

THE HILLS SHIRE COUNCIL
APPROVED
DEVELOPMENT CONSENT
1639/2023/LA
 Please refer to conditions of Development Consent
 for details of matters which must be
 complied with.

2
01
Locality Map
n.t.s.

1
01
Site Plan
1:750

- Reduced Levels (RLs) shown are of Datum Heights with an Assumed Bench Mark RL of 10.00

Site Calculations

Area Summary	m ²
Existing dwelling & Outbuildings	= 570.00
Proposed Shed.....	= 149.33
Total Site Coverage.....	= 719.33
Site Area.....	= 10,940.00
% Total Site Coverage.....	= 6.58%
Landscaped Area.....	= 10,220.67
% Landscaped Area.....	= 93.42%



ISSUED FOR DEVELOPMENT /
CONSTRUCTION CERTIFICATE PURPOSES

Supplied By:



Parkcrest Place

Fernleigh

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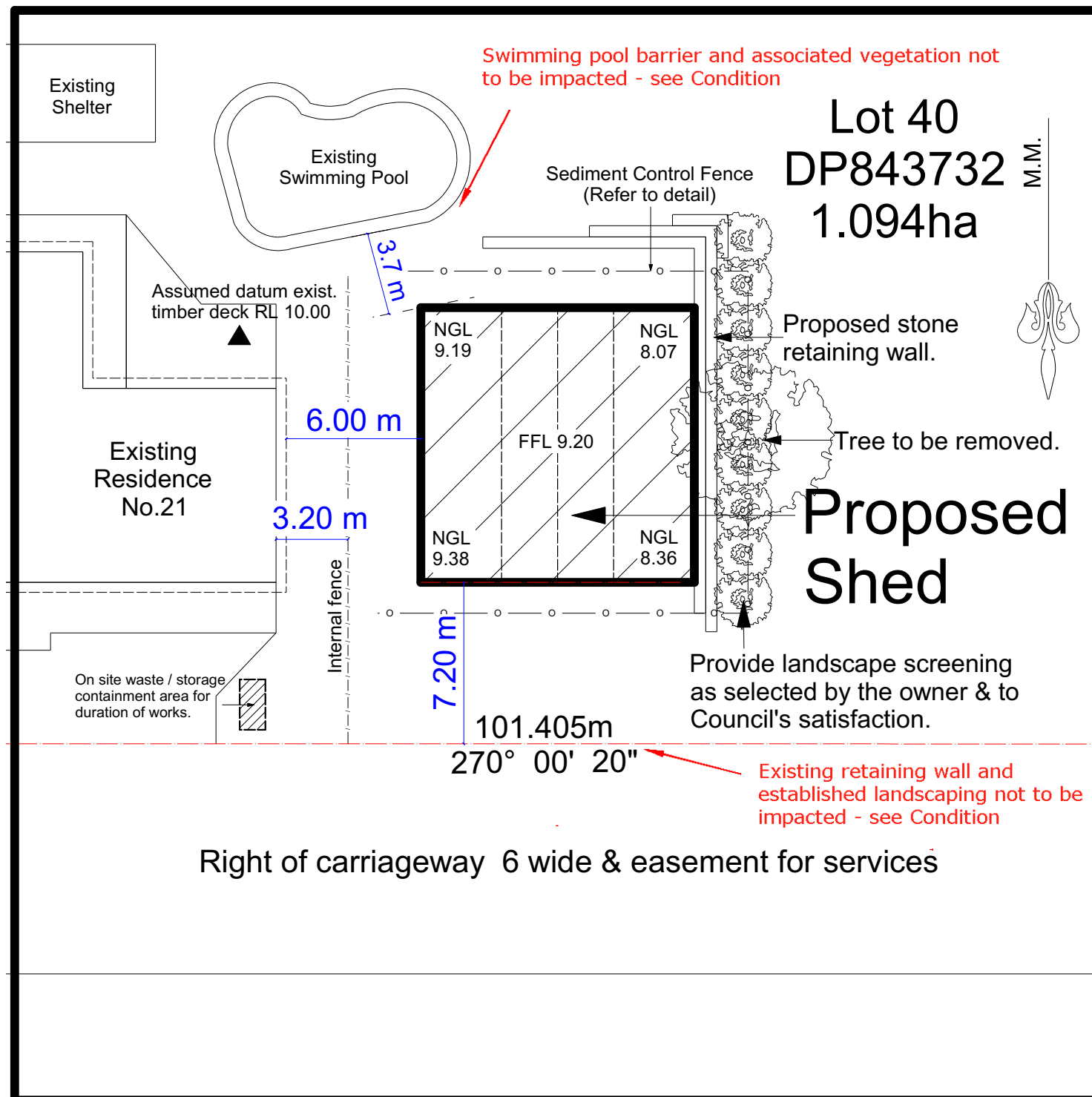
fernleighdrafting.com.au hello@fernleighdrafting.com.au

Proposed: Shed
Clients: Mark & Beryl Phelan
Address: 21 Parkcrest Place, Kenthurst,
 NSW, 2156
 Lot 40 / DP843732

Plan: Site Plan

Revision	Date	Drawn:	WR	Sheet:
		Date: March 2023		of: 1 7
		Scale: 1:750 @ A3		
		Job No: 230320		

Note: Plans to be printed on A3 to be to scale. Do not scale off plans. All dimensions and natural ground heights to be checked and verified on site.



Sediment Control Notes

- 1) All erosion and sediment control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the Soil Conservation of N.S.W. and inspected daily by the site manager.
- 2) All drainage works shall be constructed and stabilized as early as possible during development.
- 3) Sediment traps shall be constructed around all inlet pits, consisting of a 300mm wide x 300mm deep trench.
- 4) All sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including the maintenance period.
- 5) All disturbed areas shall be revegetated as soon as the relevant works are completed.
- 6) Soil and top soil stockpiles shall be located away from drainage lines and area where water may concentrate. All roads and footpaths are to be swept daily.
- 7) Filter shall be constructed by stretching a filter fabric ('Propex' or approved equivalent), between posts at 2.0m centres. Fabric shall be buried 200mm along it's lower edge.
- 8) Dust prevention measures are to be maintained at all times.

Sediment Control Fence
Not to Scale

Provide sediment control fencing on all down hill slopes - unless noted otherwise.

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Plan: Site Plan Inset

Revision	Date	Drawn:	WR	Sheet:
		Date:	March 2023	2 of: 7
		Scale:	1:250 @ A3	
		Job No:	230320	

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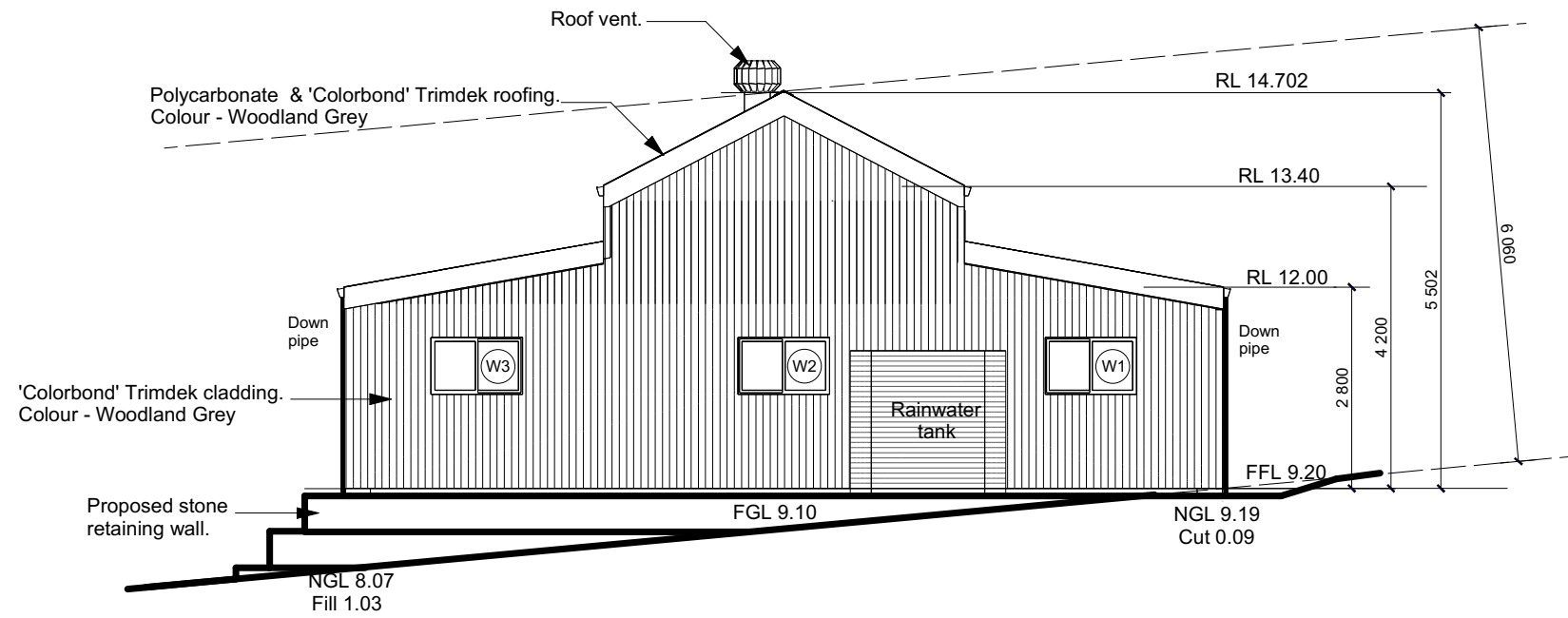
1 Site Plan Inset
02 1:250

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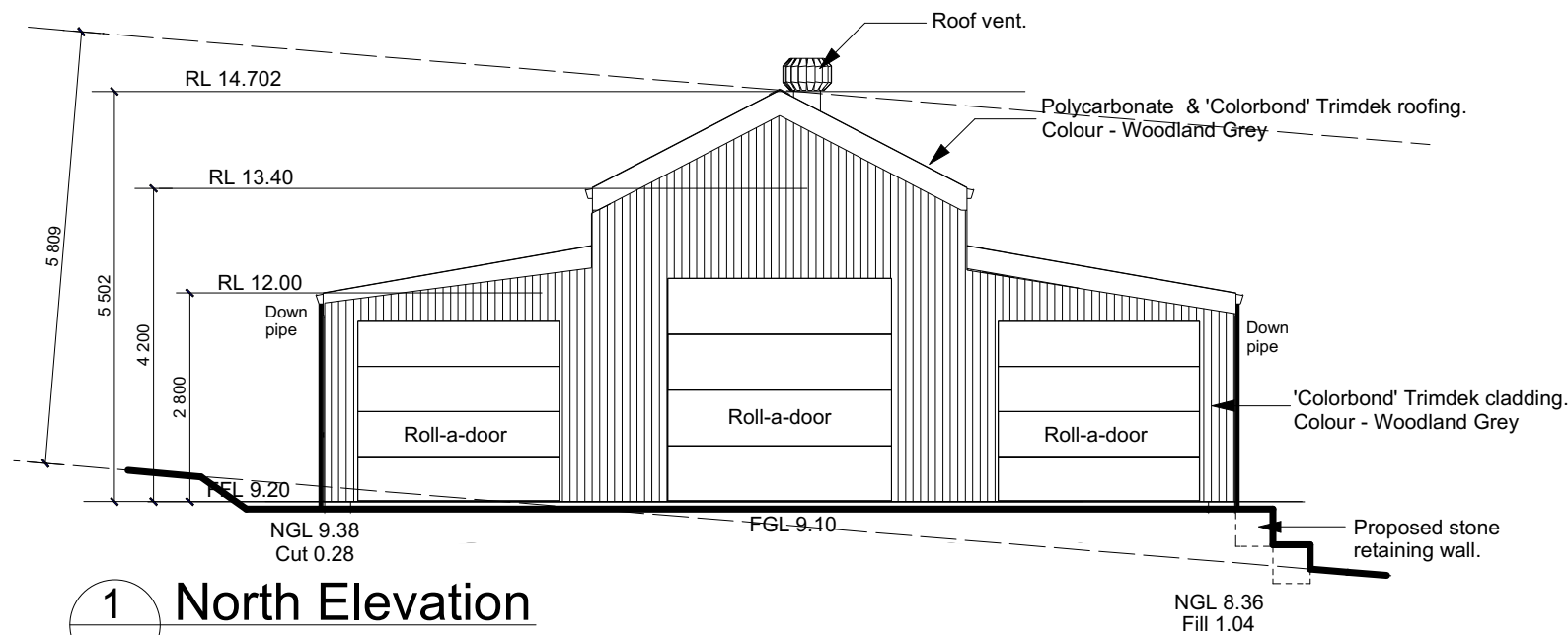
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Supplied By:





2 South Elevation
04 1:100



1 North Elevation
04 1:100

- Reduced Levels (RLs) shown are of Datum Heights with an Assumed Bench Mark RL of 10.00

Window Schedule

Window	Type	Size
W1	Aluminium Sliding	790h x 1274w
W2	Aluminium Sliding	790h x 1274w
W3	Aluminium Sliding	790h x 1274w

External Materials and Colours

Material	Colours
'Clorbond' Trimdek roofing	Woodland Grey
'Clorbond' Trimdek wall cladding	Woodland Grey
Gutters	Wallaby
Down Pipes	Woodland Grey
Roller Doors	Woodland Grey
Metal Flashings & Trims	Wallaby
PA Door	Woodland Grey
Windows	Wallaby

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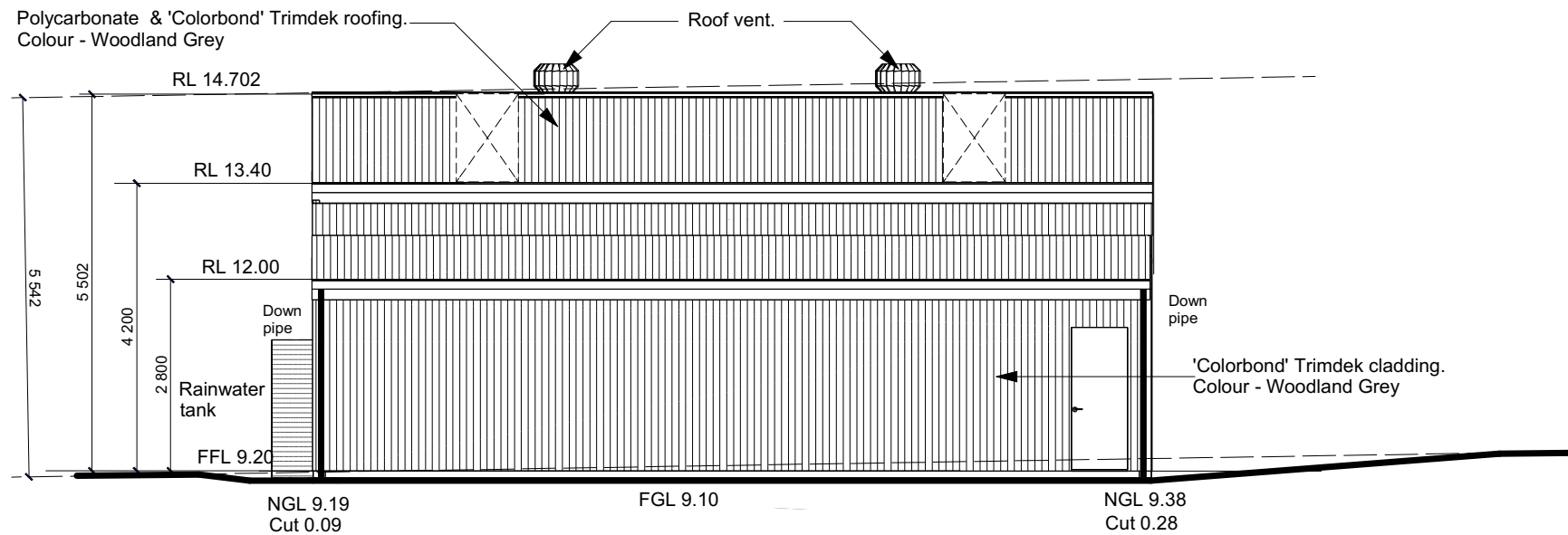
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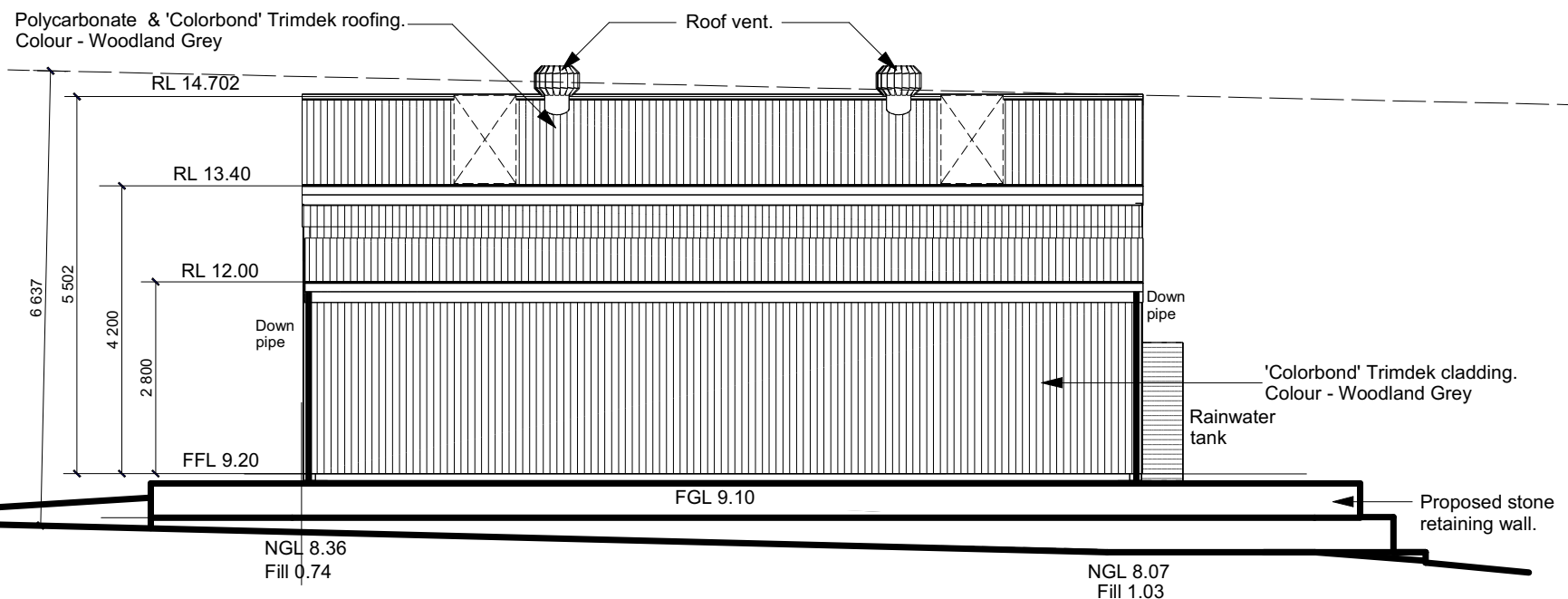
Plan: Elevations

Revision	Date	Drawn:	WR	Sheet:
		Date:	March 2023	of: 4
		Scale:	1:100 @ A3	
		Job No:	230320	

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2 East Elevation
05 1:100



1 West Elevation
05 1:100

- Reduced Levels (RLs) shown are of Datum Heights with an Assumed Bench Mark RL of 10.00

External Materials and Colours

Material	Colours
'Clorbond' Trimdek roofing	Woodland Grey
'Clorbond' Trimdek wall cladding	Woodland Grey
Gutters	Wallaby
Down Pipes	Woodland Grey
Roller Doors	Woodland Grey
Metal Flashings & Trims	Wallaby
PA Door	Woodland Grey
Windows	Wallaby

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All works to be completed in accordance with the performance requirements of the National Construction Code (NCC) 2022 Volume 2

Detached Portal Frame Sheds

Part H1 Structure (dealt with in Engineering)

- H1P1 Structural reliability and resistance
- H1P2 Buildings in flood areas
- H1D2 Structural provisions
- H1D3 Site preparation
- H1D4 Footings and slabs
- H1D6 Framing
- H1D7 Roof and wall cladding
- H1D8 Glazing
- H1D9 Earthquake areas
- H1D10 Flood hazard areas
- H1D11 Attachment of framed decks and balconies to external walls of buildings using a waling plate
- H1D12 Piled footings

Part H2 Damp and weatherproofing (dealt with in Engineering)

- H2P1 Rainwater management
- H2P2 Weatherproofing
- H2P4 Drainage from swimming pools
- H2D2 Drainage

Part H3 Fire safety (dealt with in Engineering)

- H3D1 Deemed-to-Satisfy Provisions
- H3D2 Fire hazard properties and non-combustible building elements
- H3D3 Fire separation of external walls

Part H4 Health and amenity

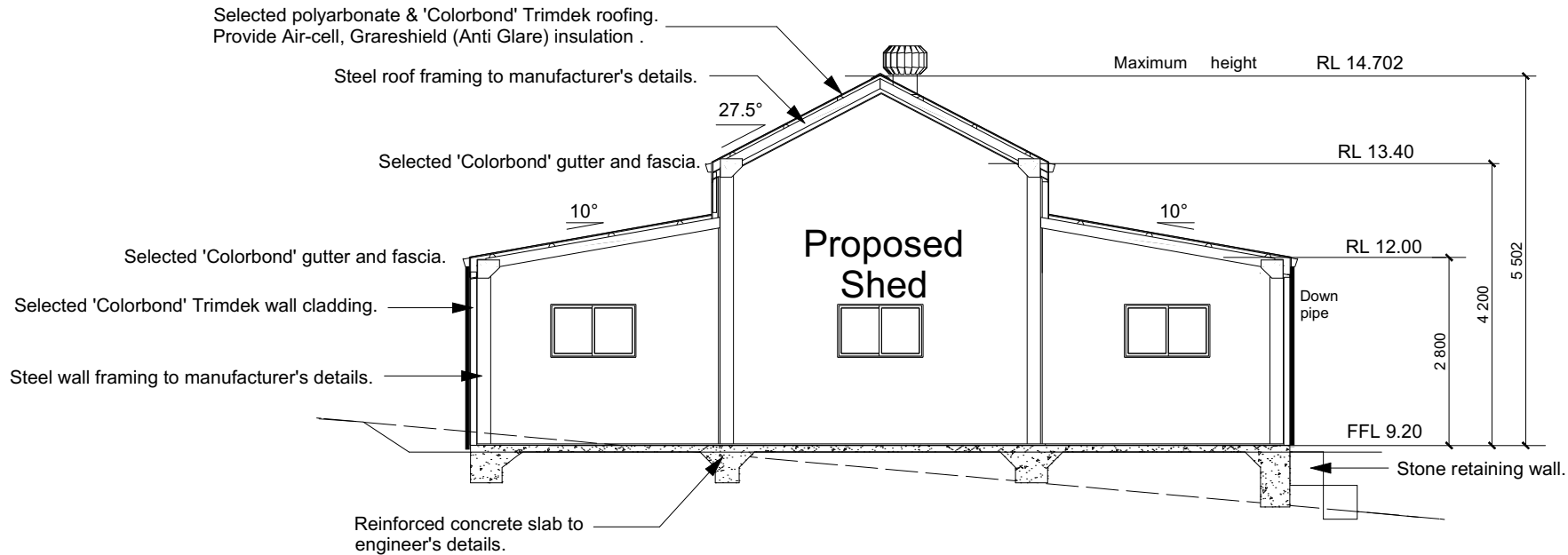
- H4P1 Wet areas
- H4P2 Room heights

Part H5 Safe movement and access

- H5P1 Movement to and within a building

Part H7 Ancillary provisions and additional construction requirements (dealt with in Engineering)

- H7P1 Swimming pool access
- H7P2 Swimming pool reticulation systems
- H7P5 Buildings in bushfire prone areas



1 Section
06 1:100

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*If any uncontained fill is required on site, Class 'P' is applicable.

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Plan: Section

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		Scale: 1:100 @ A3		
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WASTE MANAGEMENT PLAN

DATE: 03/04/2023

Proposed Structure: Detached Steel Framed Shed

Address : 21 Parkcrest Place Kenthurst 2156 (40/-/DP843732)

Client: Mark Phelan

Particulars	
Description of proposal	Detached Steel Framed Shed
Current Floor Area	570m2
Proposed roof Area (total)	149.33m2
Site Area	10,940m2
Current Land use	Residential/Rural

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Project Summary:

The Proposed development is a Detached Steel framed Shed

- **CONSTRUCTION OF:** Detached Steel Framed Shed
- Minimal building waste [post construction]
- Additional waste bins required for second dwelling (Y/N) = N

Likelihood of ASBESTOS = LOW/Unlikely

Unlikely to obtain asbestos. If located, licensed contractor to be contacted for removal.

LICENSED CONTRACTOR DETAILS TO BE PROVIDED BY OWNER

Waste Management - Checklist	
Site Assessment	Compliance/Non-Compliance
Have you provided applicants name and address?	Yes
Have you noted the structures currently on site and details of your proposal?	Yes
Have you specified each material to be used on site?	Yes
Have you identified any hazardous or toxic materials (eg. Asbestos) and complied with Workcover requirements?	Yes
Have you specified who your recycling and waste contractors are?	Yes
Have you estimated how much general waste will be produced on your site?	Yes
Have you provided realistic volumes/tonnes?	Yes
Have you made sure not to over order on materials?	Yes
Have you investigated returning waste to the supplier?	Yes
Have you maximised recycling and reuse of materials?	Yes
Have you specified your recycling and landfill, (if any), destinations?	Yes

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Waste Management – DEMOLITION/EXCAVATION

Materials On site		Destination Reuse and Recycling		
Type of Material	Estimated Volume (m2 or m3)	ON SITE (detail re-use or on site recycling)	OFFSITE (detail contractor and recycling outlet)	OFFSITE (detail landfill site and method of disposal)
Excavation material (pool)	Nil	n/a	n/a	n/a
Excavation material (new dwelling)	Nil	n/a	n/a	n/a
Green Waste	No Tree to be removed.	n/a	n/a	n/a
Walls – Steel Clad	0 m ²	n/a	Skip bin contractor as selected by client	Steel smelter and reused.
Floor - Concrete	0 m ³	n/a	Skip bin contractor as selected by client	Crushed and recycled by sand and soil retailer.
Steel framing	0 m ³ Roof and wall frames	n/a	Skip bin contractor as selected by client	Steel smelter and reused.
Fibreglass sheeting	0 m ²	n/a	n/a	n/a
Metals	0 m ² Roof sheeting	n/a	Separated on site and loaded into skip bins for recycling by selected contractor	Steel smelter and reused.
Tile	0 m ² Roof tiles	n/a	n/a	n/a

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WASTE MANAGEMENT PLAN

Waste Management – CONSTRUCTION WASTE (left over material)

Materials On site		Destination Reuse and Recycling		
Type of Material	Estimated Volume (m2 or m3)	ON SITE (detail re-use or on site recycling)	OFFSITE (detail contractor and recycling outlet)	DISPOSAL (detail landfill site and method of disposal)
Excavation material	Refer to excavation page	Remains on site	n/a	n/a
Green Waste	Nil	n/a	n/a	n/a
Bricks	Nil	n/a	n/a	n/a
Concrete	<1 m ³	Use for pad footing for path, clothes line or A/C Unit.	n/a	n/a
Timber – specify type	nil	n/a	n/a	n/a
Plasterboard	~ nil	n/a	n/a	n/a
Metals	~1-2 m ³	n/a	Separated on site and loaded into skip bins for recycling by selected contractor	Steel smelter and reused.
Tile – specify type	nil	n/a	n/a	

WASTE MANAGEMENT PLAN



Fernleigh

Ongoing Management (Residential)– Waste generated by development/Waste removal

	Recycled materials	Greenwaste	Residual/Other
Waste generated/ week (L) (as per Appendix 2.0)	<240L	<240L	<80L
Frequency of collections required per week	Standard – 1/week	Standard – 1/week	Standard – 1/week
Area available for Bin storage (m2)	1.0 m ²	1.0 m ²	1.0 m ²
Size of Bin required	240L	240L	80L
Waste Pick up			
Vehicle manoeuvrability achievable (as per Appendix 3.0)	✓	✓	✓
Bins can be stored for pick up away from Cul-de Sac (as per Appendix 3.0)	✓	✓	✓
Vehicle heights and minimum clearances achievable (as per Appendix 4.0 & Appendix 5.0)	✓	✓	✓

Additional Waste Bins required :

Type	YES/NO	Size requested
Recycled material Bin (YELLOW)	✗	80L – 240L
Greenwaste Bin (GREEN)	✗	80L – 240L
Residual/Other Bin (RED)	✗	80L – 240L

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APPENDIX 2: GENERATION RATES

Type of Development	Development Classification	General Waste	Recycling	Greenwaste	Recommended Bin Types (W, R, G)#
Residential	General	80L/dwelling/week	Variable	Variable	W80L*, R240L, G240L
	Community Title	80L/dwelling/week	Variable	Variable	W80L*, R240L, G240L
	Town House	80L/dwelling/week	Variable	Variable	W80L*, R240L, G#
Residential Multi Unit Developments	Villas	80L/dwelling/week	60L/dwelling/week	#	W240L/3 dwellings, R240L/4 dwellings, G#
	1-3 Level Low Rise	80L/dwelling/week	60L/dwelling/week	#	W240L/3 dwellings, R240L/4 dwellings, G#
	4-7 Medium Rise	80L/dwelling/week	60L/dwelling/week	N/A	W1100L+Chute/12 dwellings, R240L/4 dwellings
	>7 High Rise	80L/dwelling/week	60L/dwelling/week	N/A	W1100L+Chute/12 dwellings, R240L/4 dwellings
Commercial (including Multi Unit Developments)	Boarding/Guest House, Backpackers Accommodation	40L/occupant/week	20L/occupant/week	#	#
	Food Premises				
	Butcher	80L/100m2 floor area/day	#	N/A	#
	Delicatessen	80L/100m2 floor area/day	#	N/A	#
	Fish Shop	80L/100m2 floor area/day	#	N/A	#
	Greengrocer	240L/100m2 floor area/day	120L/100m2/day	N/A	#
	Hairdresser	60L/100m2 floor area/day	#	N/A	#
	Restaurants	10L/1.5m2 floor area/day	2L/1.5m2 floor area/day	N/A	#
	Supermarket	240L/100m2 floor area/day	240L/100m2/day	N/A	#
	Takeaway	80L/100m2 floor area/day	#	N/A	#
	Hotel	5L/bed/day 50L/100m2 bar area/day 10/1.5m2 dining area/day	50L/100m2 bar & dining areas/day	#	#
	Licensed Club	50L/100m2 bar area/day 10/1.5m2 dining area/day	50L/100m2 bar & dining areas/day	#	#
	Motel (without public restaurant)	5L/bed/day 10L/1.5m2 dining area/day	1L/bed/day	#	#
	Offices	10L/100m2 floor area/day	10L/100m2/day	#	#
Retail (other than food sales)					
Shops <100m2 floor space	50L/100m2 floor area/day	25L/100m2 floor area/day	N/A	#	
Shops 100m2 floor space	50L/100m2 floor area/day	50L/100m2 floor area/day	N/A	#	
Industrial	Expected waste generation shall be discussed and approved by Council**				#
Demolition	Expected waste generation shall be discussed and approved by Council**				Source separation skips
Construction	Expected waste generation shall be discussed and approved by Council				Source separation skips

* Larger bins (120L or 240L) may be approved by Council upon request. NOTE: larger bins attract additional costs

**Waste management provisions shall comply with: *Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-liquid Wastes*

Council will determine provisions based on each application

N/A: Not applicable to this development

Source: NSW Department of Environment, Climate Change and Water (DECCW), Model 'Waste Not' DCP, 2008.

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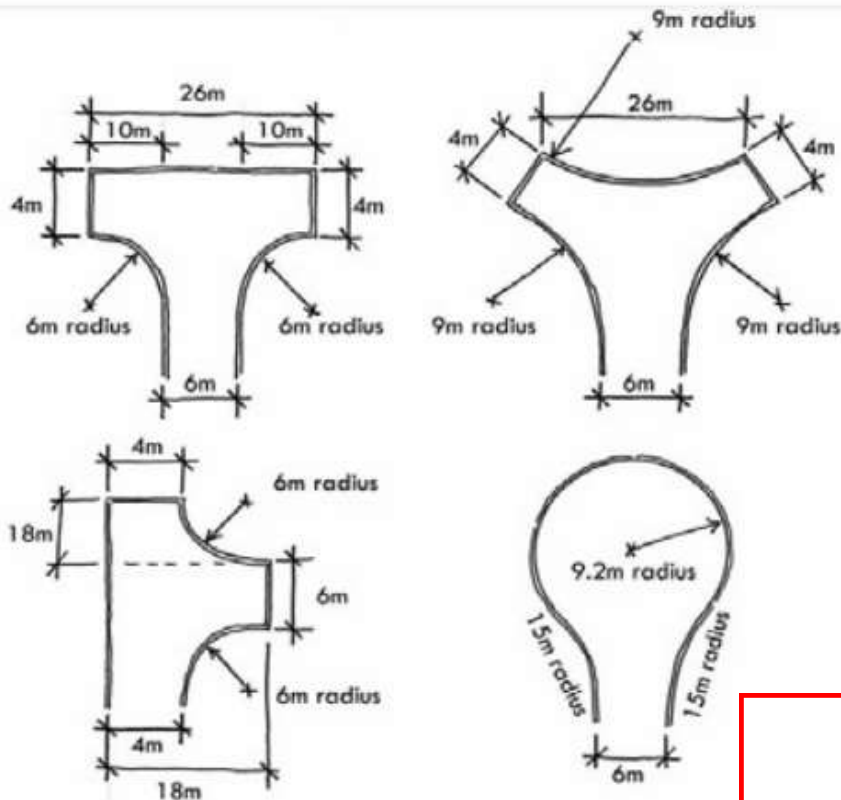
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APPENDIX 3 – TURNING HEADS

All turning heads including temporary turning heads are to abide by the dimensions illustrated below (not drawn to scale). The dimensions are required to be followed for heavy vehicle manoeuvrability without posing a hazard to either the community or staff.

Special consideration must be given to the placement of waste bin collection areas within a "T" (hammerhead) turning area of a cul-de-sac. Bin pads are to be provided in a "T" head on the left hand (forward end and 8 metres from the reverse end of the "T" head. This is to enable the trucks to pick up from the left-hand side of the truck.

Note: Waste bin pads are preferred on the straight road just before a cul-de-sac turning head to minimise the necessary manoeuvring of the waste collection trucks in a cul-de-sac head. All development applications are to identify the storage area of the waste bins behind the building line.



APPENDIX 4: GARBAGE TRUCK DIMENSIONS

This page includes information regarding the dimensions of garbage trucks that are typically used for the collection of residential waste. Developments that require Council garbage trucks to enter the site for the collection of residential waste must be designed to accommodate on-site truck movement.

Requirements regarding vehicle turning circles and driveway width/gradient are contained in Australian Standard 2890.2 2002/Planning Facilities — off street commercial vehicles.

It is recommended that an applicant speak with Council's Waste Services Coordinator in regards to the design of development proposals that involve garbage trucks entering the site. Services will not be provided where there are undue risks.

Length overall	9.85 metres
Width (vehicle)	2.5 metres
Width (extended arm grab)	6.0 metres
Operational height	4.3 metres
Travel height	4.3 metres
Weight (vehicle and load)	22.5 tonnes
Weight (vehicle only)	13 tonnes
Turning Circle	25.0 metres

Typical Council Garbage Truck used for Domestic Waste Collection

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(Source – Camden Council)

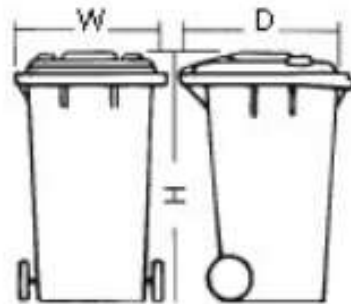
APPENDIX 5: INDICATIVE BIN SIZES

Council currently provides three different size residual waste bins (red lid), which are 80 Litres, 120 Litres and 240 Litres. Domestic recycling and green waste bins are 240 litres only.

A 300mm gap between each bin is required, so the side arm grab does not knock the other bins over whilst collecting.

Additionally, a clearance space of 1 meter is required at the rear of each bin as it extends out into this area when being lifted for collection (i.e. allowing for the trucks lifting arm arc).

Bin type	Height	Depth	Width
80 Litre Bin	870mm	530mm	450mm
120 Litre Bin	940mm	560mm	485mm
140 Litre Bin	1065mm	540mm	500mm
240 Litre Bin	1080mm	740mm	580mm



Note: These dimensions are only a guide and differ slightly according to manufacturer, if bins have flat or dome lids and are used with different lifting devices.

Note: All measurements are best estimates and should be confirmed on site by builder. Any changes to volumes stated should be detailed to council.

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