pipeline could potentially be relocated within or under the nature strip of the proposed future road but not under the carriageway itself.

The applicant has submitted an updated layout plan, which includes access to the proposed road on Lot 286 DP 1196929. This layout references both the draft plan and the potential cross-section prepared by the neighbouring landowner/developer/ submitter of Lot 1 DP 1278203. Furthermore, the applicant stated that they should not be responsible for the costs associated with constructing the future public road on Lot 286 DP 1196929 or relocating the existing water pipe on that land.

The attached updated DA plans provide for temporary cul-de-sacs to be constructed at the eastern ends of proposed Roads 2,3 and 4 - 5 until such time as a future public road is constructed by the developer of Lot 1 DP 1278203 on Lot 286 DP 1196929.

As DA 83/2025 does not relate to Lot 286 DP 1196929, the updated plans do not propose any infrastructure works on this lot. While the plans designate proposed Lots 307, 308, 407, 408, and 511 as dual occupancy/multiple dwelling sites, the proponent for DA 83/2025 is not required to install infrastructure on Lot 286 DP 1196929 to support potential future development on these lots. The proponent understands that until a future public road is constructed along Lot 286 DP 1196929, proposed Lots 307, 308, 407, 408, and 511 will require vehicular access and infrastructure to be provided from Roads 2,3, and 4 - 5.

The revised layout and engineering plans were forwarded to the developer of Lot 1 DP 1278203 for comment.

Council subsequently received a submission from the developer, which was then forwarded to the applicant. No response has been received to date.

The neighbouring landowner/developer/submitter of Lot 1 DP 1278203 has objected to the proposed development on the basis that the applicant should contribute a portion of the costs involved in constructing the adjoining section of the road. They advised that they will review their position once:

- The cost of relocating MI's water pipeline is known; and
- Written approval is obtained from MI indicating support for the road design.

Council's position on this issue

- LW Masterplan for developments along Druitt Road included the provision of separate roads connecting each individual land parcel onto Druitt Road. This was conducted to allow any developer to proceed to develop without the need to rely on neighbouring land. This is why the 7.11 Contribution Plan for LW did not include any provision for contributions for internal roads within the Lake Wyangan masterplan area. Each developer is responsible for the construction of each road within their development connecting onto Druitt Road.
- Conditions cannot be imposed on this DA 83/2025 requesting that they contribute financially to neighbouring properties as this is not permissible under the EP&A Act (add relevant clauses from Act).



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SECTION 4.15 (1) (e) the public interest

The provisions of section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 provides an overarching requirement to take into account the public interest. It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments, development control plan, Council policy, and by Council ensuring that any adverse effects on the surrounding area and the environment are avoided.

Contaminated Land Management Policy (EH-CP-203):

This policy has been addressed under the section of SEPP (Resilience and Hazards 2021).

Griffith Flood Liable Lands Policy (CS-CP-403):

The land is partly flood prone and located within a flood Fringe area. The Council's flood report advises that the estimated 100-year Flood Levels are as follows and the Hazard Category is Low. The floor level for habitable room areas is to be 500mm above the 1% AEP flood level or 410mm above the existing natural ground level, whichever is higher.

Location	Level (m AHD)	Hazard Category
1	114.16	Low
2	114.21	Low
3	114.61	Low
4	115.17	Low

Council does not have sufficient accurate ground level information. A registered surveyor may be able to assist in determining the required floor height. The applicant is advised to obtain a survey plan of the allotment.

Frost Fan Policy –

Due to the presence of frost fans within a 1 km radius of the subject site, conditions have been imposed to incorporate the restrictions specified in the 88B instrument

On the basis that the proposed development is considered to be consistent with the aims and objectives of Griffith Land Use Strategy: Beyond 2030; Griffith Local Environmental Plan 2014 and other relevant environmental planning instruments, development control plans or policies; and Land and Environment Court Planning Principles, it is therefore unlikely to raise any issues that are contrary to the public interest.

PART H: MONETARY CONTRIBUTIONS

Section 7.11 Contributions

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979* and Council's Lake Wyangan Section 7.11 Development Contribution Plan 2023, this development requires the payment of a Section 7.11 contribution. The Section 7.11 Contribution is required towards the provision of public amenities and services in accordance with Council's adopted plan. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au

The calculations associated with the section 7.11 contributions payable are inserted below.



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Contributions Rates

Facility Type	Method	Calculated Contribution Rate	Adopted Contributions Rate
Plan Preparation and Administration	Per lot	\$342.75	\$342.00
Roads and Land Acquisition	Per lot	\$4,258.90	\$4,258.00
Drainage and Land Acquisition	Per lot	\$8,366.44	\$8,366.00

Facility Type	Method	Calculated Contribution Rate	Adopted Contributions Rate
Roadside Furniture and Street Lighting	Per lot	\$391.24	\$391.00
Open Space, Sporting and Recreation	Per lot	\$1,301.26	\$1,301.00
Total	Per lot		\$14,658.00

DESCRIPTION:

Fees for 2025/2026

PRINCIPAL ACTIVITY:

05 HOUSING & COMMUNITY AMENITIES

SUB-CATEGORY:

Development Assessment - Miscellaneous

DESCRIPTION	2024/25 FEE (\$) Includes GST (If Applic.)	2025/26 FEE (\$) Adopted Includes GST (If Applic.)
Neighbourhood Parks (per tenement) - Collina	802.00	834.00
Roads & Traffic Management (per tenement)		
- Residential - Existing Griffith (infill), Yenda, Bilbul, Collina, Rest of Griffith	1,044.00	1,086.00
- Commercial/Industrial - Existing Griffith (infill), Yenda, Bilbul, Collina, Rest of Griffith	1,402.00	1,458.00
Lake Wyangan Contributions Plan		
- Plan Preparation and Administration / per lot	342.00	352.07
- Roads and Land Acquisition / per lot	4,258.00	4,383.42
- Drainage and Land Acquisition/ per lot	8,366.00	8,612.42
- Roads Furniture and Street Lighting / per lot	391.00	402.52
- Open Space, Sporting and Recreation/ per lot	1,301.00	1,339.32

Total 7.11 contribution for 75 lots- (Credit for existing property) – 75 x \$15,089.75 = **\$1,131,731.25**
 – to be conditioned in stages as relevant to the application.

Section 64 Contributions (Local Government Act, 1993)

The effect of section 64 of the Local Government Act 1993 is to give the functions of the Water Management Act 2000 to Council in the same way it applies to a water supply authority. Section 306(2) of the Water Management Act 2000 enables a water supply authority to require the applicant to do either or both of the following:



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- (a) to pay a specified amount to the water supply authority by way of contribution towards the cost of such water management works as are specified in the notice, being existing works or projected works, or both,
- (b) to construct water management works to serve the development.

In calculating an amount for the purposes of subsection (2)(a) Council has adopted Development Servicing Plans. The proposed development involves (described the development in terms of Water Directorate & DSP triggers) and is within the (insert details) precinct. On this basis the following DSPs adopted by Griffith City Council apply:

The calculations associated with the section 64 contributions payable are inserted below.

DESCRIPTION:	Fees for 2025/2026	
PRINCIPAL ACTIVITY:	05 HOUSING & COMMUNITY AMENITIES	
SUB-CATEGORY:	Development Assessment - Miscellaneous	
DESCRIPTION	2024/25 FEE (\$) Includes GST (If Applic.)	2025/26 FEE (\$) Adopted Includes GST (If Applic.)
Section 64 Development Servicing Plans		
Calculation of Standard Local Water & Sewerage Equivalent Tenements (ET) Local Residential Water ET = 480kl/annum Local Sewer Discharge Factor (SDF) = 0.40		
Water (per tenement) - Water Supply Development Servicing Plan No.1 - November 2012	8,956.00	9,477.00
Sewer (per tenement) - Sewerage Development Servicing Plan No. 1 - November 2012	6,276.00	6,643.00
Drainage (per tenement) - Developer Servicing Plan - Collina Stormwater - Collina	4,933.00	5,220.00
3	Water Development Contribution \$ 710,775.00	
	Sewer Development Contribution \$ 498,225.00	
	Stormwater Contribution \$ -	
	Total S64 Development Contribution \$ 1,209,000.00	

PART I: INTERNAL REFERRALS

As part of the assessment process, the following internal referrals were also undertaken.

DISCIPLINE	ADVICE, COMMENTS & CONDITIONS	DATE
Building Engineering	No comments/See attached BCA assessment Conditions/See attached Engineering assessment	23 Sep 2025
Environment Health Heritage	No comments/See attached memorandum No comments/See attached memorandum No comments/See attached heritage impact assessment	
Urban Design Street/Rural No	No comments/See attached memorandum dated No comments/See attached email	

The comments received in response to the internal referral place have been addressed in the assessment of the application and where applicable incorporated into the recommendation.



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PART J: CONCLUSION AND RECOMMENDATION

Conclusion

The development application has been analysed and evaluated with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979. The assessment has identified that:

- The proposed development is permissible within the zone under GLEP 2014 and is consistent with the aims, objectives and special provisions of that environmental planning instrument.
- The proposed development is consistent with the provision the relevant SEPP that apply.
- The proposed development is considered satisfactory with regard to the objectives and controls set down in the relevant development control plans.
- That where non-compliance with a development control has been identified, the proposed variation can be supported in the circumstances of the case, or has been addressed by way of a condition of consent.
- The proposed development is unlikely to have any unreasonable impact on the environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects.
- The subject site is suitable for the proposed development
- Where submissions were received they have been taken into consideration and where appropriate have been addressed by way of conditions of consent.
- The proposed development does not raise any matter contrary to the public interest.

On this basis it is considered that the proposal has merit and can be supported.

Recommendation

a) That Griffith City Council as the consent authority pursuant to section 4.16 of the Environmental Planning & Assessment Act 1979 grant consent to Development Application No: 83/2025(1) for 76 Lot Torrens Title Subdivision with public reserve at Druitt Road LAKE WYANGAN subject to conditions set out in Attachment 'B'.

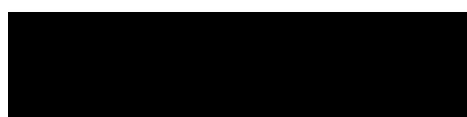
**ASSESSING / DELEGATED
OFFICER**

Date

Name: Inoka Mahanama 23 October 2025

Position:

Signature:



**REVIEWING / DELEGATED
OFFICER**

Name:

Position:

Signature:

.....


Section 64:Development Services Plan 2012
1 Development Application Details

DA No. 83/2025

Address: 1823 Druitt Road

2 How Many Equivalent Tenancies?

	Proposed ETs	Existing ETs
Water	76	1
Sewer	76	1
Drainage	0	0

Contribution Rates
Water

Water Supply Development Servicing Plan No.1 (Nov 2012) \$ 9,477.00
 as adjusted by the Revenue Policy 2018/2019

Sewer

Sewerage Development Servicing Plan No.1 (Nov 2012) \$ 6,643.00
 as adjusted by the Revenue Policy 2018/2019

Drainage

Collina Drainage Developer Servicing Plan \$ -
 as adjusted by the Revenue Policy 2018/2019

3

Water Development Contribution	\$ 710,775.00
Sewer Development Contribution	\$ 498,225.00
Stormwater Contribution	\$ -
Total S64 Development Contribution	\$ 1,209,000.00



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DA 83/2025



Griffith City Council		COMMITTEE REPORT
CLAUSE	CL03	
TITLE	Endorsement of Annual Assessments 2024/25	
FROM	Leanne Austin, Governance Manager	
TRIM REF	25/117049	

SUMMARY

At the ARIC meeting held 20 August 2025, the Committee considered a draft Annual Assessment of the ARIC Committee Internal Audit Function. Following Committee feedback, the revised Annual Assessment for 2024/25 is attached for the Committee's endorsement.

RECOMMENDATION

- (a) The Committee endorse the attached Annual Assessment for the Audit, Risk and Improvement Committee and Internal Audit Function 2024/25 and Annual Assessment for Council's Risk Management Function.
- (b) The attached Annual Assessments be presented to Council in accordance with the Office of Local Government Risk Management and Internal Audit Guidelines.

REPORT

Council's Audit, Risk and Improvement Committee must provide an annual assessment to the governing body each year. This will ensure that Council is fully informed of the Audit, Risk and Improvement Committee's work and its opinion on how Council is performing.

The annual assessment for internal audit must include:

- a summary and assessment of the work the audit, risk and improvement committee performed to discharge its responsibilities during the preceding year
- an overview and assessment of the work of the internal audit function
- progress against key performance indicators
- advice on the appropriateness of the committee's terms of reference
- an independent assessment by the committee and advice on the matters considered by the committee during the year that, in the committee's opinion, and based on the level of risk facing the council, the governing body should be informed of, and
- other views or opinions on the council that the committee wishes to share.

A copy of Council's annual self-assessment of its risk management framework which was presented to the Committee on 20 August 2025, is attached for endorsement and presentation to Council. Refer to Attachment (b).

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 3.1 Undertake Council activities within a clear framework of risk management, strategic planning, policies, procedures and service standards to enhance accountability resilience and informed decision making.

CL03 Endorsement of Annual Assessments 2024/25

ATTACHMENTS

- (a) Annual Assessment - ARIC Committee Internal Audit Function 2024/25
- (b) Annual Assessment Risk Management 2024/25



**Annual Assessment
Audit, Risk and Improvement Committee
2024/25**

1. Introduction

This report provides an annual assessment of the Audit, Risk and Improvement Committee's (ARIC) activities and performance for the period **1 July 2024 to 30 June 2025**. It aims to ensure the Council as the governing body, is informed of the ARIC's work and its independent assessment of the Council's performance in key areas of Audit, Risk and Improvement.

The Office of Local Government's *Risk Management and Internal Audit Guidelines* took effect on 1 July 2024. While Council has maintained an internal audit function and an ARIC for more than a decade, this is the first year operating under the new Guidelines. Council has enhanced its reporting and oversight activities to align with the updated requirements.

2. ARIC Terms of Reference and Internal Audit Charter

The Audit, Risk and Improvement Committee (ARIC) is an independent body established by Griffith City Council in accordance with statutory requirements. The Committee provides assurance and advisory oversight to support sound governance, effective risk management, and continuous improvement across Council operations.

The ARIC reviewed and adopted its Terms of Reference and Internal Audit Charter on 7 February 2024. Changes to the Terms of Reference were endorsed at the 7 May 2025 meeting. Both the adopted Terms of Reference and Charter align with the Model Terms of Reference and Charter templates provided by the Risk Management and Internal Audit Guidelines.

In the Committee's opinion, the Terms of Reference and the Charter are appropriate and fit for purpose. The ARIC has exercised its functions in strict accordance with these guiding documents.

3. Overview and assessment of the Committee's activities

During the reporting period, the ARIC conducted seven (7) meetings and provided oversight on various matters, including:

- Development of the four year internal audit strategic work plan and annual work plan
- Council's Risk Management Framework
- Internal audit engagement letters, internal audit reports, management responses and recommendations
- Financial and performance reporting including quarterly reviews, Annual Financial Statements, Investments Reports
- External audit reports, management comments and recommendations
- Legislative compliance

CL03 Attachment (a) Annual Assessment - ARIC Committee Internal Audit Function 2024/25



**Annual Assessment
Audit, Risk and Improvement Committee
2024/25**

- Council policies
- Integrated Planning and Reporting
- Council's program of Service Reviews.

The Committee was provided with the following reports at each meeting to meet the OLG Guideline requirements:

- Agenda Forward Plan
- Core Requirements Checklist
- Action Report providing updates on the progress of recommendations made.

The ARIC has exercised its functions in accordance with its Terms of Reference.

4. Role and functions: Local Government Act 1993 Section 428A

The Terms of Reference and Charter outline areas of oversight prescribed under the Act that the ARIC must independently review and advise on. These are summarised below:

(a) Compliance	There were no reported breaches of Compliance.
(b) Risk Management	Risk Management updates were provided at each Committee meeting. A separate Risk Management Annual Assessment has been completed.
(c) Fraud Control	There were no occurrences of Fraud recorded.
(d) Financial Management	Quarterly Review Reports and Investments Reports were provided for the Committee's information. Annual Financial Statements are considered as required.
(e) Governance	Council adopted Governance Framework in July 2025.
(f) Implementation of Strategic Plan, Delivery Program and Strategies	Quarterly Review Reports and Integrated Planning and Reporting Reports provided to Committee.
(g) Service Reviews	Updates on Service Reviews provided to the Committee.
(h) Collection of Performance Measurement Data by the Council	Quarterly Review Report.



**Annual Assessment
Audit, Risk and Improvement Committee
2024/25**

The Committee has reviewed the General Manager's Attestation Statement, which will be incorporated into Council's 2024–2025 Annual Report. The Committee further confirms that it has complied, in all material respects, with the requirements prescribed under section 428A of the Regulation.

5. Overview and Assessment of Internal Audit Function

Council adopted the Strategic Internal Audit Plan 2024-2029 on 27 February 2024 and endorsed the Annual Work Plan on 1 May 2024. The internal audits were selected by prioritising high risk areas (refer to adopted Strategic Internal Audit Plan).

Council has engaged an external resource to perform internal audits under oversight of the Internal Audit Coordinator. The contracted internal auditors maintained professional independence at all times and have adhered to the International Professional Practices Framework, Council's Internal Audit Charter and the Office Of Local Government Guidelines on Internal Audit and Risk Management, in providing professional internal audit services.

Internal audits were conducted on the following areas, with further detail provided below:

- Cybersecurity / Information technology Controls Audit
- Risk Management Audit
- Asset Management Audit

5.1 Cybersecurity / Information technology Controls Audit

5.1.1 Key findings

The audit was conducted in conformance with the 'International Standards for the Professional Practice of Internal Auditing' contained in the 'International Professional Practices Framework' issued by the Institute of Internal Auditors. The audit opinion was that the controls surrounding Council's Cyber Security and Information Technology Control activities are Partially Effective.

The audit report included 17 recommendations. Of these 1 was rated as high risk, 16 were rated as Medium Risk and 0 were rated as low risk.

5.1.2 Progress Against Key Performance Indicators

KPI	Achieved Yes/No
• Was the audit completed on time?	Yes
• Was the audit completed within budget?	Yes
• Were the recommendations meaningful?	Yes

CL03 Attachment (a) Annual Assessment - ARIC Committee Internal Audit Function 2024/25



**Annual Assessment
Audit, Risk and Improvement Committee
2024/25**

• Will implementation of recommendations result in risk being reduced to as low as practicable?	Yes
• Were the scope and objectives of the audit achieved?	Yes
• Have the required corrective actions agreed to in response the recommendations made in the internal audit report been completed in line with the agreed timeframes?	Updates provided to the Committee at each meeting through the Outstanding Action Report

5.2 Risk Management Audit

5.2.1 Key findings

The audit was conducted in conformance with the 'International Standards for the Professional Practice of Internal Auditing' contained in the 'International Professional Practices Framework' issued by the Institute of Internal Auditors. The audit opinion was that the controls surrounding Council's Risk Management activities are Partially Effective.

The audit report included 16 recommendations. Of these 2 were rated as high risk, 12 were rated as Medium Risk and 2 were rated as low risk.

5.2.2 Progress Against Key Performance Indicators

KPI	Achieved Yes/No
• Was the audit completed on time?	Yes
• Was the audit completed within budget?	Yes
• Were the recommendations meaningful?	Yes
• Will implementation of recommendations result in risk being reduced to as low as practicable?	Yes
• Were the scope and objectives of the audit achieved?	Yes
• Have the required corrective actions agreed to in response the recommendations made in the internal audit report been completed in line with the agreed timeframes?	Updates provided to the Committee at each meeting through the Outstanding Action Report



**Annual Assessment
Audit, Risk and Improvement Committee
2024/25**

5.3 Asset Management Audit

5.3.1 Key findings

The audit was conducted in conformance with the Institute of Internal Auditors International Professional Practices Framework (IPPF) and the Global Internal Audit Standards. The audit opinion was that the governance, risk management and controls surrounding Council's Asset Management activities are Partially Effective.

The audit report included 9 recommendations. Of these 2 were rated as high risk, 6 were rated as Medium Risk and 1 was rated as low risk.

5.3.2 Progress Against Key Performance Indicators

KPI	Achieved Yes/No
• Was the audit completed on time?	Yes
• Was the audit completed within budget?	Yes
• Were the recommendations meaningful?	Yes
• Will implementation of recommendations result in risk being reduced to as low as practicable?	Yes
• Were the scope and objectives of the audit achieved?	Yes
• Have the required corrective actions agreed to in response to the recommendations made in the internal audit report been completed in line with the agreed timeframes?	Updates provided to the Committee at each meeting through the Outstanding Action Report

The Committee considers that the internal audit function is properly resourced and has operated effectively to deliver a work program in accordance with its responsibilities. Council management has developed, and is implementing, positive corrective action plans consistent with the level of risk and the available resources.

6. Risk Management

Council management has developed, and is actively implementing, corrective action plans that are proportionate to identified risks and aligned with available resources. The Committee affirms that both ARIC and Council are making satisfactory progress towards meeting statutory obligations within the required timelines. Council continues to advance its risk management function in a structured and effective manner.



**Annual Assessment
Audit, Risk and Improvement Committee
2024/25**

7. Recommendations and Action Plan

The Committee makes no further recommendations at this stage. There is no requirement for the General Manager to submit an Action Plan. The Committee will continue to monitor Council's implementation of the Risk Management and Internal Audit Guidelines and commends Council's ongoing commitment to strong governance, accountability and continuous improvement.

Signed:
Stuart Heffer
Chair, Audit, Risk and Improvement Committee
[Date]



Annual Assessment Risk Management 2024/25

1. Introduction

This report presents the annual self-assessment of Council's Risk Management framework for the period 2024/25. The purpose of this assessment is to evaluate compliance with the relevant guidelines, assess resource adequacy, and determine the effectiveness of the Risk Management framework.

2. Compliance with Guidelines

An internal audit review was conducted by National Audits Group commencing January 2024. The Risk Management Audit Report prepared by National Audits Group was presented to the ARIC on 21 August 2024. The audit examined key aspects of Griffith City Council's Risk Management Framework, including:

- Control and risk management frameworks, risk policy, procedures, delegations, risk appetite, the effectiveness of current risk management controls in place.
- The level and extent of integration of the risk management framework into Council's activities.
- Council's risk identification processes, including the methods used to identify, assess and manage risks.
- Council's risk analysis, evaluation and monitoring methods.
- Council's documentation and record-keeping practices for risk management activities.
- Council's training and awareness programs for employees regarding risk management principles and guidelines.
- Areas of improvement or non-compliance with Council's risk management framework which may require further attention.
- Governance practices including efficiency and effectiveness of decision-making processes.
- Progress and readiness for implementing the Risk Management and Internal Audit Guidelines by 1 July 2024.
- Monitoring and reporting frameworks.

The audit focused on Risk Management activities for the period 1 July 2022 to 2024 period and compared the existing Risk Management Framework and associated processes against the requirements of AS/NZS ISO 31000:2018 Risk Management Guidelines.

The audit opinion was that the controls surrounding Council's Risk Management activities were partially effective. Sixteen recommendations were adopted by the Committee, and subsequently Council, for implementation.



**Annual Assessment Risk Management
2024/25**

Key issues identified during the internal audit review:

- The Risk Management Policy is internal only and should be publicly available. The Risk Management Plan lacks version control, and no comprehensive Risk Management Strategy exists to guide implementation.
- The corporate risk register is incomplete and lacks alignment with Council's framework. There is no routine review process, and project-specific risk assessments are inconsistent.
- Staff awareness and training on risk responsibilities are lacking, increasing the likelihood of risk being overlooked.
- No dedicated agenda item for risk at Executive Leadership Meetings, no explicit risk section in reports, and no KPIs to measure framework effectiveness. WHS reporting has been inconsistent.
- Risk management documentation is fragmented across systems, making it difficult to locate key information. Standardised version control is missing in some documents.
- While a new WHS & Risk Coordinator role has been created, there is no dedicated budget for enterprise risk management.

Internal Audit Recommendations:

Recommendation	Status
1. Risk Management Policy be reviewed and updated as necessary and made a public policy.	Policy reviewed and updated.
2. Standardised version control tables be developed and implemented for all corporate procedures, processes and forms.	In progress
3. A Risk Management Manual or similar be developed which includes all templates, tools, procedures, standard forms and guidance to staff for risk management activities.	Completed
4. The Community Strategic Plan and Delivery Program be updated when next reviewed to include objectives and actions relating to the implementation and continuous improvement of the Enterprise Risk Management Framework.	Completed
5. A Risk Management Strategy and action plan be developed to direct the implementation of the Risk Management Framework.	In progress
6. A review be conducted of the critical functions currently identified within the Business Continuity Plan and Sub-Plans be developed for any not already in place.	In progress
7. The Risk Register within Pulse be updated to align with Council's adopted Risk Matrix and Risk Categories.	Risk Register updated
8. Workshops be conducted with relevant stakeholders to undertake a comprehensive	Completed

CL03 Attachment (b) Annual Assessment Risk Management 2024/25



**Annual Assessment Risk Management
2024/25**

review of the current Operational Risk Register, and a Strategic Corporate Risk Register also be developed.	
9. Regular reviews of the strategic and operational risk registers be scheduled. This could be aligned with the quarterly Integrated Planning and Reporting within Pulse.	In progress
10. Criteria be developed for large or complex projects which would require risk management plans to be implemented.	Completed
11. Develop a training and communications plan with an emphasis on raising the awareness level of roles and responsibilities for risk management across all areas of the organisation including: Requirements around performing risk assessments and risk mitigation activities. Council's acceptable levels of risk as outlined in the adopted Risk Appetite Statements. Identifying new and emerging risks.	In progress
12. A standing agenda item on Risk Management be included for Executive Leadership Meetings, including discussion of emerging issues and risks, and review of existing identified strategic risks.	Completed
13. Council report templates be updated to include reference to risk management and how recommendations within the report align with Council's adopted Risk Appetite.	Completed
14. Measures be developed to review the effectiveness of the Risk Management Framework and be reported to the Executive Leadership Team and the Audit, Risk and Improvement Committee on a regular basis.	Completed
15. Documentation and recordkeeping requirements be detailed within the Risk Management Manual when developed	Completed
16. A review be conducted of the financial and other resources required to implement Council's Risk Management Framework, when developing the Risk Management Strategy and Action Plan and consideration be given to developing a dedicated budget for risk management activities.	Completed

Progress on the above Recommendations is reported to the Committee on a quarterly basis (at each meeting).



Annual Assessment Risk Management 2024/25

Following review of Council's Risk Management framework, it has been assessed that:

- The framework complies with the relevant guidelines, noting that some of the requirements are in the implementation phase.
- The risk management function is sufficiently resourced to effectively manage Council's risk profile.

3. Effectiveness of Risk Management Framework

3.1 Internal Control Framework

- The internal control framework appropriately reflects the council's risk criteria and appetite.

3.2 Integration of Risk Management in Council Activities

- Risks are formally considered when developing and implementing policies, programs, projects, and other activities, including procurement.
- Areas requiring improvement: Compliance and training.

3.3 Coverage of Risk Categories

Risk management at Council covers the following categories:

- Financial Risk
- Governance and Compliance risks
- Reputational risks
- Environmental risks
- Service Delivery risks
- Health and Safety risks

4. Identification and Treatment of Major Risks

- Council has identified and assessed major risks as part of the Risk Management Framework development.
- Appropriate risk treatments have been implemented in alignment with Council's risk criteria.

5. Internal Controls Assessment

- Council's internal controls are effective. Continuous monitoring required.

6. Risk Register and Risk Profile

- Council's risk register is current and appropriate.
- Council's risk profile accurately reflects the current risk environment.



**Annual Assessment Risk Management
2024/25**

7. Communication and Risk Awareness

- Council is in the process of communicating risk awareness to staff and implementing a training plan covering the new Risk Management Framework.
- Management and staff are currently lacking awareness in carrying out risk-related responsibilities in some areas. This will be addressed through a rigorous training and education plan.

8. Compliance with Risk Management Policies and Procedures

- Council's risk management policies, procedures, and plans are being complied with. This will improve following training.
- Training and implementation are in progress.

9. Conclusion and Recommendations

Council's risk management function remains committed to continuous improvement and to adopting a proactive approach in identifying, assessing and managing risks across the organisation. With the implementation of the new Risk Management Framework and the delivery of targeted training, Council has significantly enhanced its risk management practices over the past 12 months. These developments support more informed decision-making and a stronger risk aware culture throughout the organisation.

Signed:

Ray McCloy
Senior WHS and Risk Coordinator
10/07/2025

RISK MANAGEMENT ACTION PLAN

Recommended Actions	Response from GM
Continue implementation of the internal audit recommendations.	
Implement communication and training plan for Council staff in relation to the Risk Management Framework and staff responsibilities.	

Proposed – Elevation

