

## **INTEGRATED DEVELOPMENT PROPOSAL FOR PUBLIC COMMENT**

The following development proposal has been submitted to Council and although not designated, is notified as Integrated Development in accordance with Section 4.46 of the Environmental Planning & Assessment Act, 1979 for public comment:

<b>Portal Application Number</b>	<b>DA No.</b>	<b>Location</b>	<b>Proposal</b>
PAN-490313	155/2024	LOT: 17 DP: 39791, LOT: 7002 DP: 96464, LOT: 1 DP: 11562, Park Street EAST GRESFORD, 34 Park Street EAST GRESFORD Applicant: Perception Planning PTY LTD Owners: Gresford Park Trust Inc Consent Authority: Dungog Shire Council	Extension to Campground and Car Park

**This application is Integrated Development as an approval is required under Section 89, 90, 91 Water Management Act 2000 from the Natural Resource Access Regulator.**

Details of the above proposal are available for inspection on the NSW Planning Portal website from **Wednesday 5 March 2025**.

<https://www.dungog.nsw.gov.au/Council/Council-Advertisements/Development-Applications>

Submissions can be made via the NSW Planning Portal until **Wednesday 2 April 2025**. If you require assistance making a submission via the Planning Portal, please contact Council.

In accordance with *Section 10.4* of the *Environmental Planning & Assessment Act 1979*, a person who makes a public submission to Council in relation to this application is required to disclose all reportable political donations within two years prior to the submission being made and ending when the application is determined.

If the submission includes an objection to the proposal, the grounds of objection must be given. Council may also be obliged to release your submission as required by the *Government Information (Public Access) Act 2009* and the *Environmental Planning and Assessment Act 1979*.

Further, as stipulated in Council's Public Submissions Policy C1.19, Council will not place any weight on anonymous submissions when determining the respective development application.

**DUNOG SHIRE COUNCIL  
EXHIBITED COPY**

**Commencement Date** 5 March 2025

**Closing Date** 2 April 2025

# STATEMENT OF ENVIRONMENTAL EFFECTS

## PROPOSED EXTENSION TO CAMPGROUND AND CARPARKING

**GRESFORD SHOWGROUND,  
29 PARK STREET, EAST GRESFORD,  
NSW, 2311**

**(LOT 1, DP 11562, LOT 17 DP 39791 & LOT 7002,  
DP 96464)**



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Statement of Environmental Effects, Gresford Showground				
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1	18/11/2021	SEE – Gresford Showground	AR	KW
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3	22/02/2023	FIR – Gresford Showground	AR	MB
4	24/05/2024	SoEE – Gresford Showground	GJ	Client/MB
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## EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Gresford Showground and Gresford Park Land Managers (the client) to prepare a Statement of Environmental Effects (SoEE) for an extension to the existing campground and car parking (the development) at Gresford Showground located at 29 Park Street East Gresford, 2311, legally identified as Lot 1 DP 11562, Lot 17 DP 39791 and Lot 7002 DP 96464 (the site).

This application is seeking ongoing approval to expand the camping areas available on site by an additional 1833.74m<sup>2</sup> which will result in an additional 20 unpowered camping sites. Total area of resultant camping area including both powered and unpowered will measure 4155.03m<sup>2</sup> (within the general areas shown on the Gresford Showground Camping Ground Plan in **Figure 2**).

The maximum number of available camping sites within the camping ground is assumed to be 46 camping sites. The average number of visitors per campsite is assumed to be 2.5, based on the fact that most campers will be couples with horse floats; therefore, the campground is assumed to have a maximum capacity of 115 (as calculated by 46 x 2.5) visitors.

In addition to the above, the proposal includes the construction of visitor parking area consisting of six (6) onsite parking spaces located adjoining the sites southern access road.

Architectural Plans are contained as **ATTACHMENT 5**.

Gresford Recreation Reserve and Showground is not required to register a formal plan of management with the Minister, however, Gresford Park Land Managers recognise the benefits and importance of developing a comprehensive management strategy and business plan. A Management Plan has been prepared to define the value, use, management practices and intent for the broad public purpose for which Gresford Recreation Reserve and Showground has been reserved along with short and long term goals and improvements identified through community consultation processes. The Management Plan is provided as **ATTACHMENT 7**.

Under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (LG Regulation) (c71), the council must not grant approval to operate a camping ground unless it is in accordance with the relevant requirements of Subdivisions 1–8 of Division 3. This Application clearly addresses the clauses under Subdivisions 1-8 Division 3 of the LG Regulation within a summary table provided within this SoEE and an accompanying site plan. It is considered the development will contribute to ongoing investment in East Gresford as the additional camping ground space will encourage visitors from out of the Local Government Area (LGA) and as such will result in positive economic benefits to the local area and LGA as a whole.

The key reasons why the proposed development is acceptable are as follows:

- The site is zoned RE1 – Public Recreation, whereby a ‘camping ground’ is a permissible land use with consent from the relevant authority;

- The development will have a positive social impact through the on-going implementation of the Plan of Management associated with the site.
- Development of the site will directly benefit the community through reinforcing tourist activities in the East Gresford district;
- The development can manage or mitigate any environmental impacts by implementing the recommendations from the flood assessment;
- The development will have a positive economic impact through improving long term profitability of the operating business which will provide direct monetary input into the local economy and likely to have a positive impact on the municipality; and
- The land has the capacity to accommodate the development on site whilst maintaining or mitigating potential environmental issues.

The proposed development will provide a well-coordinated and sustainable development with no foreseeable impact on the character of the surrounding area. The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development. We look forward to Council's determination of this matter.

## TERMS & ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LG	Local Government
LGA	Local Government Area
FPL	Flood Planning Level
FFL	Finished Floor Level
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

## LIST OF FIGURES

<b>Table 1</b> - Integrated development triggers .....	10
<b>Table 2:</b> Assessment against Division 3, subdivisions 1-8 of the LG Regulation.....	1
<b>Table 3</b> - Land Use Table - RE1 - Public Recreation .....	16
<b>Figure 1</b> - Locality Map (Source: Near Maps, 2024) .....	9
<b>Figure 2</b> - Camping Ground Plan (Source: Sorensen Design & Planning, 2024) .....	10
<b>Figure 3</b> - Biodiverse Value Land (eSpatial Viewer, 2024).....	11
<b>Figure 4</b> - Watercourse known as Allyn River (Source: NSW Planning Spatial Viewer, 2023) .....	<b>Error! Bookmark not defined.</b>

## PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Attachment	Document	Prepared by	Reference
1	EP&A Regulation Compliance Table	Perception Planning	N/A
2	BYD Australia Search Results	Perception Planning	Ref: 37322931 Dated 09.08.24
3	Deposited Plan	N/A	N/A
4	AHIMs Search Results	Perception Planning	Ref: J000480 Dated 09.08.24
5	Architectural Plans	Sorensen Design & Planning	Ref: 2303422 Dated: 03 July 2024
6	Hunter Water Corporation Stamped Plan	Hunter Water Corporation	Dated 18 November 2021
7	Plan of Management	Gresford Park Land Managers	Dated November 2018
8	Survey	David Cant Surveyors	Dated October 2022
9	Flood Impact Assessment	Torrent Consulting	Ref: L.T2299.004 Dated 27 February 2024
10	Design Report	DRB Consulting Engineers	Ref: 221917 Dated: Aug 2024
11	Stormwater and Civil Plans	DRB Consulting Engineers	Ref: 221917 Dated: Aug 2024
12	Landowners consent	Planning Industry and Environment	Dated 14 March 2022

# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	3
TERMS & ABBREVIATIONS .....	5
LIST OF FIGURES .....	5
PLANS AND SUPPORTING DOCUMENTATION .....	6
1.0 INTRODUCTION .....	8
1.1 PURPOSE .....	8
1.2 BACKGROUND .....	8
1.3 SITE PARTICULARS .....	9
2.0 DESCRIPTION OF THE DEVELOPMENT .....	10
2.1 PROPOSED DEVELOPMENT .....	10
3.0 PLANNING CONTROLS .....	10
3.1 ACTS AND REGULATIONS .....	10
3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 .....	10
3.1.2 HUNTER WATER ACT 1991 .....	10
3.1.3 BIODIVERSITY CONSERVATION ACT 2016 .....	10
3.1.4 WATER MANAGEMENT ACT 2000 .....	11
3.1.5 LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKs, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021 ..	1
3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP) .....	14
3.2.1 SEPP – RESILIENCE AND HAZARDS 2021 .....	14
3.2.2 SEPP – BIODIVERSITY AND CONSERVATION 2021 .....	14
3.2.3 SEPP – TRANSPORT AND INFRASTRUCTURE 2021 .....	15
3.2.4 – SEPP HOUSING 2021 .....	16
3.3 LOCAL ENVIRONMENTAL PLAN (LEP) .....	16
3.4 DEVELOPMENT CONTROL PLAN (DCP) .....	20
4.0 LIKELY IMPACTS OF THE DEVELOPMENT .....	21
4.1 BUILT ENVIRONMENT .....	21
4.1.1 CONTEXT, SETTING AND VISUAL IMPACT .....	21
4.1.2 ACCESS, TRANSPORT AND TRAFFIC .....	21
4.1.3 PUBLIC DOMAIN .....	22
4.1.4 SERVICES .....	22
4.2 NATURAL ENVIRONMENT .....	22
4.2.1 HERITAGE AND ARCHAEOLOGY .....	22
4.2.2 ECOLOGICAL .....	22
4.2.3 LANDSCAPING .....	22
4.2.4 ARCHAEOLOGY .....	22
4.2.5 WATER, WASTE AND ENERGY EFFICIENCY .....	23
4.2.6 NOISE AND VIBRATION .....	23
4.3 SAFETY, SECURITY AND PUBLIC INTEREST .....	23
4.3.1 TOPOGRAPHY AND STORMWATER MANAGEMENT .....	23
4.3.2 FLOODING .....	23
4.3.3 ACID SULPHATE SOILS .....	23
4.3.4 MINE SUBSIDENCE .....	23
4.4 SUBMISSIONS AND CONSULTATION .....	23
4.5 SOCIAL AND ECONOMIC IMPACT ON THE LOCALITY .....	24
4.6 SUITABILITY OF THE SITE AND PUBLIC INTEREST .....	24
5.0 CONCLUSION .....	24



## 1.0 INTRODUCTION

### 1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SoEE) is to assist Council in their determination and to assist the community in understanding this development.

This SoEE has been prepared in accordance with best practice principles applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure's (now the Department of Planning and Environment) guide to the *Environmental Planning and Assessment Act (EP&A Act) 1979 (s4.15)*.

The objectives of this SoEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

### 1.2 BACKGROUND

The site is located within the Dungog Local Government Area (LGA) and is zoned RE1- Public Recreation under the Dungog Local Environmental Plan 2014 (the LEP).

The Gresford Recreation Reserve and Showground was proclaimed on the 18th November 1927. Since that time, the incumbent Minister of Lands has appointed up to seven Trustees, from the local district to manage and maintain the facility. The Showground operates independently of the Local Council and remains self-sufficient.

The current board consists of 7 Managers that were appointed by the Minister in January 2021. The Managers are assisted by volunteer workers to maintain both the camping area and the Showground area.

Income from the camping enterprise is utilised to subsidise maintenance and improvement costs of the Showground area to minimise the financial impact on local community organisations wishing to use the grounds.

Under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (LG Regulation) (c71)*, the Council must not grant approval to operate a camping ground unless it is in accordance with the relevant requirements of Subdivision 1 – 8 and Division 3. This Application clearly addresses the clauses under Subdivisions 1 – 8 Division 3 of the LG Regulation within the summary table provided within this SoEE and an accompanying site layout plan.

## 1.3 SITE PARTICULARS

<b>Property Address</b>	29 Park Street, East Gresford
<b>Lot and DP</b>	Lot 1, DP 11562, Lot 17 DP 39791 Lot 7002, DP 96464
<b>Current Use</b>	Showground and Camping
<b>Zoning</b>	RE1 – Public Recreation
<b>Size</b>	11 hectares
<b>Site Constraints</b>	Heritage item – Local – East Gresford Village Flood Prone Land Biodiversity Value Land
<b>Owner</b>	The land is owned by Minister for Lands and The State of NSW. The current board consists of 7 Managers that were appointed by the minister of lands in January 2021. Landowners consent is provided as <b>ATTACHMENT 12</b>
<b>DP and 88B Instrument</b>	Nothing on the DP or 88B instrument prohibits the proposed development.

The site is located at 29 Park Street, East Gresford, NSW, 23211 (Lot 1, DP 11562, Lot 17 DP 39791 Lot 7002, DP 96464) (**‘the site’**) and has a total area of 11 hectares **FIGURE 1**.

The site is located within the township of East Gresford, within the Dungog Local Government Area (LGA), approximately 180m south of East Gresford township.

East Gresford Showground provides camping alongside the Allyn River. The site is bound by private rural properties to the north and south, Allyn River to the east and shared by several commercial enterprises and Park Street to the west. Access to the site is provided via a two-way access to Park Street which connects with the internal road network that provides access to the on-site facilities/amenities and camping sites. Park Street is identified as a local government road and is the responsibility of Dungog Council.

Comprising of three separate parcels, the site operates for public recreation purposes, providing land and amenities to support the current and future needs of the local community. Existing development includes four amenities’ buildings, tennis courts, a skate park, animal and rodeo arena with the remainder of the site comprising general public space and parklands, shown in **Figure 2**.

A Before You Dig Australia (BYDA) request was completed with the results provided at **ATTACHMENT 2**. The site is connected to electricity and telecommunications. The site is connected to reticulated water however, no reticulated sewer service is available for connection.



Figure 1 - Locality Map (Source: Near Maps, 2024)

## 2.0 DESCRIPTION OF THE DEVELOPMENT

### 2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain development consent for the extension of camping ground (the development) at Gresford Showground. The characteristics of the proposed development include the following features:

#### Extension to Existing Camping Ground

- 20 additional unpowered camping sites located to the north of the site,
- Resulting in a total camping area of 4155.03m<sup>2</sup>.

#### Additional Carparking

- 6 additional carparking spaces along the southern access road.

The proposed camping sites will be accessible from the existing internal road network with no extension proposed to access the camping sites. The proposed camping sites will all be unpowered however have access to the relevant amenities existing on the subject site. Each proposed camping site is allocated approximately 90m<sup>2</sup> therefore there will be a total of 46 camping sites on site with the following breakdown of powered to unpowered:

- 18 powered sites located in the eastern corner of the subject site,
- 28 unpowered sites located across the subject site.

Architectural plans are contained in **ATTACHMENT 5** and shown in **Figure 2** with additional engineering requirements for the carparking provided as **ATTACHMENT 11**.

The site is connected to water and hydrants servicing which has been completed by the Land Managers. All future sites will be within appropriate distance from hydrants.

#### **Plan of Management**

Operationally, the camping ground will be available all year round, except for during show events. Stays will be coordinated outside of these events, with a maximum stay of 90 days.

Gresford Recreation Reserve and Showground is not required to register a formal plan of management with the Minister; however, Gresford Park Land Managers recognise the benefits and importance of developing a comprehensive management strategy and business plan therefore is provided as **ATTACHMENT 7**.

The current board consists of seven Managers that were appointed by the minister in 2021. The Managers are assisted by volunteer workers to maintain both the camping area and the Showground area.

The proposed camping ground is consistent with the Management Plan.

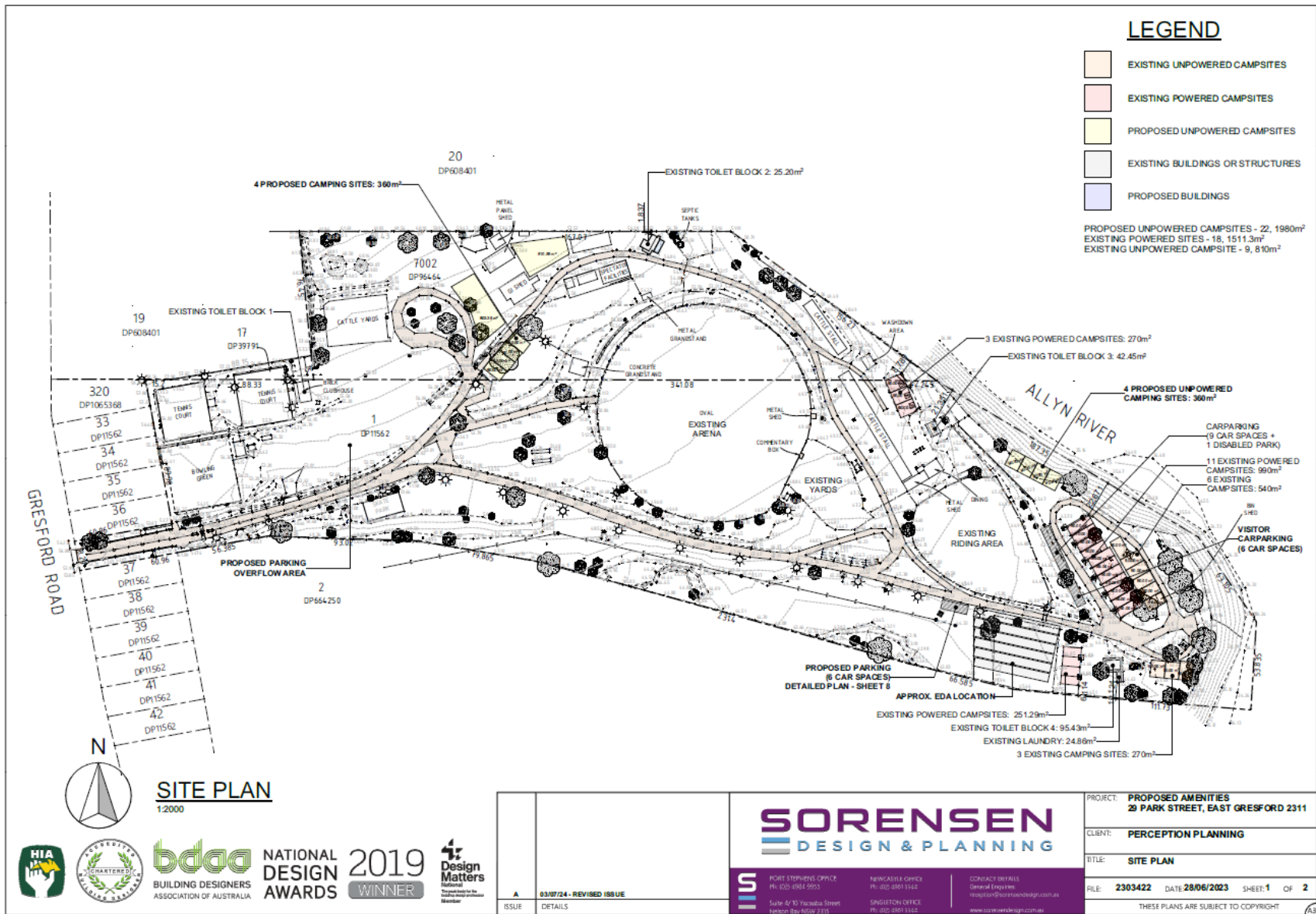


Figure 2 - Camping Ground Plan (Source: Sorensen Design & Planning, 2024)

## 3.0 PLANNING CONTROLS

### 3.1 ACTS AND REGULATIONS

All NSW Acts have been considered in the preparation of this SEE. The following Acts are considered relevant to the proposed development and discussed in further details below:

- *Environmental Planning and Assessment Act 1979*
- *Hunter Water Act 1991*
- *Biodiversity Conservation Act 2018*
- *Water Management Act 2000*

#### 3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

- ***Section 4.46 – What is integrated development?***

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 1** below. The proposed development is identified as integrated development.

- ***Section 7.11 – Development Contributions***

Development contributions will be calculated in accordance with the Dungog Council Contributions Plan 2019.

#### 3.1.2 HUNTER WATER ACT 1991

The subject site is not located within a Drinking Water Catchment. To this effect, a referral to HW is not required under Section 51 of the HW Act. Stamped plans are provided within **ATTACHMENT 6** in accordance with Section 49 of the HW Act.

#### 3.1.3 BIODIVERSITY CONSERVATION ACT 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The site has a portion of biodiverse value land located along the eastern boundary adjoining Allyn River. The development area is not mapped on the NSW Biodiversity Values Map and does not occur within an Area of Outstanding Biodiversity Value (ABOV) (**Figure 3**).

The subject site does not contain area identified on the Biodiversity Values Map as land with high biodiversity value and sensitive to impacts from development and clearing. The proposal requires no removal of vegetation within an area mapped as biodiversity value. Accordingly, no further assessment of the proposal with regard to the Biodiversity Conservation Act is required.



*Figure 3 - Biodiverse Value Land (eSpatial Viewer, 2024)*

### **3.1.4 WATER MANAGEMENT ACT 2000**

The subject site is not located within a Drinking Water Catchment. No physical works will take place on any body of water located on the site nor will the development have a lasting impact on any watercourses or waterbodies on site.

It is noted that works are proposed within 40m of a mapped watercourse (Allyn River). The proposed development will not result in any change in the course of the river nor is likely to significantly affect the natural environment. Erosion and sediment controls measures will be implemented as required throughout construction. It is anticipated that referral to NRAR will be undertaken as part of the assessment process.

**Table 1 - Integrated development triggers**

Integrated development	Proposed Development	
<b>Fisheries Management Act 1994</b>	<ul style="list-style-type: none"> <li>▪ s 144</li> <li>▪ s 201</li> <li>▪ s 205</li> <li>▪ s 219</li> </ul>	N/A
<b>Heritage Act 1977</b>	<ul style="list-style-type: none"> <li>▪ s 58</li> </ul>	N/A – The site is identified as located within a Heritage Conservation Area known as East Gresford Village. No physical works are proposed to a heritage item and the site is not listed on the state heritage register, as such referral is not required.
<b>Coal Mine Subsidence Compensation Act 2017</b>	<ul style="list-style-type: none"> <li>▪ s 22</li> </ul>	N/A – The site is not located within a Mine Subsidence Area.
<b>Mining Act 1992</b>	<ul style="list-style-type: none"> <li>▪ s 63, 64</li> </ul>	N/A
<b>National Parks &amp; Wildlife Act 1974 (as amended)</b>	<ul style="list-style-type: none"> <li>▪ s 90</li> </ul>	N/A
<b>Protection of the Environment Operations Act 1997</b>	<ul style="list-style-type: none"> <li>▪ ss 43(a), 47, 55</li> <li>▪ ss 43(b), 48, 55</li> <li>▪ ss 43(d), 55, 122</li> </ul>	N/A
<b>Roads Act 1993</b>	<ul style="list-style-type: none"> <li>▪ s 138</li> </ul>	N/A
<b>Rural Fires Act 1997</b>	<ul style="list-style-type: none"> <li>▪ s 100B</li> </ul>	N/A – the site is not bushfire prone land.
<b>Water Management Act 2000</b>	<ul style="list-style-type: none"> <li>▪ ss 89, 90, 91</li> </ul>	Yes – Works are proposed within 40m of a mapped watercourse (Allyn River), whilst the proposed development is minor in nature, it is anticipated that referral to NRAR will be undertaken as part of the application assessment.



### 3.1.5 LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021

Under the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (LG Regulation) (c71), the council must not grant approval to operate a camping ground unless it is in accordance with the relevant requirements of Subdivisions 1–8 of Division 3. As a result, these requirements and an appropriate response are provided in Table 2.

**Table 2: Assessment against Division 3 Caravan Parks and camping ground subdivisions 1-8 of the LG Regulation**

Subdivision 1 – Land and site requirements			
No	Requirement	Response	
83	<ul style="list-style-type: none"> <li>(1) A caravan park must not have an area of less than one hectare or, if a lesser area is prescribed by a relevant environmental planning instrument, that lesser area.</li> <li>(2) There is no minimum size for a camping ground.</li> </ul>	Complies	The camping ground as indicated by the site boundary is a total of 11,000m <sup>2</sup> or 1.1ha. The total area allocated for the purpose of camping is 4155.03m <sup>2</sup> .
84	<ul style="list-style-type: none"> <li>(1) A minimum of 10% of the total land area of a caravan park or camping ground must be reserved for recreation or other communal activities.</li> <li>(2) The council may allow a lower percentage, not less than 6% of the total land area of the caravan park or camping ground, to be reserved for recreation or other communal activities.</li> <li>(3) Before allowing a lower percentage, the council must consider— <ul style="list-style-type: none"> <li>(a) the type and range of amenities to be provided, and</li> <li>(b) other matters the council considers relevant.</li> </ul> </li> </ul>	Complies	The camping ground contains a minimum of 10% or 2,300sqm of land reserved for recreation or other communal activities. The bank along the Allyn River and several barbeque facilities throughout the part make up this minimum of 10% or 2,300sqm.
85	<ul style="list-style-type: none"> <li>(1) A long-term site must have an area of at least 80 square metres.</li> <li>(2) A short-term site must have an area of at least 65 square metres.</li> <li>(3) A camp site must have an area of at least: <ul style="list-style-type: none"> <li>(a) 40 square metres, in the case of a camp site for which a separate parking space is provided within 30 metres of the camp site, or</li> <li>(b) 50 square metres, in any other case.</li> </ul> </li> </ul>	Complies	All sites within the campground have a minimum area of 40m <sup>2</sup> . The total number of sites has been determined based on a calculation of 90m <sup>2</sup> for each site. All camping sites have a minimum area of 50sqm.
86	<ul style="list-style-type: none"> <li>(1) A dwelling site or camp site must be numbered or identified and its site boundaries clearly delineated.</li> <li>(2) The site identification must be conspicuous.</li> </ul>	Complies	All sites will be numbered or identified with site boundaries clearly delineated.

Subdivision 2 - Setbacks			
No	Requirement	Response	
87	(1) A dwelling site must have vehicular access to an access road.	N/A	No dwelling sites are proposed.
88	(1) A community building must not be located within 10 metres of the boundary of a caravan park, camping ground, dwelling site or camp site. (2) The council may allow the following distances if satisfied the community building has been or will be properly screened, fenced, enclosed or otherwise treated— (a) 3 metres or more from the boundary of a caravan park or camping ground, and (b) 5 metres or more from the boundary of a dwelling site or camp site.	Complies	No community buildings or dwellings are proposed to be located closer than 10m to the boundary of the camping ground. It is noted that adjoining sites are rural residential land therefore the proposed camping sites are not anticipated to impact on the ongoing land use.
89	(1) A dwelling site or camp site must not be located closer than – (a) 10 metres to a public road or (b) 3 metres to any other boundary of the caravan park or camping ground The council may allow a lesser distance if satisfied the dwelling site or camp site has been or will be properly screened, fenced, enclosed or otherwise treated.	Complies	No camping site is closer than 10m to a public road or 3m to any other boundary. The camping ground is located over 300m from Park Street.
90	(1) Nothing in this Regulation prevents land within a buffer zone arising from the setbacks required by this Division from being used: (a) For community amenities, access roads, car parking spaces, footpaths or landscaping, or (b) For any similar purpose allowed by the approval for the caravan park or camping ground.	N/A	Noted.
91	(1) A moveable dwelling must not be installed closer to any other moveable dwelling than: (a) 3 metres, if it is situated on a long-term site, or (b) 2.5 metres, if it is situated on short-term site or camp site. (2) This clause does not prohibit the installation of semi-detached relocatable homes on adjoining dwelling sites so long as they are separated by construction conforming to the fire safety and sound insulation provisions relation to class 1 buildings contained in Section 3.7.1 and 3.8.6 of Volume Two of the Building Code of Australia	N/A	No moveable dwellings are proposed as part of the campground.
Subdivision 3 - Roads			
No	Requirement	Response	

92	<p>(1) A road that forms an entrance to or exit from a caravan park or camping ground must be at least 7 metres wide.</p> <p>(2) For a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.</p> <p>(3) The council may specify in an approval the way in which an entrance or exit road must meet the sealed portion of other access roads.</p>	Complies	All access roads that are identified on the site layout map are a minimum of 7 metres wide. The road that forms an entrance to or exit from the camping ground is a minimum of 7m wide.
93	<p>(1) A caravan park must have a forecourt, measuring at least 4 metres by 20 metres, to accommodate incoming vehicles.</p>	N/A	The proposed development does not consist of a caravan park.
94	<p>(1) The width of an access road must be:</p> <p>(a) For a two-way access road – at least 6 metres, and</p> <p>(b) For a one-way access road – at least 4 metres</p> <p>(2) The direction of travel for a one-way access road must be indicated by means of conspicuous signs.</p>	Complies	All access roads are two-way and are a minimum of 6 metres wide.
95	<p>(1) The speed limit applicable to an access road:</p> <p>(a) Must not exceed 15 kilometers per hour, and</p> <p>(b) Must be indicated by means of conspicuous signs.</p>	Complies	The speed limit is 10 kilometers per hour throughout the camping ground. There is a sign erected at the front of the park entrance which reflects this.
96	<p>(1) A caravan park or camping ground must contain at least one resident parking space for each dwelling site or camp site.</p> <p>(2) The parking space for a dwelling site or camp site may be on-site (that is, forming part of the site) or off-site (that is, not forming part of the site).</p> <p>(3) An off-site space must be marked (for example, by means of line marking, marker pegs or similar means) to identify the dwelling site or camp site to which it relates.</p> <p>(4) An off-site parking space for a dwelling site or camp site must be situated in the location specified in the approval for the caravan park or camping ground.</p> <p>(5) Each off-site parking space is to have, at minimum, dimensions of:</p> <p>(a) 5.4 metres by 2.5 metres, in the case of angle parking, and</p> <p>(b) 6.1 metres by 2.5 metres, in any other case.</p>	Complies	<p>Each site contains enough space for one car space. Multiple off-site parking areas are proposed within the boundaries of the site. Each off-site parking space will meet the minimum dimensions.</p> <p>Additionally, overflow parking is provided to the western side of the site as per <b>ATTACHMENT 5</b>.</p>
97	<p>(1) A caravan park or camping ground must contain no fewer visitor parking spaces than the following:</p>	Complies	The camping ground has provided 6 visitor parking spaces within the parking area, which is generally

	<ul style="list-style-type: none"> <li>(a) One visitor parking space for each 10 (and any remaining fraction of 10) long-term sites in the caravan park or camping ground,</li> <li>(b) One visitor parking space for each 20 (and any remaining fraction of 20) short-term sites in the caravan park or camping ground,</li> <li>(c) One visitor parking space for each 40 (and any remaining fraction of 40) camp sites in the caravan park or camping ground</li> </ul> <ul style="list-style-type: none"> <li>(2) The minimum number of visitor parking spaces to be provided is 4.</li> <li>(3) Each parking space is to have, at minimum, dimensions of: <ul style="list-style-type: none"> <li>(a) 5.4 metres by 2.5 metres, in the case of angle parking, and</li> <li>(b) 6.1 metres by 2.5 metres, in any other case.</li> </ul> </li> <li>(4) Visitor parking spaces must be clearly identified as such.</li> </ul>		<p>considered to be the common meeting area.</p> <p>Detail of the additional proposed carparking spaces are provided within the engineering documentation provided as <b>ATTACHMENT 11</b> and demonstrates compliance with the required dimensions.</p>
98	<ul style="list-style-type: none"> <li>(1) A caravan park or camping ground must contain at least one visitor parking space for people with disabilities.</li> <li>(2) A caravan park or camping ground that contains more than 100 sites must contain at least one visitor parking space for people with disabilities for each 100 sites or fraction of 100 sites.</li> <li>(3) Such parking is to be provided in accordance with <i>AS/NZS 2890.1:2004 Parking facilities – Off street parking</i>.</li> <li>(4) Visitor parking spaces for people with disabilities must be clearly identified as such.</li> <li>(5) Visitor parking spaces provided under this clause may be counted for the purposes of clause 97.</li> </ul>	Complies	One parking space has been reserved for people with disabilities within the propose parking area, which is generally considered to be the common meeting area.
99	<p>All access roads, including all passing and parking bays, must—</p> <ul style="list-style-type: none"> <li>(a) have an all-weather sealed or other surface finish specified in the approval, and</li> <li>(b) be adapted to the land to enable adequate drainage and remove excessive grades.</li> </ul>	Complies	All roads are appropriately finished to reflect their usage, being gravel.
100	All access roads must be adequately lit between sunset and sunrise.	Complies	The access road will be provided with solar lighting.
<b>Subdivision 4 – Utility Services</b>			
<b>No</b>	<b>Requirement</b>	<b>Response</b>	
101	<ul style="list-style-type: none"> <li>(1) A caravan park or camping ground: <ul style="list-style-type: none"> <li>(a) Must be connected to a mains water supply, or</li> <li>(b) Must be provided with an alternative water supply service as specified in the approval for the caravan park or camping ground.</li> </ul> </li> </ul>	Complies	The camping ground is connected to mains water. Water supply can be provided within 30m of all camping sites proposed.

	<ul style="list-style-type: none"> <li>(2) A dwelling site must be connected to the water supply service for the caravan park or camping ground</li> <li>(3) A camping ground must have water supply connections for the camp sites at the rate of one connection for every 4 camp sites. Connections must be located so that no camp site is more than 30 metres from a connection</li> <li>(4) The water supply connections must include a standpipe and hose tap.</li> <li>(5) The water supply service must comply with: <ul style="list-style-type: none"> <li>(a) The Plumbing and Drainage Act 2011 and any regulations under that Act, and</li> <li>(b) The requirements for any relevant statutory body.</li> </ul> </li> <li>(6) The water supplied for human consumption or domestic purposes must comply with the <i>Australian Drinking Water Guidelines</i> published in 2004 by the National Health and Medical Research Council.</li> </ul>		
102	<ul style="list-style-type: none"> <li>(1) A caravan park or camping ground: <ul style="list-style-type: none"> <li>(a) Must be connected to a main sewer, or</li> <li>(b) Must be provide with an alternative sewage disposal system as specified in the approval for the caravan park or camping ground.</li> </ul> </li> <li>(2) A long-term site must be provided with a connection to the sewage disposal system for the caravan park or camping ground.</li> <li>(3) A caravan park or camping ground that includes any short-term sites or camp sites must be provided with at least one common soil waste dump point for the disposal of closet waste from caravan holding tanks and the like. The common soil waste dump point must be located so as to permit adequate access by caravans and campervans.</li> <li>(4) A short-term site must be provided with a disposal point, as specified in the approval, for the disposal of sullage (that is, domestic waste from baths, basins, showers, laundries and kitchens, including floor waste from those sources) from any moveable dwelling installed on the site. More than one short-term site may be provided with the same disposal point.</li> <li>(5) The sewage disposal system must comply with: <ul style="list-style-type: none"> <li>(a) The Plumbing and Drainage Act 2011 and any regulations under that Act, and</li> <li>(b) The requirements for any relevant statutory body</li> </ul> </li> </ul>	Complies	<p>The camping ground is serviced by an existing on-site sewerage management system.</p> <p>The OSSM system has been upgraded and reconfigured to consolidate the treatment of wastewater for the existing camping sites provided on site. No further update to this system is proposed as part of this development application.</p>
103	<ul style="list-style-type: none"> <li>(1) A caravan park or camping ground must be provided with a stormwater drainage system.</li> <li>(2) All dwelling sites and camp sites must be adequately drained.</li> </ul>	Complies	The camping ground is provided with a stormwater drainage system as demonstrated within the

			engineering (ATTACHMENT 11).
104	<p>(1) A dwelling site must be supplied with electricity from a reticulated electricity service.</p> <p>(2) In the case of a long-term site, the electricity must be supplied by means of an electrical circuit connected to a separate electricity meter.</p> <p>(3) Any such electrical circuit must be installed in accordance with the requirements of:</p> <p>(a) The Electricity Code of Practice, in the case of a long-term site, and</p> <p>(b) AS/NZS 3001:2001, Electrical installations – Relocatable premises (including caravans and tents) and their site installations, as in force on 1 September 2005, in the case of a short-term site.</p> <p>(4) If a dwelling site is provided with electricity otherwise than by way of direct connection to the local electricity supply authority's electricity main, the maximum amount that may be charged for the supply of electricity during a particular period is the amount that the standard retail electricity supplier for the relevant district would have charged under a standard form customer supply contract for that supply during that period.</p>	Complies	The camping ground is connected to electricity with the eastern area currently connected.
105	(1) A common trench may be used for the installation of services in accordance with guidelines set out in AMCORD.	N/A	Noted.
<b>Subdivision 5 – Shower and toilet facilities</b>			
<b>No</b>	<b>Requirement</b>	<b>Response</b>	
106	<p>(1) In calculating the facilities to be provided in accordance with this Subdivision:</p> <p>(a) 2 camp sites are taken to be the equivalent of one dwelling site, and</p> <p>(b) Dwelling sites reserved for use by self-contained moveable dwellings, and dwelling sites provided with ensuite facilities, are to be disregarded.</p>	N/A	<p>The proposed development consists of a total of 46 camp sites.</p> <p>Pursuant to 1 (a), there is a requirement for a quantity of 23 dwelling site facilities to be provided.</p> <p>It is noted no moveable dwellings are proposed.</p>
107	<p>(1) A caravan park or camping ground with fewer than 200 dwelling sites must be provided with facilities in the Table to this clause according to the number of dwelling sites in the Caravan Park or camping ground.</p> <p>(2) A caravan park or camping ground with 200 dwelling sites or more must be provided with those facilities as specified in the approval for the Caravan Park or camping ground.</p> <p>(3) In considering the facilities to be provided in accordance with subclause (2), the council must</p>	N/A	A total of 23 dwelling sites will be utilised for the purposes of calculating the facilities to be provided.

	<p>have regard to the rate of increment of quantities set out in the Table to this clause.</p> <p>(4) For the purposes of this clause:</p> <p>(a) A requirement for a shower may be met by the provision of a bathtub, and</p> <p>(b) a urinal may be fulfilled by providing—</p> <p style="padding-left: 20px;">(i) a urinal intended to be used by 1 person, or</p> <p style="padding-left: 20px;">(ii) a 600 millimetre length of a urinal facility.</p>		
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**Facilities for caravan parks or camping grounds with less than 200 sites**

Sites	Water closets		Urinals	
	Female	Male		
1-25	3	2	1	
Sites	Showers		Handbasins	
	Female	Male	Female	Male
1-25	2	2	2	2

**Complies**

Facilities in the 'Pavilion' amenities block (Block 2) includes, 8 water closets, 3m of urinal and 3 handbasins. No changes to this amenities building are proposed under this application.

Facilities in the 'Pony Club' amenities block (Block 3) includes 6 water closets and 2 handbasins. No changes to this amenities building are proposed under this application.

Facilities in the 'Camping' amenities block (Block 4) include 6 toilets, 4 showers and 3 handbasins. No changes to this amenities building are proposed under this application.

Block 1 consists of a single toilet within the tennis court clubhouse. No changes to this amenities building are proposed under this application.

The proposed development complies with the minimum facilities for camping grounds with between 1 and 25 sites.

108	<p>(1) A caravan park or camping ground must be provided with shower, toilet and associated facilities, designed in accordance with AS</p>	<b>Complies</b>	<p>The camping ground contains an existing amenity building that</p>
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	<p>1428.1-2001, Design for access and mobility Part 1: General requirements for access – New building work, as in force on 1 September 2005.</p> <p>(2) A caravan or camping ground with fewer than 100 dwelling sites must be provided with:</p> <p>(a) 2 disabled bathrooms for each sex, or</p> <p>(b) 2 unisex disabled bathrooms, or</p> <p>(c) 1 disabled bathroom for each sex and 1 unisex disabled bathroom.</p> <p>(3) A disabled bathroom may be counted towards the required facilities for the caravan park or camping ground.</p>		<p>contain separate facilities for each sex that is in accordance with AS1428.1-2001, Design for access – New building work, as in force on 1 September 2005.</p>
109	<p>(1) All showers and hand basins required by this Subdivision must be supplied with hot and cold running water.</p> <p>(2) A mirror must be provided:</p> <p>(a) For each hand basin provided, or</p> <p>(b) If 2 or more hand basins are provided together, for each pair of hand basins.</p> <p>(3) Means for sanitary napkin disposal must be provided in each communal facility that contains water closets for female use and, in a facility containing 10 or more water closets, must be provided at the rate of one for each 10 (remaining fraction of 10) water closets.</p>	Complies	<p>All showers and hand basins are supplied with hot and cold water. A mirror is provided for each hand basin and bins for sanitary napkin disposal are provided in the existing and proposed amenities building.</p>
110	<p>(1) Except as otherwise provide by the approval for the caravan park or camping ground, the shower and toilet facilities provided for a caravan park or camping ground must be housed in a shower block or toilet block:</p> <p>(a) That is constructed of brick or concrete masonry block, and</p> <p>(b) That has non-slip floor of tile or other impervious material adequately drained to outlets, and</p> <p>(c) That has smooth, hard, durable and water-resistant interior finishes, and</p> <p>(d) That has shower recesses with tile or other impervious finishes to a height of at least 1.8 metres, and</p> <p>(e) That has tile or other impervious skirtings' around water closet cubicle walls, and</p> <p>(f) That has tile or other impervious finish around wash basins, and</p> <p>(g) That has adequate lighting (both inside and outside) and adequate ventilation at all times, and</p> <p>(h) That has all its walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition at all times.</p> <p>(2) Subject to clause 108 (2) and (3), if male and female shower or toilet facilities are located in the same building, that building must be divided for spate use by each sex.</p>	Complies	<p>The existing amenities buildings for the camping ground is consistent with the specifications provided under this section.</p>



	(3) Water closets must be provided on individual cubicles having a minimum floor area of 1.1 square metres and a minimum width of 0.8 metre.		
111	(1) A long-term site must not be situated more than 75 metres (measured in a straight line) from a shower block or toilet block. (2) A short-term site or camp site must not be situated more than 100 metres (measured in a straight line) from a shower block or toilet block. (3) This clause does not apply in respect of dwelling sites reserved for use by self-contained moveable dwellings and dwelling sites provided with ensuite facilities.	Complies	All sites are camping sites and are within 100 meters of the existing amenities building. No long-term sites are identified.

**Subdivision 6 – Laundry Facilities**

No	Requirement	Response	
112	(1) In calculating the facilities to be provided in accordance with this Subdivision, 2 camp sites are taken to be the equivalent of one short-term site.	N/A	Noted.
113	(1) A caravan park or camping ground must be provided with at least— (a) 1 washing machine for every 25 long-term sites, and (b) 1 additional washing machine for a remaining part, if any, of 25 long-term sites exceeding 12, and (c) 1 washing machine for every 30 short-term sites, and (d) 1 additional washing machine for a remaining part, if any, of 30 short-term sites exceeding 15. (2) At least 2 washing machines must be provided in a caravan park or camping ground.	Complies	These facilities are to be provided within the existing laundry block (DA74/2021) situated behind the existing Amenities Building within the Eastern camp area.
114	(1) A caravan park or camping ground must be provided with— (a) at least 1 laundry tub for every 50 long-term sites, and (b) at least 1 additional laundry tub for a remaining part, if any, of 50 long-term sites, and (c) at least 1 laundry tub for every 60 short-term sites, and (d) at least 1 additional laundry tub for a remaining part, if any, of 60 short-term sites. (2) At least 1 laundry tub must be provided in a caravan park or camping ground.	Complies	The minimum number to be provided is one laundry tub. These facilities will be provided in the laundry block.
115	(1) A caravan park or camping ground must be provided with: (a) At least one mechanical clothes dryer or each 60 (and any remaining fraction of 60 greater than 30) long-term sites, and	Complies	The minimum number to be provided is one mechanical clothes dryer. These facilities will be provided within the laundry block.

	<p>(b) At least one mechanical clothes dryer for each 80 (and any remaining fraction of 80 greater than 40) short-term sites.</p> <p>(2) The minimum number of mechanical clothes dryers to be provided is one.</p>		
116	<p>(1) A caravan park or camping ground must be provided with clothes line space at the rate of 2 metres of line for each dwelling site.</p> <p>(2) The minimum length of clothes line space to be provided is 50 metres.</p>	Complies	<p>The minimum to be provided is 50m of clothesline space.</p> <p>These facilities will be provided adjoining the Laundry Building.</p>
117	<p>(1) Washing machines and laundry tubs required by this Subdivision must be supplied with both hot and cold water.</p>	Complies	<p>Washing machines and laundry tubs are to be provided with hot and cold water. These facilities will be provided within the Laundry Building.</p>
118	<p>(1) A caravan park or camping ground must be provided with ironing boards, electric irons and power points available for connection to electric irons at the rate of one for every 60 (or remaining fraction of 60) short-term sites.</p>	Complies	<p>The camping ground is to be provided with ironing boards, electric irons and power points within the amenity block.</p>
119	<p>(1) Except as otherwise provided in an approval, the laundry facilities in a caravan park or camping ground must be housed in a laundry block—</p> <p>(a) constructed of brick or concrete masonry block, and</p> <p>(b) with a non-slip floor of tile or other impervious material adequately drained to outlets, and</p> <p>(c) with smooth, hard, durable and water-resistant interior finishes, and</p> <p>(d) with adequate lighting, both inside and outside, and adequate ventilation at all times, and</p> <p>(e) with walls, ceilings and floors, fixtures, fittings and appliances maintained in a clean and sanitary condition, and</p> <p>(f) maintained in a serviceable and safe condition.</p> <p>(a)</p>	Complies	<p>The laundry building (DA742021) sited within the Southern camp area will not be of brick or concrete masonry block. But rather a lightweight construction. This has been previously discussed with Council.</p>

#### Subdivision 7 - Management

No	Requirement	Response	
120	<p>(1) No more than 12 persons may be allowed to stay overnight at a dwelling site or camp site at any one time.</p>	Complies	<p>Noted - No more than 12 persons can stay overnight at a camp site.</p>
121	<p>(1) A register of occupiers must be kept for a caravan park or camping ground.</p>	Complies	<p>A register of occupiers is required for a camping</p>

	<p>(2) At least 1 person who occupies a dwelling site or camp site must be registered.</p> <p>(3) The register must include the following particulars for the registration of a person—</p> <ul style="list-style-type: none"> <li>(a) the person’s full name and address,</li> <li>(b) the person’s dates of arrival and departure,</li> <li>(c) the site identification of the site occupied by the person,</li> <li>(d) if the person occupies a caravan or campervan—the registration number, if any, of the moveable dwelling,</li> <li>(e) for a relocatable home—details of the compliance plate.</li> </ul> <p>(4) The register must be available for inspection by any authorised person without cost during normal working hours.</p>		ground under Clause 132(2)(g).
122	<p>(1) (1) The holder of an approval must enter an agreement with a person if—</p> <ul style="list-style-type: none"> <li>(a) the person intends to occupy a dwelling site or camp site, or</li> <li>(b) the person intends to occupy a long-term site for a holiday.</li> </ul> <p>(2) The holder of the approval must give the person written notice of the conditions of occupation before entering the agreement.</p> <p>(3) The notice must include the following information—</p> <ul style="list-style-type: none"> <li>(a) the site identification of the dwelling site or camp site allocated to the person,</li> <li>(b) the date, if any, on which it is agreed the person’s occupation of the dwelling site or camp site will cease,</li> <li>(c) for an agreement relating to occupation of a short-term site or camp site— the maximum number of days the person may stay in a moveable dwelling on the site in a 12 month period,</li> <li>(d) the rules of the caravan park or camping ground,</li> <li>(e) a telephone number for contacting the holder of the approval, or their agent, in the event of an emergency,</li> <li>(f) whether or not pets may be kept in the caravan park or camping ground and, if so, on what conditions,</li> <li>(g) the nature and location of the amenities available for use by the person as an occupier of the dwelling site or camp site and the charges, if any, for use of the amenities,</li> <li>(h) the location of each fire extinguisher, fire hose reel and fire hydrant that is installed within the park or ground,</li> <li>(i) if the council has given written notice to the holder of the approval that land in the caravan</li> </ul>	N/A	Noted.

	park or camping ground is flood liable land or bush fire prone land—the location of the flood liable land or bush fire prone land, (j) other matters affecting the person's occupation of the dwelling site or camp site or use of the caravan park or camping ground and its amenities.		
123	(1) A caravan park or camping ground must not be used: (a) For any commercial purpose other than a caravan park or camping ground or an associated purpose, or (b) For the manufacture, construction or reconstruction of moveable dwellings. (2) A moveable dwelling installed in a caravan park or camping ground may be renovated, maintained or repaired.	Complies	The camping ground is not used for any other commercial purpose or the manufacture, construction or reconstruction of moveable dwellings.
124	(1) The council must be given a copy of the current community map: (a) As soon as practicable after any amendment is made to the map, and (b) At such other times as the council may reasonably require.	Can Comply	Noted.
125	(1) The holder of an approval to operate a caravan park or camping ground must ensure that copies of the following documents are readily available for inspection without cost in a location in the caravan park or camping ground specified in the approval for the caravan park or camping ground: (a) The approval for the caravan park or camping ground, (b) The current community map, (c) This regulation. (2) A copy of the current community map must also be displayed in a prominent position in the caravan park or camping ground.	Can Comply	These documents will be made readily available for inspection.
<b>Subdivision 8 - General</b>			
<b>No</b>	<b>Requirement</b>	<b>Response</b>	
126	(1) Arrangements specified in the approval for the caravan park or camping ground must be instituted and maintained for the removal of garbage and for the maintenance of garbage receptacles in a clean and sanitary condition.	Complies	As the site currently operates for a camping ground, arrangements are in place to manage waste. Waste is placed in the waste storage area, which is collected once a week by Dungog Council.
127	(1) No part of a dwelling site, camp site or community building within a caravan park or camping ground may be situated more than 90 metres from a fire hydrant.	Complies	Fire hose reels are currently installed at the Eastern camp area and will be installed at the new

	<p>(2) Any fire hydrant located within a caravan park or camping ground must:</p> <p>(a) Be double-headed pillar type fire hydrant, and</p> <p>(b) Be maintained to the standard specified in the approval for the caravan park or camping ground.</p>		<p>camp area after the DA determination is issued.</p> <p>Fire hose reels have been installed in accordance with the Standard of Performance that is required under this Regulation.</p>
128	<p>(1) Fire hose reels must be installed so that each dwelling site or camp site in the caravan park or camping ground can be reached by a fire hose.</p> <p>(2) The fire hose reels must be constructed in accordance with AS/NZS 1221:1997, Fire hose reels and installed in accordance with AS 2441-1988, Installation of fire hose reels, as in force on 1 September 2005.</p> <p>(3) The holder of the approval for the caravan park or camping ground must cause the council to be given a certificate (a fire hose certificate) in relation to the fire hose reels once every calendar year. If a fire hose reel is newly installed, the certificate must be provide within 7 days of the completion of its installation.</p> <p>(4) A fire hose reel certificate is to state, in relation to each fire hose reel installed in the caravan park or camping ground:</p> <p>(a) That the fire hose reel has been inspected and tested by a person (chosen by the holder of the approval) who is properly qualified to carry out such an inspection and test, and</p> <p>(b) That, as at the date on which the fire hose reel was inspected and tested, the fire hose reel found to have been capable of performing to a standard not less than that required by this Regulation.</p>	Complies	<p>The site is connected to water and hydrants will be connected to the site by Park Managers. All future sites will be within the required distance from hydrants. Any campfires are to be within a metal cage.</p> <p>The site is not identified as bushfire prone land and it is 750m or a 1-minute drive to the south of the Dungog NSW Fire and Rescue.</p>
129	<p>(1) A caravan park must be provided with an area for use for washing vehicles.</p>	N/A	<p>The proposed development does not consist of a caravan park.</p>
130	<p>(1) A building must not be erected in a caravan park or camping ground unless the approval allows the erection of the building.</p> <p>(2) An approval may allow—</p> <p>(a) the erection of a community building on land in the caravan park or camping ground that is not a dwelling site or camp site, and</p> <p>(b) the erection of an ensuite facility on a dwelling site or camp site.</p>	N/A	<p>Noted.</p>

From the above, the development is compliant with the relevant provisions for a camping ground and most of the provisions for a camping ground. Other relevant parts of the planning framework will now be discussed.

## 3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and discussed in further detail below.

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Housing) 2021*

### 3.2.1 SEPP – RESILIENCE AND HAZARDS 2021

The Resilience and Hazards SEPP aims to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide.

#### Chapter 4 Remediation of Land

The object of this Chapter is to provide for a State-wide planning approach to the remediation of contaminated land.

In accordance with Clause 4.6 a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development, or alternatively determine that the land would be suitable once remediated.

A review of the Environment Protection Authority (EPA) contamination register confirms that no contamination, the subject of regulation by the EPA, is identified on the site. The subject site is used for recreational purposes and there is no evidence that contaminating activities have historically occurred on site. The DA is not seeking a change of use but is rather seeking development approval for an existing use. We have been provided with no evidence to suggest that the land is contaminated. As such, the land is unlikely to be subject to contamination and does not warrant further investigation.

### 3.2.2 SEPP – BIODIVERSITY AND CONSERVATION 2021

#### Chapter 3 - Koala Habitat Protection 2020

This chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline. Section 4.4 and Schedule 2 of the SEPP identify the Dungog Local Government Area as land to which the policy applies and subject to the Central Coast Koala Management Area.

The key threats within the Central Coast Koala Management Area have been identified as:

- Habitat clearing and fragmentation;

- Vehicle strike and dog attack;
- Bushfire;
- Invasive plant species;
- Disease;
- Reduction in feed trees; and
- Sea level rise.

The proposed development does not involve the removal of vegetation. There is no impact identified on the koala habitat and the free-living population. Further assessment of this Chapter is not warranted.

### **3.2.3 SEPP – TRANSPORT AND INFRASTRUCTURE 2021**

#### **CHAPTER 2 – INFRASTRUCTURE**

The purpose of this Chapter is to facilitate the effective delivery of infrastructure across the state and identifying matters to be considered in the assessment of developments adjacent to particular types of development.

##### Division 5, Subdivision 2 Development likely to affect an electricity transmission or distribution network

###### *Section 2.48 – Determination of development applications – Other development*

The site is connected to underground reticulated electricity. The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower triggers referral the electricity supply authority is triggered pursuant to Section 2.48(1)(a). It is not anticipated that referral to the electricity authority is warranted in this instance.

##### Division 12A, Subdivision 2 Development adjacent to pipeline corridors

###### *Section 2.76 – Determination of development applications*

The proposed development is not in the vicinity of a 'licenced' pipeline corridor as defined under Section 2.76 (2). Accordingly, the proposed development does not trigger referral to any pipeline operator pursuant to Section 2.76.

##### Division 17, Subdivision 2 Development in or adjacent to road corridors and road reservations

The proposed development does not include any works in or adjacent to a classified road. As such, referral or Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Sections 2.117, 2.118 and 2.119.

###### *Section 2.121 – Traffic Generating Development*

In accordance with Section 2.121, development listed in Schedule 3 is identified as traffic-generating development. The proposed development is not identified under Schedule 3 and therefore does not warrant referral to TfNSW. The proposed development is not anticipated to result in adverse impacts on the road network or the safety of road users.

### **3.2.4 – SEPP HOUSING 2021**

#### Chapter 3 Diverse Housing

#### Part 9 Caravan Parks

The aim of this Part is to encourage—

- a) *the orderly and economic use and development of land used or intended to be used as a caravan park catering exclusively or predominantly for short-term residents (such as tourists) or for long-term residents, or catering for both, and*
- b) *the proper management and development of land so used, for the purpose of promoting the social and economic welfare of the community, and*
- c) *the provision of community facilities for land so used, and*
- d) *the protection of the environment of, and in the vicinity of, land so used.*

Pursuant to Clause 130 the provisions of this section must be taken into account, irrespective of whether an application for development consent is made for a caravan park or a camping ground.

Considering the historical use of the site, the location and characteristics of the subject land are highly suitable for tourist use as a camping ground. The campground provides suitable community facilities and services within its grounds and accessible to all visitors. In addition, the proposed development will not impact low-cost housing, or land available for low-cost housing in the locality. Overall, the proposed camping ground is in keeping with the zone objectives and historic use of the site. The proposed development does not interfere with the use of the subject land or adjoining sites.

### **3.3 LOCAL ENVIRONMENTAL PLAN (LEP)**

The following parts of the Dungog LEP 2014 apply to the proposed development:

- **Clause 2.3 - Zone Objectives and Land Use Table**

The site is zoned RE1 – Public Recreation, whereby a ‘camping ground’ is a permissible land use with consent from the relevant authority. The Land Use Table of the LEP identifies the following objectives for this zone. An appropriate response for the proposed development is provided against each.

**Table 3 - Land Use Table - RE1 - Public Recreation**



Zone RE1 – Public Recreation		
No	Objective	Response
1	To enable land to be used for public open space or recreational purposes.	The development for a camping ground seeks to compliment the dominant use, being the showground and existing camping ground to the east of the site. The proposed extension of camping ground provides activity and maintenance on the site when the site is not being utilised for showground activities.
2	To provide a range of recreational settings and activities and compatible land uses.	The development for a camping ground is compatible with the showground when the showground is being utilised because it provides accommodation. It is also compatible when showground activities are not taking place because it ensures funds for the active upkeep of the site.
3	To protect and enhance the natural environment for recreational purposes.	The development for a camping ground will not require the removal of vegetation and the existing services means that waste is appropriately dealt with.

- **Clause 5.10 – Heritage Conservation**

The objectives of this clause include to conserve Dungog’s environmental heritage, the significance of heritage items, of heritage conservation areas, associated fabric, settings and views. The clause also intends to conserve archaeological sites, Aboriginal places of cultural significance and Aboriginal objects.

A search of the Aboriginal Heritage Information Services (AHIMS) database (30 July 2024) did not identify any Aboriginal sites or places of significance are located on or near the site (within 50m) as shown in **ATTACHMENT 4**. The site is identified within Schedule 5 of the LEP as a being located within a Heritage Conservation Area known as East Gresford Village.

East Gresford is a village settlement which is bounded by the Allyn and Paterson Rivers. Gresford was named after the town on the Allyn River in North Wales, Great Britain and was first inhabited between 1812 and 1820 by itinerant cedar cutters.

The proposed development does not incorporate works anticipated to impact on the heritage significance of the existing buildings located on-site. The additional use will incur “stay” fees which will be used to maintain the heritage significance of the site. To this extent, no impact to the heritage significance of the site will occur and nothing prevents Council from issuing consent for the development.

- **Clause 5.21 – Flood Planning**

The land occupied by the campground is identified as land affected by flooding. It is considered that the proposed development will not alter the existing flood behaviors and it is assumed that all the existing buildings are approved and built to purpose and are compatible with the flood hazard of the land. Accordingly, risk to life as a result of flood can be suitably managed on site, until support of emergency services can arrive.

As concluded within the Flood Impact Assessment (**ATTACHMENT 9**), some development locations at the Site are located within the flood fringe and outer floodplain, however there are no specific requirements with respect to proposed structures within the Site. Rising access is readily available to flood free areas within the Site and to East Gresford, inherently managing the risk to life from flooding to an acceptable level.

The proposal will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. To this extent, it is believed that there is no reason to refuse the application on the premise of flood planning.

- **Clause 6.1 – Acid sulfate soils**

The site is not identified as containing acid sulfate soils.

- **Clause 6.4 – Stormwater management**

The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

The application demonstrates that stormwater drainage resulting from new hard stand areas can be catered for in accordance with Council's requirements. The proposed stormwater design ensures that by allowing runoff from the additional impervious area to discharge through the site unmitigated, the increase in peak flows leaving the site results in a negligible increase during the minor event and a decrease in the peak flows during the major event

Refer to the proposed Stormwater Management Plan contained as **ATTACHMENT 11** and design report provided as **ATTACHMENT 10**.

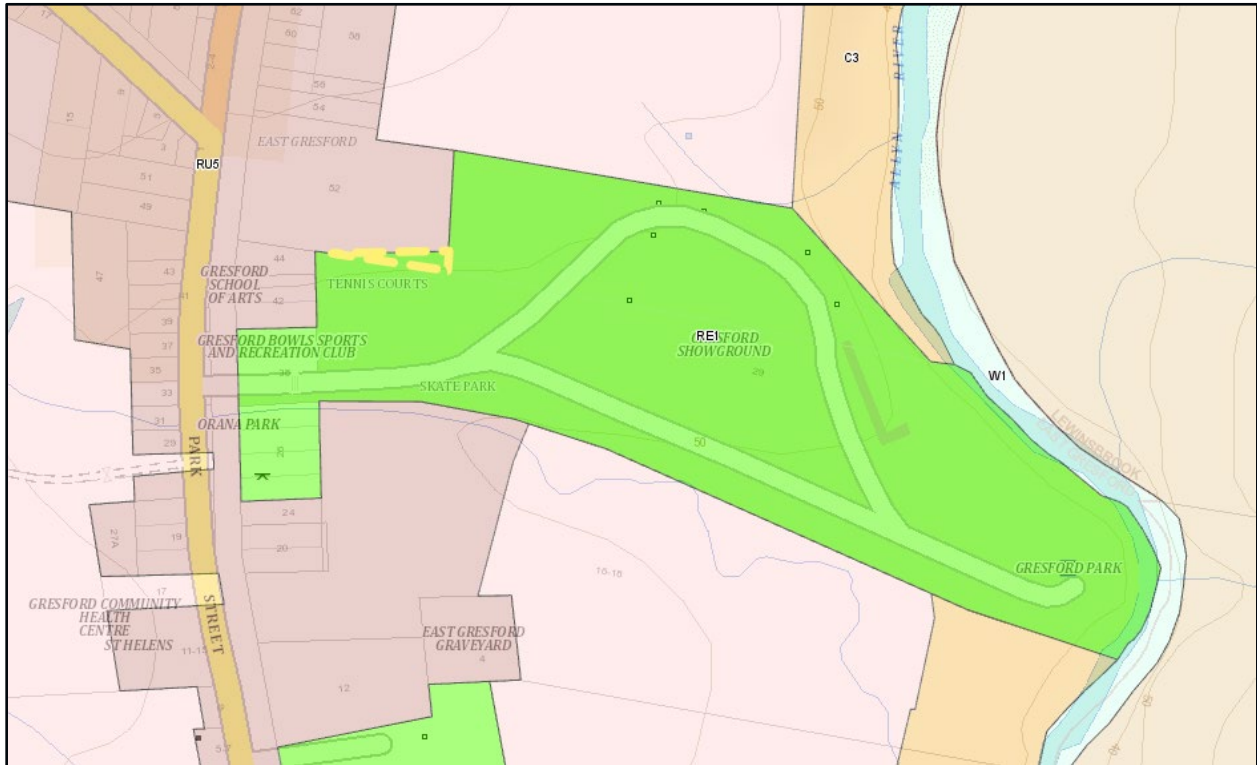
- **Clause 6.5 – Drinking water catchments**

The site is not identified as land located within a drinking water catchment.

- **Clause 6.6 – Riparian land and watercourses**

As identified on the Riparian Land and Watercourses Map in the Dungog LEP, the land is affected by a "watercourse that runs to the east of the property – Allyn River. Although works are proposed within 40m of a mapped watercourse, activity does not cause any change in the course of the river nor likely to significantly affect the natural environment.

Consequently, due to the nature of the campground we have reasonable cause to suspect that the development will not have any adverse impact on the water quality, any aquatic and riparian species and ecosystems of that watercourse or the stability and future rehabilitation of the watercourse. The development has been designed and sited to avoid any significant environmental impact and is unlikely to impact the water quality or flows of the creek.



**Figure 4 - Watercourse known as Allyn River (Source: NSW Planning Spatial Viewer, 2023)**

#### ▪ **Clause 6.8 – Essential Services**

This clause specifies that 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 required.

- a) The site has existing connection to reticulated water supply;
- b) Electricity services are available and connected to the site. The proposed development will not burden public supply;
- c) The connection of telecommunications services is available and existing to the site;
- a) The disposal and management of sewage is via an existing approved onsite septic system;

- b) The application demonstrates that stormwater drainage resulting from new hard stand areas can be catered for in accordance with Council's requirements;
- c) The property has legal access to Park Street.

A Before You Dig Australia (BYD) request was completed with the results provided at **ATTACHMENT 2**.

There will be no adverse impact on receiving environments or adjoining properties attributable to the proposal. To this extent, the development is adequately serviced and meets the requirements of Clause 6.8.

### **3.4 DEVELOPMENT CONTROL PLAN (DCP)**

Consideration of compliance and/or consistency with the relevant provisions of the Dungog DCP is provided below.

#### **Part A**

This Part relates to development application requirements. The proposed development application will be submitted to Council consistent with those requirements and preliminary pre-lodgment information received from Dungog Council.

#### **Part B**

This Part relates to exempt and complying development. The proposed development does not meet the development standards for complying development under Clause 3.A2 (2) SEPP (Exempt and Complying Development Codes) 2008.

#### **Part C**

This Part of the DCP does not provide any general requirements for a campground. The design and layout of the camping ground is regulated by the LEP and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. In accordance with the regulations and the Planning Circular PS06-001, the proposed development is to be defined as a designated camp site and its site design to respond to this Regulation has been previously discussed.

#### **Part D**

This Part relates to Local Area Plans prepared for specific localities. The proposed development is not located in any of these localities, nor does it trigger the need to prepare a Local Area Plan. The proposed development is consistent with the relevant provisions of the Dungog DCP.

## **4.0 LIKELY IMPACTS OF THE DEVELOPMENT**

The likely impacts of the development are a matter of consideration for the consent authority under Section 4.15(1) of the Environmental Planning and Assessment Act 1979. These likely impacts are discussed under the following relevant headings.

### **4.1 BUILT ENVIRONMENT**

#### **4.1.1 CONTEXT, SETTING AND VISUAL IMPACT**

The development has been demonstrated to be consistent with the LG Regulations. It is in keeping with the activities and layout of the existing Gresford Showground. The proposed development does not result in any adverse impacts to the built environment from a visual perspective, due to the isolation and screening of the site from public view. The proposed development contributes to improving the overall aesthetics, use and physical layout of the site. The camping sites are significantly setback from the existing residential dwellings orientated to Park Street.

#### **4.1.2 ACCESS, TRANSPORT AND TRAFFIC**

The development is considered to have low impact on the road network. Park Street is used as a collector road for vehicles passing through East Gresford and the camping ground will experience significantly lower vehicle movements than what would be experienced during a significant event for the Showground. These vehicle movements are able to be readily accommodated on the road network given Park Street currently accommodates a modest level of traffic.

The campground is anticipated to produce a minimal amount of traffic during regular operation, which can easily be handled by the road system. During holiday periods, especially during Christmas, there is an anticipated rise in traffic flow, which could cause minor delays at the intersection of the campground entrance with Park Street however, given the traffic movements are temporary any delays are considered acceptable. Accordingly, the proposed campground is not expected to create any adverse traffic impacts in the surrounding area.

Traffic volumes generated by the proposed campground are likely to vary by season, with many visitors at peak tourist times such as at Easter and Christmas, and fewer guests during colder winter months. In a normal week, there might be a few peak hours when accommodation sites tend to 'turn over' between visiting guests, for example, a Friday afternoon and a Sunday morning.

The maximum number of available camping sites within the camping ground is estimated as 46. (The average number of visitors per campsite is assumed as 2.5, based on the fact that most campers will be couples with horse floats; therefore, the campground is assumed to have a maximum capacity of 115 (as calculated by 46 x 2.5) visitors. The maximum number of people or cars that attend the campground is much less significant than total number of people or cars that attend the site for shows or functions. Further, surrounding local streets do not experience high traffic volumes which would otherwise create conflict. To this extent, the existing access

arrangement and carparking available on-site is suitable for the proposed development and associated use.

The proposed development is considered to be suitable from a traffic and parking perspective.

#### **4.1.3 PUBLIC DOMAIN**

The proposed impact will contribute to the public domain by providing an accommodation option within East Gresford. This accommodation option will bring visitors into the town centre, and this will contribute to activity along the main streets of East Gresford.

No additional lighting is proposed within the Showground other than the solar lighting to the access road.

#### **4.1.4 SERVICES**

The land achieves direct access to a public road and adequate arrangements can be made for access to essential services, as detailed within the relevant sections of this report.

The Before You Dig Australia Search Results are provided at **ATTACHMENT 2**.

### **4.2 NATURAL ENVIRONMENT**

#### **4.2.1 HERITAGE AND ARCHAEOLOGY**

The site is identified as located within a Heritage Conservation Area Known as East Gresford Village. Given the nature of the proposed development, works are not expected to adversely impact the heritage significance of the area. Further assessment of the heritage significance of the site is provided under Clause 5.10 of the LEP above.

#### **4.2.2 ECOLOGICAL**

The development does not require any works that would result in the need for vegetation removal. Further, the existing grassland on-site is disturbed with Showground activities continuing this disturbance. To this effect, no ecological assessment accompanies this DA.

#### **4.2.3 LANDSCAPING**

No landscaping plan has been provided with the DA.

#### **4.2.4 ARCHAEOLOGY**

No archaeological matters have been identified. It is reasonable to conclude that there is a low probability of objects occurring in the area of the proposed development. The proposal does not seek to destroy, deface, damage or move an object from the land. The area of the proposed development is located in an existing disturbed area and unlikely to show any visual signs of objects. In the event that any burials/skeletal remains, shell middens or stone artefacts are found, all work is to cease immediately, and the relevant parties notified.

#### **4.2.5 WATER, WASTE AND ENERGY EFFICIENCY**

The site is connected to reticulated water supply however, there is no reticulated sewer service available for connection. The existing upgraded OSSM system is considered appropriate for the scale of the existing and proposed camping ground. No additional works to amenities or dump points are proposed as part of this development application.

#### **4.2.6 NOISE AND VIBRATION**

The development is not considered to have any significant impacts in terms of noise and/or vibration. All camping activity is to be in accordance with the plan of management. Acoustics will continue to be monitored consistent with the rules and regulations of the Showground during events or functions. To this extent, no further impact on adjoining neighbours will occur as a result of the proposed development.

### **4.3 SAFETY, SECURITY AND PUBLIC INTEREST**

The development will increase passive surveillance and active management of this land. It would otherwise be vacant when the showground is not being utilised.

#### **4.3.1 TOPOGRAPHY AND STORMWATER MANAGEMENT**

The development incorporates an appropriately managed and maintained stormwater management system that will minimise the impacts of stormwater on the land.

Given the land capacity and rural nature of the site there is suitable area for management of overland flows created by additional hardstand carparking areas.

#### **4.3.2 FLOODING**

The land occupied by the Showground is marginally identified as flood prone. It is considered that the proposed development will not alter the existing flood behaviours and it is assumed that all the existing buildings are approved and built to purpose and are compatible with the flood hazard of the land. Accordingly, risk to life as a result of flood can be suitably managed on site, until support of emergency services can arrive. A flood impact assessment has been prepared to support this development application (**ATTACHMENT 9**).

#### **4.3.3 ACID SULFATE SOILS**

This site is not identified as containing Acid Sulfate Soils.

#### **4.3.4 MINE SUBSIDENCE**

The site is not located in an identified Mine Subsidence District.

### **4.4 SUBMISSIONS AND CONSULTATION**

As part of the DA consideration process, it is envisaged Council may place the proposal on public exhibition and send neighbour notification letters to adjoining or adjacent properties. We welcome the opportunity to respond to any submissions

## **4.5 SOCIAL AND ECONOMIC IMPACT ON THE LOCALITY**

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day to day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed development will provide positive economic impacts to East Gresford Town Centre through increased visitation to the area and localised spending. There are no anticipated adverse economic impacts as a result of the proposed development, rather it is considered the proposal will contribute positively to the social elements of the locality through an increase in tourists. The proposed development is not out of character with the existing urban or rural context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

## **4.6 SUITABILITY OF THE SITE AND PUBLIC INTEREST**

The site has access to all relevant services and the proposed development makes good use of the available land. The application design includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality as a result of the development. The proposed camping ground is in keeping with the zone objectives and does not interfere with the use of the subject land or adjoining sites.

To this extent, the site is suitable for development.

## **5.0 CONCLUSION**

This SoEE has demonstrated that the proposed development is within the public interest, both socially, economically and environmentally. Any relevant matters have been addressed through this SEE. The key reasons why the proposed development is appropriate are as follows;

- The proposed development is permissible with consent and is consistent with the Management Plan applicable to the site;
- No adverse impact on the existing character or amenity of the area will result;
- Additional tourism or visitation to the area will increase localised spending thus incurring a positive economic impact within the East Gresford locality;
- The camping ground proposed makes good use of the available land and will not result in any conflicts with the existing land use or heritage significance of the site. Rather, the additional use will incur stay fees which will be used to maintain the heritage significance of the site.



It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Council's determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.



**PERCEPTION  
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## EP&A REGULATION 2021 COMPLIANCE TABLE

A Development Application (DA) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is required under Section 4.12 (1) to meet the provisions of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) (EP&A Regulation) as detailed under Part 3, Division 1. **TABLE 1** below provides consideration of compliance against the relevant Section.

Further to Part 3 of the EP&A Regulation, a DA must contain the following information (as per Department of Planning, Infrastructure and Environment (DPIE) requirements dated March 2022):

- a) the name and address of the applicant
- b) a description of the development to be carried out
- c) the address, and formal particulars of title, of the land on which the development is to be carried out
- d) an indication as to whether the land is, or is part of, critical habitat
- e) an indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is taken to be development that is not likely to have such an effect because it is biodiversity compliant development
- f) the estimated cost of the development
- g) evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner's consent is required by the Regulation
- h) a list of the documents accompanying the application
- i) a Statement of Environmental Effects, unless identified as designated development which requires an Environmental Impact Statement.
- j) a site plan of the land.
- k) drawings of the development.

The above listed information has been provided to the consent authority through the approved form on the NSW Planning Portal.

**Table 1: Assessment against Part 3 Division 1 of the EP&A Regulation 2021**

No	Requirement	Response
<b>22 Application of Part</b>		
This part applies to all development applications.		
<b>23 Persons who may make development applications</b>		
1	A development application may be made by—	The application is made with the owners' consent, attached as an attachment to the SoEE.
1(a)	the owner of the land to which the development application relates, or	
1(b)	another person, with the consent of the owner of the land.	

2	The consent of the owner of the land is not required for a development application made by a public authority or for public notification development if the applicant complies with subsections (3) and (4).	Not applicable. The owner is a public authority – Crown Land
3	The applicant must give notice of the application—	Notification has been provided to the owner and is confirmed by the signature on the owner’s consent form.
3(a)	(a) to the owner of the land before the application is made, or	
3(b)	(b) by publishing, no later than 14 days after the application is made, a notice in a newspaper circulating in the area in which the development will be carried out.	Not applicable. The owner has been notified.
4	If the applicant gives notice under subsection (3)(b), the applicant must also, no later than 14 days after the application is made—	Not applicable. The applicant is not a public authority.
4(a)	if the applicant is a public authority—publish the notice on the public authority’s website, or	
4(b)	for public notification development—arrange for the consent authority to publish the notice on the NSW planning portal.	
5	A development application relating to land owned by a Local Aboriginal Land Council may be made only with the consent of the New South Wales Aboriginal Land Council.	Not applicable. The land is not owned by a LALC.
6	A lessee of Crown land may make a development application relating to Crown land only with the consent of the Crown.	The site is owned by Crown Land. Consent has been provided as ATTACHMENT 12
7	The consent of the Crown is not required under subsection (6) for a development application for—	The site is owned by Crown Land. Consent has been provided as ATTACHMENT 12 The development application is not for State significant development.
7(a)	public notification development, or	
7(b)	other State significant development if the development application is made by a public authority.	
8	In this section— <b>public authority</b> includes an irrigation corporation, within the meaning of the <i>Water Management Act 2000</i> , that the Minister administering that Act has, by written order, declared to have the status of a public authority for the purposes of this section in relation to development of a kind specified in the order.	Noted.
<b>24 Content development application</b>		
1	A development application must—	The DA has been lodged via the NSW Planning Portal which is the approved form.
1(a)	be in the approved form, and	

1(b)	contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and	The DA contains the required mandatory documents required under Section 23 – 36 of the EP&A Regulation and in accordance with Table 1 of the document titled 'Application Requirements' prepared by the NSW Government dated March 2022 (Approved by the Planning Secretary's delegate on 28 February 2022). A summary of supplied mandatory documents is provided in <b>TABLE 2</b> below.
1(c)	be submitted on the NSW planning portal.	The DA has been submitted through the NSW Planning Portal.
2	The fees payable for a development application are specified in Schedule 4 and determined in accordance with Part 13, including additional fees for integrated development, development requiring concurrence and designated development.	Fees will be paid upon issue from the Consent Authority.
3	A development application is lodged— (a) on the day on which the fees payable for the development application under this Regulation are paid, or (b) if the applicant is notified under Part 13 that no fee is required—on the day the applicant submitted the application on the NSW planning portal.	Noted
4	The applicant must be notified through the NSW planning portal that the development application has been lodged.	Noted
5	If the council is not the consent authority, the consent authority must give the council a copy of—	The Council is the consent authority.
5(a)	the development application, and	
5(b)	for designated development—the environmental impact statement.	
<b>25 Information about concurrence or approvals</b>		
25	A development application must contain the following information—	The SoEE includes a list of concurrence authorities and required referrals.
25(a)	a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and (ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41	
		The proposed development is not classified as State significant development.

25(b)	a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.	The proposed development is not classified as Integrated Development under Section 4.46 of the EP&A Act.
<b>26 Information about community housing, boarding houses, co-living housing</b>		
26(1)	A development application for development permitted under State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 2 must specify the name of the registered community housing provider who will be managing the boarding house.	Not applicable. The development is not for community housing or a boarding house.
26(2)	A development application for development for the purposes of boarding houses or co-living housing must be accompanied by a copy of the plan of management.	Not applicable. The development is not for co-living housing.
<b>27 BASIX development</b>		
27(1)	A development application for BASIX development must be accompanied by—	BASIX is not required for the proposed development.
1(a)	a relevant BASIX certificate for the development issued no earlier than 3 months before the day on which the development application is lodged, and	
1(b)	the other matters required by the BASIX certificate.	
27(2)	If the development involves the alteration of a BASIX building that contains more than 1 dwelling, a separate BASIX certificate is required for each dwelling.	
<b>28 Development applications relating to Biodiversity Conservation Act 2016</b>		
28(1)	A development application for biodiversity compliant development must contain the reason the development is biodiversity compliant development.	The subject area of the development is not located within an area of biodiverse value therefore no adverse impact has been identified on local biodiversity.
28(2)	A development application that is accompanied by a biodiversity development assessment report under the <i>Biodiversity Conservation Act 2016</i> must contain the biodiversity credits information.	Not applicable. The proposed development does not trigger a BDAR.
28(3)	A development application relating to land that is subject to a private land conservation agreement under the <i>Biodiversity Conservation Act 2016</i> must contain a description of the kind of agreement and the area to which it applies.	Not applicable. The development land is not subject to a private land conservation agreement.
28(4)	In this section— biodiversity compliant development means—	Not applicable. The development is not subject to biodiversity compliant development.

	<p>(a) development to be carried out on biodiversity certified land under the Biodiversity Conservation Act 2016, or</p> <p>(b) development to which the biodiversity certification conferred by the Threatened Species Conservation Act 1995, Schedule 7, Part 7 applies, or</p> <p>(c) development for which development consent is required under a biodiversity certified EPI, within the meaning of the Threatened Species Conservation Act 1995, Schedule 7, Part 8.</p>	
<b>29 Residential apartment development</b>		
29(1)	A development application that relates to residential apartment development must be accompanied by a statement by a qualified designer.	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
29(2)	<p>The statement must—</p> <p>(a) verify that the qualified designer designed, or directed the design of, the development, and</p> <p>(b) explain how the development addresses—</p> <p>(i) the design quality principles, and</p> <p>(ii) the objectives in Parts 3 and 4 of the Apartment Design Guide.</p>	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
29(3)	<p>If the development application is accompanied by a BASIX certificate for a building, the design quality principles do not need to be addressed to the extent to which they aim—</p> <p>(a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—</p> <p>(i) the building, or</p> <p>(ii) the land on which the building is located, or</p> <p>(b) to improve the thermal performance of the building.</p>	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
29(4)	The additional fee payable for a development application for residential apartment development that is referred to the relevant design review panel for advice is specified in Schedule 4.	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
<b>30 Mining or petroleum development</b>		
30(1)	This section applies to a development application that relates to mining or petroleum development on land—	<p>Not applicable.</p> <p>The proposed development is not for mining or petroleum development.</p>
1(a)	shown on the <i>Strategic Agricultural Land Map</i> , or	
1(b)	subject to a site verification certificate.	
2	The development application must be accompanied by—	Not applicable.

2(a)	for development on land shown on the <i>Strategic Agricultural Land Map</i> as critical industry cluster land—a current gateway certificate that applies to the development, or	The proposed development is not for mining or petroleum development.
2(b)	for development on other land— (i) a current gateway certificate that applies to the development, or (ii) a site verification certificate that certifies that the land on which the development will be carried out is not biophysical strategic agricultural land.	
<b>31 Other documents required for certain development applications</b>		
1	A development application that relates to development for which consent under the <i>Wilderness Act 1987</i> is required must be accompanied by a copy of the consent.	Not applicable. The development application does not require consent under the <i>Wilderness Act 1987</i> .
2	A development application that relates to development for which a site compatibility certificate is required by a SEPP must be accompanied by the site compatibility certificate.	Not applicable. The proposed development does not require a site compatibility assessment.
3	A development application made under the Act, section 4.12(3) must be accompanied by the matters that would be required under the <i>Local Government Act 1993</i> , section 81 if approval were sought under that Act.	Not applicable. The proposed development is not a listed activity under Section 68 of the <i>LG Act 1993</i> .
4	A development application that relates to development on land in an Activation Precinct under <i>State Environmental Planning Policy (Precincts—Regional) 2021</i> , Chapter 3 must be accompanied by a current Activation Precinct certificate.	Not applicable. The development is not within an Activation Precinct.
5	Subsection (4) does not apply to a development application made by a public authority, other than the Development Corporation within the meaning of <i>State Environmental Planning Policy (Precincts—Regional) 2021</i> , Chapter 3.	Not applicable. The development is not within an Activation Precinct.
<b>32 Extract of development application for erection of building</b>		
1	If a development application relates to the erection of a building, an extract of the application must be published on the NSW planning portal.	The development does not include the erection of a building however does include site works to support the proposed campground. Development plans have been provided as ATTACHMENT 5.
2(a)	The extract must— identify the applicant and the land to which the application relates, and	The applicant and land have been identified on the NSW Planning Portal Application and within the

		Statement of Environmental Effects.
2(b)	contain a plan of the building that indicates the proposed height and external configuration of the site, if relevant for the development.	The development does not include the erection of a building however does include site works to support the proposed campground. Development plans have been provided as ATTACHMENT 5.
3	This section does not apply to the following—	The development is not exempt from extract.
3(a)	designated development	The development is not designated development.
3(b)	nominated integrated development	The development is not classified as integrated development that requires approval.
3(c)	threatened species development	The development does not impact upon threatened species which requires a species impact statement. The development is not threatened species development.
3(d)	Class 1 aquaculture development	The development is not for Class 1 aquaculture.
3(e)	State significant development	The development is not State significant development.
<b>33 Concept development applications</b>		
1	The information about the various stages of development, required by this Regulation to be included in a concept development application, may be deferred to a subsequent development application, with the approval of the consent authority.	Not applicable. The development is not a concept development as defined under the Act.
2	Section 29 applies in relation to a concept development application only if the application sets out detailed proposals for the development or part of the development.	Not applicable. The development is not a concept development as defined under the Act.
<b>34 &amp; 35 – Not applicable, as the development is not located in Sydney.</b>		
<b>36 Consent authority may request additional information from the applicant</b>		
1	A consent authority that receives a development application may request additional information about the development from the applicant.	Noted
2	A consent authority may not request additional information in relation to building work or subdivision work if the information is required to accompany an	Noted



	application for a construction certificate or subdivision works certificate.	
3	<p>A consent authority's request must—</p> <p>(a) be made through the NSW planning portal, and</p> <p>(b) specify a reasonable period within which the additional information must be given to the consent authority, and</p> <p>(c) specify the number of days in the assessment period that have elapsed, and</p> <p>(d) inform the applicant that the assessment period ceases to run, in accordance with Part 4, Division 4, during the period between—</p> <p>(i) the request, and</p> <p>(ii) the day on which the applicant provides the additional information or notifies, or is taken to have notified, the consent authority that the information will not be provided.</p>	Noted
4	The applicant may, using the NSW planning portal, notify the consent authority that the applicant will not provide the additional information.	Noted
5	<p>The applicant is taken to have notified the consent authority that the applicant will not provide the additional information if the applicant has not provided the information by the end of—</p> <p>(a) the period specified under subsection (3)(b), or</p> <p>(b) a further period allowed by the consent authority.</p>	Noted
6	<p>In this section—</p> <p><b>additional information</b>, in relation to a development application, means information the consent authority considers necessary to properly consider the development application.</p>	Noted

**Table 2: Mandatory documentation supplied to inform the development application**

Applications that require or involve:	Requirement	Yes / No / Not Applicable
Arrangements before consent can be granted under an environmental planning instrument	Documentary evidence that such arrangements have been made	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <b>Comment:</b> This table forms part of the documentary evidence supporting the DA to enable granting of consent under the EP&A Act 1979 and EP&A Regulation 2021.
Building work to alter, expand or rebuild an existing building	A scaled plan of the existing building	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The development plans are provided as ATTACHMENT 4.
Change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwellinghouse and other than a temporary structure)	A list of the Category 1 fire safety provisions that currently apply to the existing building	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The application is not for a change of use.
	A list of the Category 1 fire safety provisions that are to apply to the building following its change of use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> As above.
Concurrence	A list of any authorities from which concurrence must be obtained before the development may lawfully be carried out or from which concurrence would have been required but for section 4.13(2A) or 4.41 of the Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <b>Comment:</b> A list of authorities which concurrence should be obtained are listed with the Statement of Environmental Effects.
	A statement by the applicant that the relevant matters in the	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No


	<a href="#">Development referrals guide</a> have been considered	<input type="checkbox"/> Not Applicable <b>Comment:</b> Referral list has been generated in accordance with the development referrals guide.
Development involving mining for coal (within the meaning of section 380AA of the Mining Act 1992)	Documentary evidence that the applicant holds an authority under the Mining Act 1992 in respect of coal and the land concerned, or has the written consent of the holder of such an authority to make the development application	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The development does not involve mining for coal.
Development referred to in <a href="#">State Environmental Planning Policy (Housing) 2021, clause 45(1)</a>	Evidence or information demonstrating whether the development is likely to result in the loss of low-rental dwellings on the land to which the application relates during the relevant period, within the meaning of <a href="#">State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 3</a>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The development does not impact the availability of affordable housing.
Development permitted under <a href="#">State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 2</a>	The name of the registered community housing provider who will be managing the boarding house	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The development is not for a boarding house.
Development for a boarding house or co-living house	A plan of management	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The development is not for co-living housing.
Entertainment venues, function centres, pubs, registered clubs or restaurants	A statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <b>Comment:</b> The development is for the extension of a camping ground and additional carparking. The Statement of Environmental

		Effects details the operational features of the development.
Erection of a building	An A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> Please see ATTACHMENT 5 for development plans.
Integrated development	A list of any approvals of the kind referred to in section 4.46(1) of the Act that must be obtained before the development may lawfully be carried out	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable <b>Comment:</b> The development is not identified as integrated development.
	A statement by the applicant that the relevant matters in the <a href="#">Development referrals guide</a> have been considered	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <b>Comment:</b> As above.
Land that is, or is part of, critical habitat or development that is likely to significantly affect threatened species, populations or ecological communities, or their habitats	A species impact statement	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The development is not on land that is part of critical habitat nor is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats.
Land that is in a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the Wilderness Act 1987	A copy of the consent of the Minister for Energy and Environment to the carrying out of the development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The land is not identified as being a wilderness area.
Manor houses or multi-dwelling houses (terraces) to which <a href="#">State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1</a> applies	A statement, in the form approved by the Planning Secretary, by a qualified designer or a person accredited as a building designer by the Building	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b>

	<p>Designers Association of Australia that—</p> <p>i. verifies that the designer or person designed, or directed the design of, the development</p> <p>ii. addresses how the design is consistent with the relevant design criteria set out in the Low Rise Housing Diversity Design Guide</p>	<p>The development is not for a manor house or multi-dwelling housing to which the SEPP applies.</p>
Subdivision	Preliminary engineering drawings of the work to be carried out	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> Subdivision is not proposed.
Temporary structure	Documentation that specifies the live and dead loads the temporary structure is designed to meet	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> The development is not a temporary structure.
	A list of any proposed fire safety measures to be provided in connection with the use of the temporary structure	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> As above.
	In the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if a performance solution, to meet the performance requirements, is to be used)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> As above.
	Documentation describing any accredited building product or	<input type="checkbox"/> Yes

	system sought to be relied on for the purposes of section 4.15(4) of the Act	<input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> As above.
	Copies of any compliance certificates to be relied on	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable <b>Comment:</b> As above.

[Review responses online](#) ↗



Received 3 of 3 responses  
**All responses received**

29 Park Street, East Gresford NSW 2311

Job dates  
11/08/2024 → 11/08/2024

These plans expire on  
6 Sep 2024

Lodged by  
Gracie Jackel

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Essential Energy	Received	4
🏠 Hunter Water Corporation	Received	13
🏠 Telstra NSW Central	Received	31



**Contact Details**

<b>Contact</b> Gracie Jackel	<b>Contact number</b> 0437 195 264	<b>Company</b> -	<b>Enquirer ID</b> 3360597
<b>Email</b> gracie@perceptionplanning.com.au	<b>Address</b> PO Box 107 Clarence Town NSW 2321		

**Job Site and Enquiry Details**

**WARNING:** The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

<b>Enquiry date</b> 09/08/2024	<b>Start date</b> 11/08/2024	<b>End date</b> 11/08/2024	<b>On behalf of</b> Private	<b>Job purpose</b> Design	<b>Locations</b> Both Road, Nature Strip, Footpath	<b>Onsite activities</b> Planning & Design
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Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

<b>User Reference</b> J000480	<b>Address</b> 29 Park Street East Gresford NSW 2311	<b>Notes/description</b> -
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**Your Responsibility and Duty of Care**

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit [www.byda.com.au](http://www.byda.com.au)

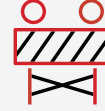
**Asset Owner Details**

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
243058109	Essential Energy	13 23 91	NOTIFIED
243058110	Hunter Water Corporation	1300 657 657	NOTIFIED
243058111	Telstra NSW Central	1800 653 935	NOTIFIED

END OF UTILITIES LIST





## Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

## Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

## Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

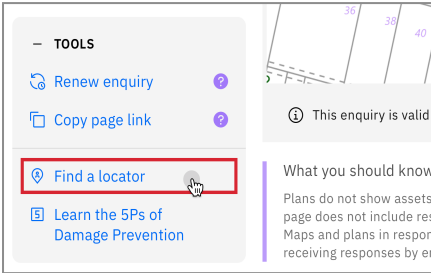
## Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

## Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

## Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

[bydlocator.com/certified-locating-organisation](http://bydlocator.com/certified-locating-organisation)

## Book a FREE BYDA Session



BYDA offers two different sessions to suit you and your organisation's needs. The free sessions are offered in two different formats - online and face-to-face:

- 1. Awareness Session:** Understand the role of BYDA, safe excavation practices, complying with asset-owner instructions, and the consequences of damages. Learn how to mitigate and avoid potential damage and harm and ensure a safe work environment.
- 2. Plan Reading Session:** Develop the skills to interpret asset owners' plans, legends, and symbols effectively. Understand the complexities of plan interpretation to ensure smooth project execution.

To book a session, visit:

[byda.com.au/contact/education-awareness-enquiry-form/](http://byda.com.au/contact/education-awareness-enquiry-form/)

**BOOK NOW**

**Referral**  
243058109

**Member Phone**  
13 23 91

## Responses from this member

**Response received** Fri 9 Aug 2024 10.29am

File name	Page
Response Body	5
Coversheet_EW_ASSETS_FOUND.pdf	6
EW_ASSETS_FOUNDsafetyNotice.pdf	8
plot161063851628859341452.pdf	12

Asset Name: 50215  
Date of enquiry: 9/08/2024 10:27:00 AM  
Notification No: 37322931 (Job No)  
Sequence No: 243058109

Customer's Name: Gracie Jackel  
Customer's Phone No: +61437195264

Address supplied for dig site location  
29 Park Street, East Gresford, NSW

You will require a PDF viewer such as Adobe Acrobat Reader to view the attached documents.  
Adobe Acrobat Reader is freely available at <http://get.adobe.com/reader/>.



## CABLE/PIPE LOCATION

Assets were found in the search area

<b>COMPANY NAME:</b>	Not supplied
<b>ATTENTION:</b>	Gracie Jackel
<b>SEARCH LOCATION:</b>	29 Park Street East Gresford NSW 2311
<b>SEQUENCE NO:</b>	243058109
<b>DATE:</b>	Friday, 9 August 2024

**Provision of Plans:**

Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. **The excavator must not assume that there may not be assets owned by other network operators in the search location.**

Underground assets searched for	Underground assets found
Essential Energy Electrical	<input checked="" type="checkbox"/>
Essential Energy Water & Sewerage	<input type="checkbox"/>

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

**IN CASE OF EMERGENCY OR TO REPORT DAMAGE:  
PHONE 13 20 80**

### DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property. Privately-owned underground electrical assets located on private property are the responsibility of the owner.*

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not warrant the accuracy or completeness of the plans.** Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance placed on the material. Any reliance placed on any plan provided in response to your request is at your own risk.**



Essential Energy retains all intellectual and industrial property rights which exists or may exist in or with respect to the plan(s). The material provided is not to be copied or distributed beyond you.

You release Essential Energy from and against all claims, demands, actions and proceedings arising out of or in any way related to the use of the provided material.

**Location of Assets on Site:**

The plans indicate only that cables and pipes may exist in the general vicinity – they do not pinpoint the exact location of the cables and pipes.

If it is found that the location of cables or pipes on the plans can be improved, please notify Essential Energy on 13 23 91 (or fax 1800 354 636).

All individuals have a duty of care they must observe when working in the vicinity of underground cables and pipes. It is the **excavator's responsibility to visually expose the underground cables and pipes manually, ie. by using hand-held tools and non-destructive pot-holing techniques prior to any mechanical excavation.** The excavator will be held responsible for all damage caused to the Essential Energy network or cables and pipes, and for the costs associated with the repair of any such damage. The excavator will also be held responsible for all damage caused to any persons.

When digging in the vicinity of underground assets, persons should observe the requirements of the applicable Codes of Practice published by the NSW Work Cover Authority or Safe Work Australia, and any amendments from time to time by the Authorities, including although not limited to:

- Excavation Work
- Managing Electrical Risks in the workplace
- How to manage and control asbestos in the workplace

(Please refer to <https://www.workcover.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice>).

When digging in the vicinity of **electrical assets** persons should observe the requirements of the **Electricity Supply Act 1995.**

Persons excavating near live underground electrical reticulation and/or earthing cables **must exercise extreme caution at all times and adhere to the requirements of Essential Energy's Electrical Safety Rules.** (These are available on our website: <http://www.essentialenergy.com.au/content/safety-community> and include

- **Work near Essential Energy's Underground Assets:**  
<http://www.essentialenergy.com.au/asset/cms/pdf/contestableWorks/CEOP8041.pdf> , and
- **Asbestos Fact Sheet:**  
<http://www.essentialenergy.com.au/asset/cms/pdf/safety/AsbestosFactSheet.pdf>

In some situations these procedures call for work to be performed by authorised staff.

Should there be any doubt as to the exact location of any underground electrical assets, and the potential for conflict with live underground cables caused by excavation at your work site, you should contact

**13 23 91** to arrange for an on-site visit by an Essential Energy representative. No construction or mechanical excavation work is to commence prior to this on-site visit and approval being obtained.

When digging in the vicinity of **water or sewer assets** persons should observe the requirements of the **Water Management Act 2000.**

Should there be any doubt as to the exact location of any underground water and sewer assets, and the potential for conflict with underground water and sewer pipes caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit. No construction or excavation work is to commence prior to this on-site visit and approval being obtained.

**Prior Notification:**

Please note that for excavation depths greater than 250mm near power poles and stays you should allow for **advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out the inspection at the site a **minimum of fourteen (14) working days prior to work commencing.** This service may incur a fee and this can be negotiated with the local Area Coordinator at the time of making the appointment. Failure to give reasonable notice to the local Area Coordinator may result in disruption to Essential Energy's planned works program in the district and could incur an extra charge over and above the normal rate for this service.

**For further information please call 13 23 91.**

## When working near underground electrical infrastructure

NSW legislation requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Dial Before you Dig (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig or drive items near underground electricity cables, ducting, and pipes, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. These items carry vital services such as electricity, water, gas and communications, and establishing their location before digging will help ensure worker safety and prevent damage to the network which may cause disruption of essential services to local communities.

### Excavate safely and protect underground assets

Dial Before You Dig (DBYD) is the first step to excavating safely. You should use DBYD when you will be undertaking (but not restricted to) the following:

- > Any excavation using machinery digging deeper than 150mm. This includes but is not restricted to back hoes, excavators, borers & kanger hammers (ploughing or ripping activities)
- > Any excavation using hand tools deeper than 300mm which includes shovels, spades and crow bars
- > Any vertical or horizontal boring.

**Note:** The above examples are general and may not cover all situations in the regulations where a DBYD would be required e.g. driving metal posts in the ground.

Regardless of the size of your project you should lodge an enquiry with DBYD before commencing work. This applies to small tasks like backyard landscaping, driving items into the ground as well as heavy work such as directional boring or directional drilling. DBYD strive to respond to enquiries within two business days.

### Dial Before You Dig

- > Phone 1100
- > Web [www.1100.com.au](http://www.1100.com.au)
- > Download the DBYD iPhone app



The Essential First Step

When a DBYD has been obtained, contact Essential Energy on **13 23 91** to identify any underground pipes and/or cables in the vicinity of excavation works to be carried out. Allow at least **two weeks or 10 working days advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out an onsite inspection if required. This service may incur a fee & should be stated at the time of making the appointment.

In the event the excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained. The excavator **must** retain the plans on site for the duration of the excavation works.

### Your responsibility

All individuals have a duty of care they must observe when working in the vicinity of underground cables, ducts and pipes. Be aware of the requirement set out in the latest WorkCover Codes of Practice 'Work near Underground Assets Guideline' and 'Work near Overhead Powerlines' which can be viewed at [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au) or you can purchase a copy of the Code of Practice by contacting WorkCover on 1300 799 003.

You should also be familiar with Essential Energy's operational procedures 'Work near Essential Energy's underground assets' CEOP8041 and 'Construction work near electricity network' CEOP1116, which can be found at [essentialenergy.com.au/construction](http://essentialenergy.com.au/construction)

- > **Employers:** If you're an employer or employing someone to excavate, complete construction or drive items into the ground even at home you have a legal obligation to ensure their safety
- > **Excavators:** It is the excavator's responsibility to visually expose the underground pipes and cables manually before any construction begins.

**Note** – when excavating involving high pressure water or compressed air to break up the ground, which is then removed by a powerful vacuum unit to expose critical utilities after they have been electronically located to confirm identity, size, number of services and depth, checks should be carried out to ensure the pressure is acceptable for all cables and other assets which may be found prior to commencing pot holing by this method. Warning: CONSAC cables shouldn't be potholed by this method and must be de-energised before any work carried out near them. It's recommended to only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi).

Be safe, because they need you



## No Go Zone for powered excavation

Extract from WorkCover “Work near Underground Assets”

**TABLE 1:** Types of assets and limits of underground approach

Assets	Clearances	No Go Zone for Powered Excavation	Controls	Typical Depths
Low voltage electricity cables – voltages less than or equal to 1000V (1kV)	Close proximity with the use of hand tools	300 mm	Must contact asset owner for specific conditions	450 – 750 mm
Electricity conductors from 11,000V (11kV) up to 33,000V (33 kV)	Close proximity with the use of hand tools	600 mm	Must contact asset owner for specific conditions	900 mm
Underground sub-transmission cables 33,000V up to 132,000V (132 kV)	Must contact asset owner	Must contact asset owner	Must be carried out under the supervision of the asset owner	900 mm
High Voltage Electricity cables – voltages from 1000V (1kV) up to (33 kV)	Close proximity with the use of hand tools	Must contact asset owner	Must contact asset owner for specific conditions	600 – 1000 mm
Extra High Voltage Electricity Transmission cables – voltages above (132 kV) and 330,000V (330 kV)	Must contact asset owner	Must contact asset owner	Work must be carried out under the supervision of the asset owner	800 – 1200 mm

### How to expose cables or pipes

Location plans provide an indication of the presence of underground assets only; they do not pinpoint the exact location. This is why manual exposure is required, which can be done by potholing. Underground assets must first be exposed by pot-holing with non-conductive tools to identify their location. Excavation with hand tools shall be carried out carefully up to, but not closer than, the minimum distances specified in Table 1. Several potholes may need to be dug manually to determine and satisfy yourself of the exact locations of cables or pipes to avoid any mishaps. Manual pot-holing needs to be undertaken with extreme care, common sense and while employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable. Look out for sand, plastic strips or specially marked bricks when excavating, which signal the presence of underground cables.

Only once all underground assets have been located, marked and protected against damage can the excavation proceed with caution.

### No Go Zone for powered excavation

Directional boring is powered excavation and contact with the asset owner must be made before excavation takes place. For directional boring across the line of an asset a minimum clearance of **300 mm** from the asset shall be maintained. When boring across the line of an underground asset, the location of the asset/s shall be positively proven by hand digging (pot-holing) or by another approved method and a safety observer appointed.

Note: Where the risk assessment identifies a potential risk of making contact with either underground assets, safety observer/s would be required. The safety observer’s

responsibility is to ensure that approach distances from underground and overhead assets are maintained.

For boring under electricity cables, the only true way of knowing where the directional drill is, is to “see” it. It is necessary to excavate a slit trench at right angles to the approaching drill and 500mm deeper than the asset being protected and beside the cables to confirm the depth of the cables and ensure the drill is not within the minimum approach distance of the cable (specified in Table 1).

For directional boring parallel to the asset and at the level of the asset, a clearance of **500 mm** shall be maintained from the edge of the nearest asset and pot holed at 10m intervals to ensure clearances are maintained with a safety observer appointed.

### The four Ps of safe excavation

- Plan** – Plan your job. Use the Dial Before You Dig service before your job is due to begin to help keep your project safe. Contact Essential Energy on 13 23 91 to identify any underground pipes and/or cables in the vicinity
- Pothole** – Potholing (digging by hand) is a method to assist in establishing the exact location of all underground infrastructure. Only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi)
- Protect - Protecting and supporting exposed infrastructure is the excavator’s responsibility.** Always erect safety barriers in areas at risk to protect underground networks
- Proceed** – But ONLY when you have planned, potholed and put the protective measures in place.

*Be safe, because they need you*



## Digging safely

You cannot be too careful when it comes to safe excavation. Avoiding underground ducting pipe and cable damage is as simple as having the right tools, the right skills and the right information.

- > Study the plans you receive from asset owners thoroughly
- > Check to see if they relate to the area you requested and make sure you understand them. If you are unclear about what the symbols mean or how to proceed, contact the relevant network owner
- > Check the work area for other forms of electrical equipment, including street lights, ground substations, phone boxes or traffic lights – all good indicators that underground cables will be present
- > Remember underground cables can also be present even if overhead powerlines have been identified
- > Never assume the depth or alignment of pipes and cables. Installed networks assets may not have been installed in a straight line
- > Always observe any instructions stated on the plans provided by the asset owner
- > Remember, plans and maps identifying the location of underground cables and depths can alter after road upgrades or developments and underground assets may be as little as a few millimetres below the surface
- > Other service lines (for example gas mains (pipes) and communication cables) can also be present. Shared trenches are frequently used on underground runs to premises
- > New electrical cables are sometimes laid using existing old conduits
- > Various methods of protecting underground cables may be utilised (for example electrical bricks, conduits, concrete or flat PVC barriers) or may be direct buried or installed by under-boring methods which may have no visual disturbance of the ground
- > Ensure overhead & electrical structures aren't undermined during excavation.

## Earth cables

Earth cables are an important part of all electrical installations and have two main purposes:

- > To safeguard against the possibility of danger to life
- > To maintain the good working order of the electrical network.

They can have potentially dangerous electrical current flowing through them. Usually they have a green and yellow covering but could be a bare cable buried directly in the ground.

Even if the map provided does not show underground cables, earth cables may be present. These earth cables are usually associated with electrical equipment located

on the pole such as transformers, switching equipment, permanent earthing points or Padmount / kiosk subs.

It's recommended that if any excavation is to take place within **10m** of a power pole with a cable running down it into the ground, contact is made with Essential Energy on **13 23 91** to have the earthing system located. While an effort is made to install the earthing under the powerline and guy if installed, sometimes circumstances may require a variation to this, so do not assume where they are installed. The distance and configuration that the earthing cable is installed varies due to the soil conditions and system type (e.g. Single wire earth return (SWER)).

Additional earthing electrodes stakes may be installed to ensure the required earthing reading is obtained.

### WARNING:SWER installations

- > Contacting SWER earthing can be deadly
- > Voltage is present on SWER transformer earthing systems either at 12.7 kV or 19.1kV
- > NO excavation is allowed within 10 metres of a SWER transformer pole.

## Excavating around electrical poles

Anyone intending to excavate around any electrical item risks serious injury or death as a result of contact with underground cables or the earthing system.

## Assets around poles

For excavation depths greater than 250mm near power poles and stays you must arrange for an Essential Energy representative to attend the worksite 2 weeks prior to work commencing. Call Essential Energy on **13 23 91**. More information is available in Essential Energy's operational procedure, 'Work near Essential Energy's underground assets: CEOP8041' which can be found at [essentialenergy.com.au/construction](http://essentialenergy.com.au/construction)

Unless otherwise agreed, underground assets and other obstructions around poles are to be kept a minimum distance of 300mm from the periphery of the pole, to allow inspections by the asset owner employees.

No excavation within 10 metres of a SWER transformer pole is to occur without the approval of the local electricity asset owner. It should be noted that the NSW Service and Installation Rules require a sketch of the underground service/consumers mains to be marked inside the switchboard.

The risks are higher for those earthing systems of the SWER constructions as the earthing is utilised as the return path.

*Be safe, because they need you*





Typically any electrical item installed on a pole will have an earth wire running down the pole into the ground, which includes:

- > Transformers in urban and rural situations
- > Isolation, protection and regulation items.

Transformers located on the ground (padmount and kiosk), besides having underground electrical cables, will have an earthing system installed around them.

### Damaged earthing

If an earth cable has been damaged, maintain a clearance of eight (8) meters and contact Essential Energy on **13 23 91**. **DONT ATTEMPT** to re-join the cable - this will place you at serious risk.

### Operating near underground cables and earths

- > Underground cables should never be moved or relocated unless under the express authority of the organisation or person responsible for the powerlines
- > The excavator shall report all damage made to Essential Energy assets immediately. Damage includes: gouges, dents, holes and gas escapes
- > Never undermine poles, cables, earthing cable, pad-mount and kiosk substations.



Above: Poles with become unstable if undermined

### Make sure it can't go wrong

You should ensure that people at work, their equipment (tools and plant) or materials do not come within close proximity to underground powerlines unless:

- > A written risk assessment has been completed and a safe system of work implemented
- > The relevant safety precautions and worker training requirements, including WorkCover Codes of Practice and Essential Energy's requirements, have been implemented and complied with.

If working in close proximity to underground cables is unavoidable and the risk assessment has been completed, the following should be considered to control the risks and ensure work safety:

- > Have the power switched off by Essential Energy
- > Consider all conductors as live unless it is positively known they have been de-energised
- > Where appropriate, provide ground markings to identify location and warn workers of the presence of underground power and other assets.

### Emergency situations

In the event that contact with an underground powerline occurs or cables are exposed or damaged, remembering the following points could help save a life:

- > If the situation is at all life threatening, immediately contact the Emergency Services on 000 (triple zero)
- > Call Essential Energy's 24-hour supply interruptions line - **13 20 80** to switch off the power if required or report damage or exposure cables / conduits
- > If any other underground assets are damaged you should contact the affected asset owners immediately
- > Treat underground cables as alive, even if they appear to be dead
- > Keep everyone at least eight metres away from the incident site, the person or any machinery making contact with underground cable
- > Don't panic or touch the person receiving the electric shock - this could place you at risk
- > Untrained, unequipped persons should not attempt to rescue a person receiving an electric shock. All too often secondary deaths occur when others go to the aid of earlier victims
- > Remain on/inside the machinery until the supply is disconnected
- > If possible, break contact between the machinery and underground cable.



### For more information

Essential Energy's Public Safety team is available to facilitate Electrical Awareness sessions and discuss any questions relating to electrical safety. For more information on electrical safety please call

- > Essential Energy General Enquiries 13 23 91
- > Essential Energy Supply Interruptions 13 20 80
- > WorkCover NSW 13 10 50
- > Dial Before You Dig [www.1100.com.au](http://www.1100.com.au) 1100



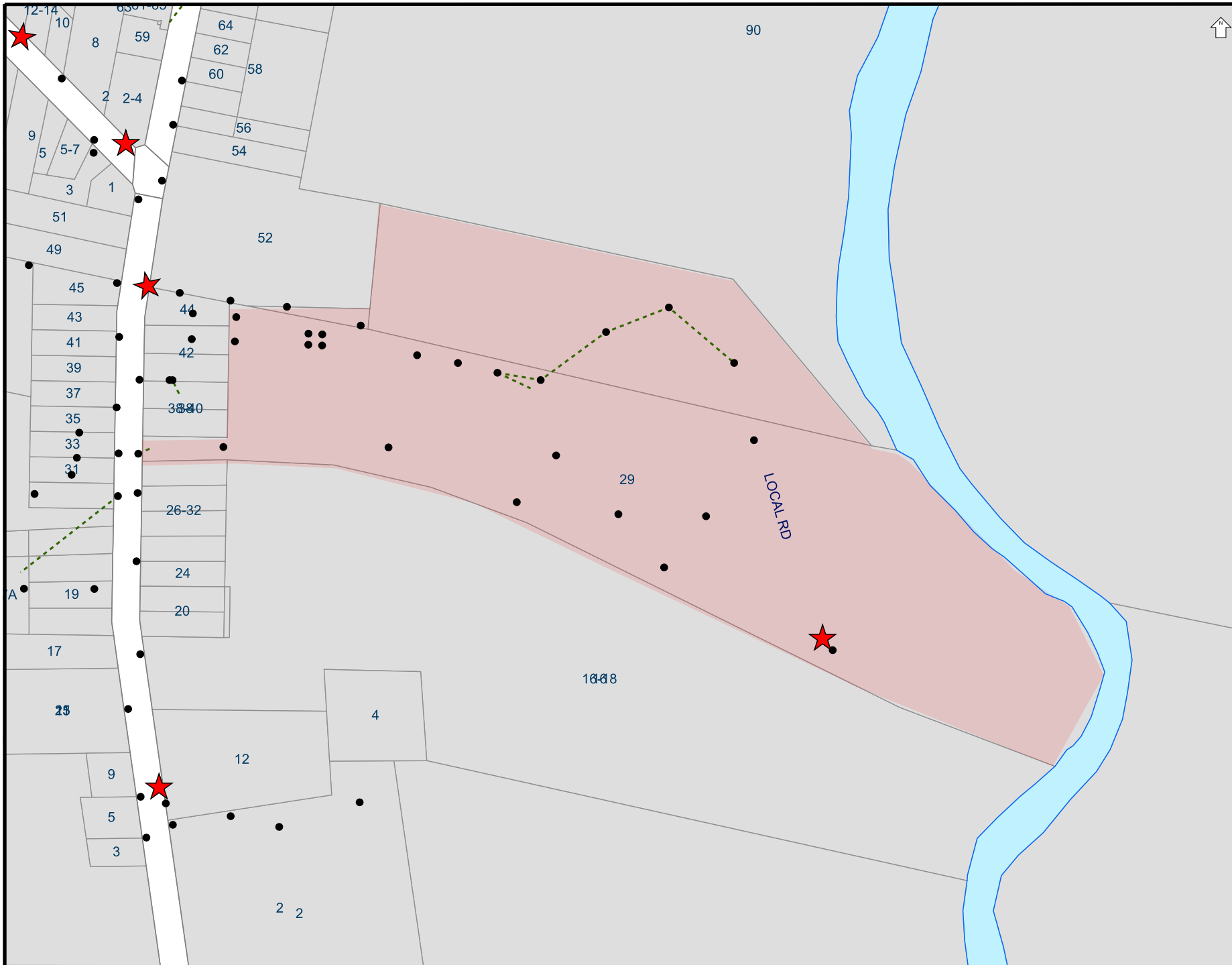
- > Follow us
- > or visit [essentialenergy.com.au/safety](http://essentialenergy.com.au/safety)

#### Safety first: Before you dig or drive items into the ground

1. Contact DBYD
2. DO NOT attempt to excavate within 10m of any power pole or electrical item
3. Contact Essential Energy on 13 23 91 for assistance to locate cables and earthing
4. Locate asset: Pot-hole
5. Proceed only if you have satisfied yourself it is safe.

*Be safe, because they need you*





Overhead wires not shown  
LOOK UP & LIVE!

### LEGEND

- - - LV Underground Cable
- - - HV Underground Cable
- - - Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- ⊠ Cubicle
- Pit
- Area of Interest

### Critical Assets

- Contact Essential Energy on 13 23 91
- Zone Substation
- - - Underground Cable
- - - Underground Fibre

### Proposed Works

- Area of proposed works
- Proposed assets are shown as orange symbols

**THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.**  
If details are incorrect, please notify  
Essential Energy on 13 23 91  
(or fax 1800 354 636)

ISSUE DATE: 09/08/2024

You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above

A4 SCALE: 1:3665



**Referral**  
243058110

**Member Phone**  
1300 657 657

## Responses from this member

**Response received** Fri 9 Aug 2024 10.29am

<b>File name</b>	<b>Page</b>
Response Body	14
243058110.pdf	15
Legend.pdf	30

THIS IS AN AUTOMATED RESPONSE. PLEASE DO NOT RESPOND TO THIS EMAIL To: Gracie Jackel RE: Before You Dig Australia (BYDA) REFERRAL NOTIFICATION FROM HUNTER WATER CORPORATION NSW Sequence No: 243058110 Enquiry Date: 09/08/2024 Commencement Date: 11/08/2024 Completion Date: 11/08/2024 Thank you for the above enquiry. Please find attached the "243058110.pdf" which overviews your proposed work area in association with Hunter Water Corporation's assets. Please note that this communication, including any attachments, is confidential. If you are not the intended recipient, you should not read it please contact us immediately, destroy it, and do not copy or use any part of this communication.



# Before You Dig Australia (BYDA) Location Information

**Hunter Water Corporation**  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300

**To:**

Gracie Jackel  
PO Box 107 d  
Clarence Town NSW 2321

Enquiry Details	
Utility ID	80220
Job Number	37322931
Sequence Number	243058110
Enquiry Date	09/08/2024 10:27
Response	<b>NOT AFFECTED</b>
Address	29 Park Street East Gresford
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3360597
Contact	Gracie Jackel
Company	
Email	gracie@perceptionplanning.com.au
Phone	+61437195264

## Enquirer Responsibilities

Hunter Water Corporation's (HWC) provision, and your access to and use, of the data, maps and other information contained in this response (Information) are subject to the following terms and conditions, and all additional disclaimers contained elsewhere within this response.

### Nature of HWC's assets

You acknowledge that:

- water in the main is under pressure and may cause injury if the main is damaged;
- sewer mains can be under pressure and may cause injury if the main is damaged;
- recycled water mains can be under pressure and may cause injury if the main is damaged;
- services are laid at varying depths;
- the Information does not include data related to property services; and
- HWC will seek recovery of repair costs if assets are damaged.
- All electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a relevant work area is established.

### Your use of Information

You acknowledge and accept that all Information provided in this response by HWC:

- (a) is generated based on an automated analysis of the data you submit to the Before You Dig Australia website (BYDA). Accordingly, the relevance and reliability of such Information is dependant on the accuracy and suitability of the data you provide to BYDA;
- (b) the Information is intended to have a general application only and may not be suitable for your specific requirements; and
- (c) all Information is intended to provide guidance only and any reliance you place on such Information is entirely at your own risk.

The Information is provided for the sole purpose of assisting the location of HWC assets before excavation (**Permitted Purpose**), and you must not copy, translate, modify, distribute or make derivative works of the Information except as you directly require to achieve the Permitted Purpose. All Information contained in this response must be used and kept together. Your access to, and use of, the Information does not grant you any ownerships rights in respect of the Information or any intellectually property in the Information.

### Disclaimer

While HWC takes all reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the intended general nature of the Information, it is not possible to conclusively specify the location of all of HWC's underground assets.

### ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE.

If you have a question or concern about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

You must not solely rely upon the Information when undertaking underground works.

To the full extent permitted by law, HWC disclaims responsibility or liability for all loss, damage, injury or other claim whatsoever for any outcome arising from:

- (a) your access to, or use of, the Information, including any failure to avail yourself of the Information;
- (b) your reliance on the Information or its inability to meet your needs;
- (c) your failure to correctly or accurately:
- (1) submit relevant or valid data to BYDA; or
  - (2) use or interpret the Information provided by HWC; or
- (d) any delay, failure, interruption, or corruption of any Information.

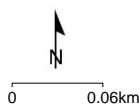
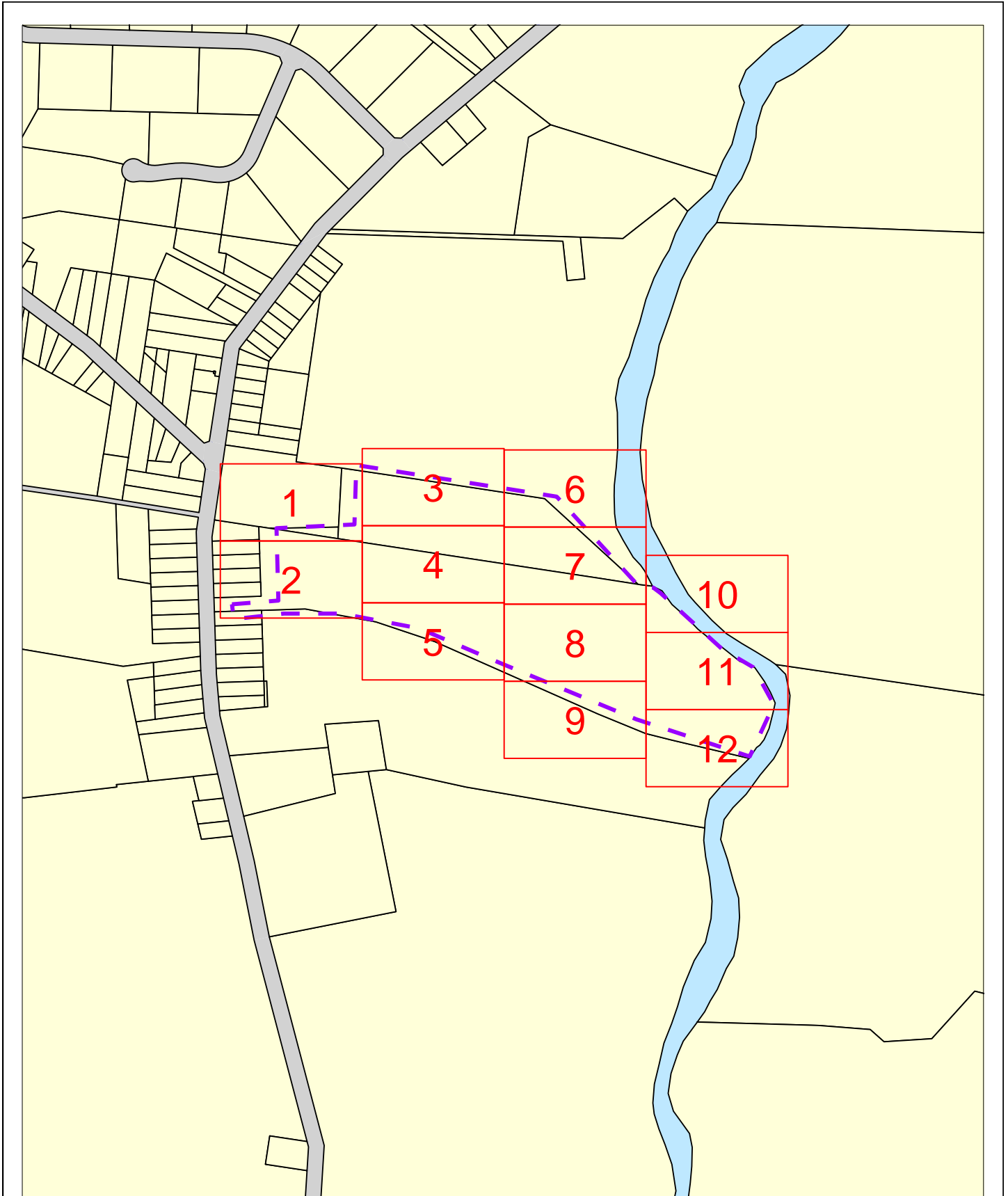
[www.hunterwater.com.au](http://www.hunterwater.com.au)

1300 657 000



# Overview Map

Sequence No: 243058110  
29 Park Street East Gresford



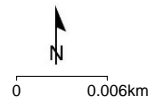
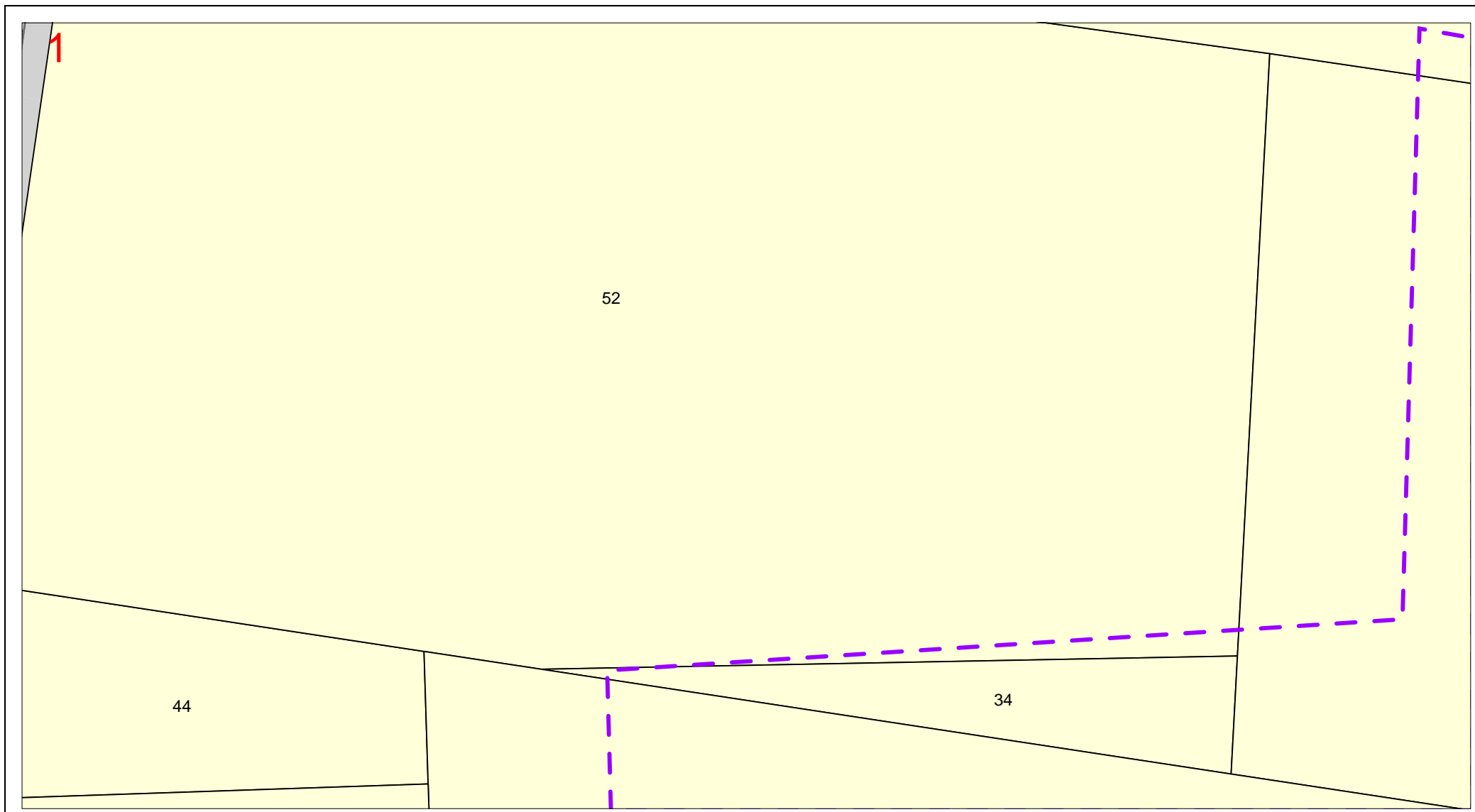
**LEGEND:**

- 1** Detail Map
- BYDA Work Area



# Map 1

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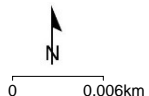
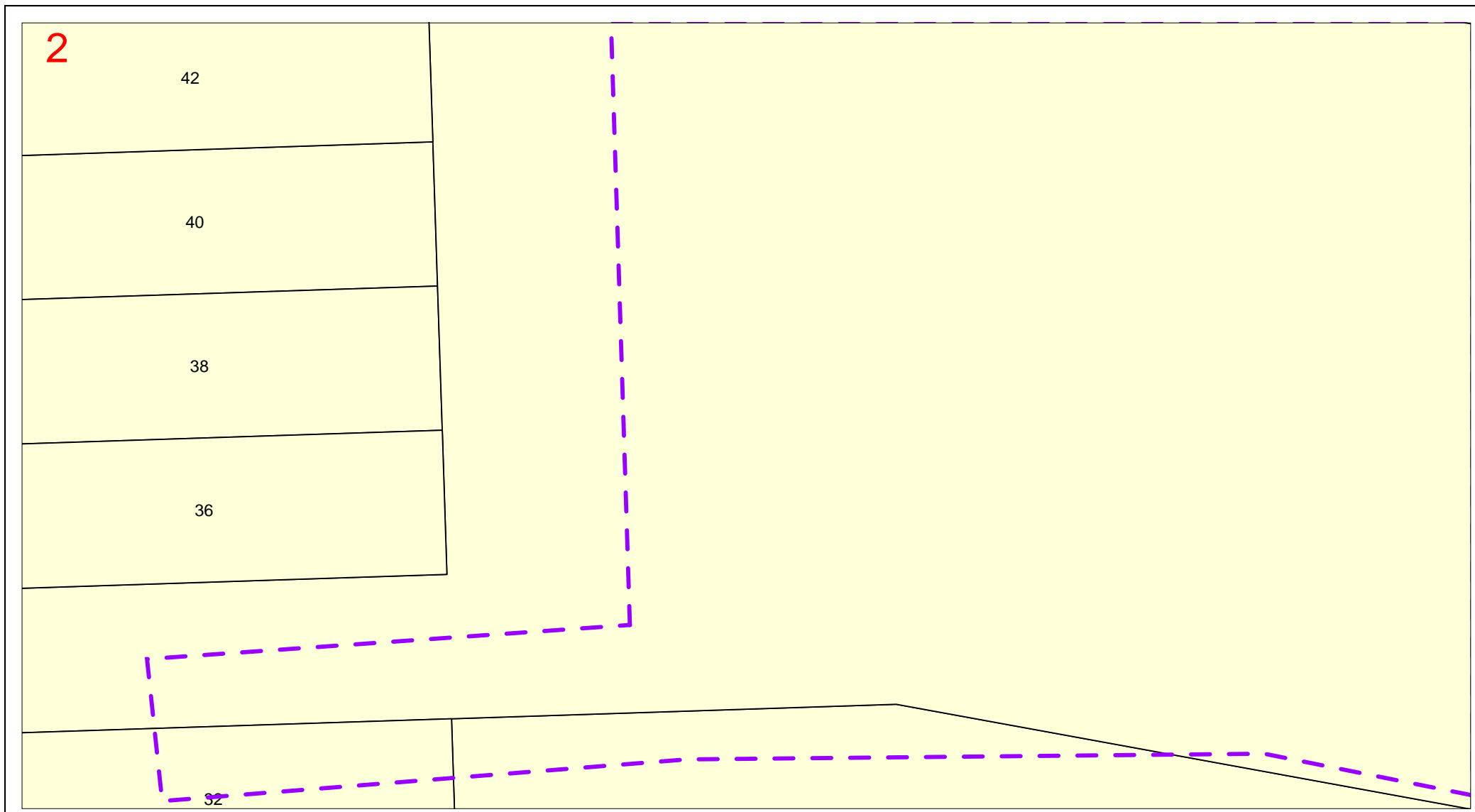
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# Map 2

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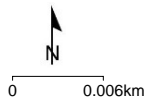
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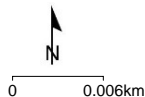
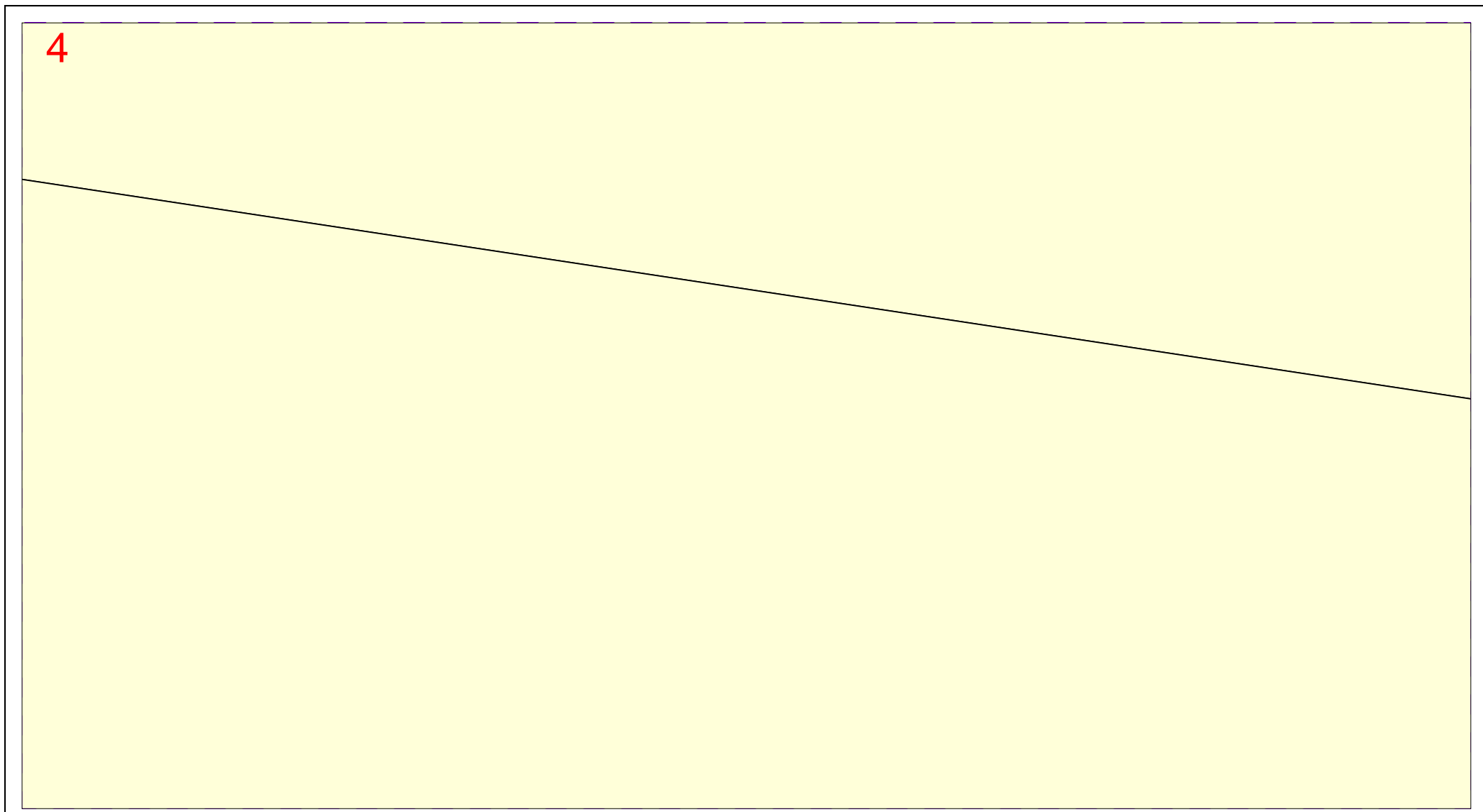
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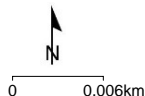
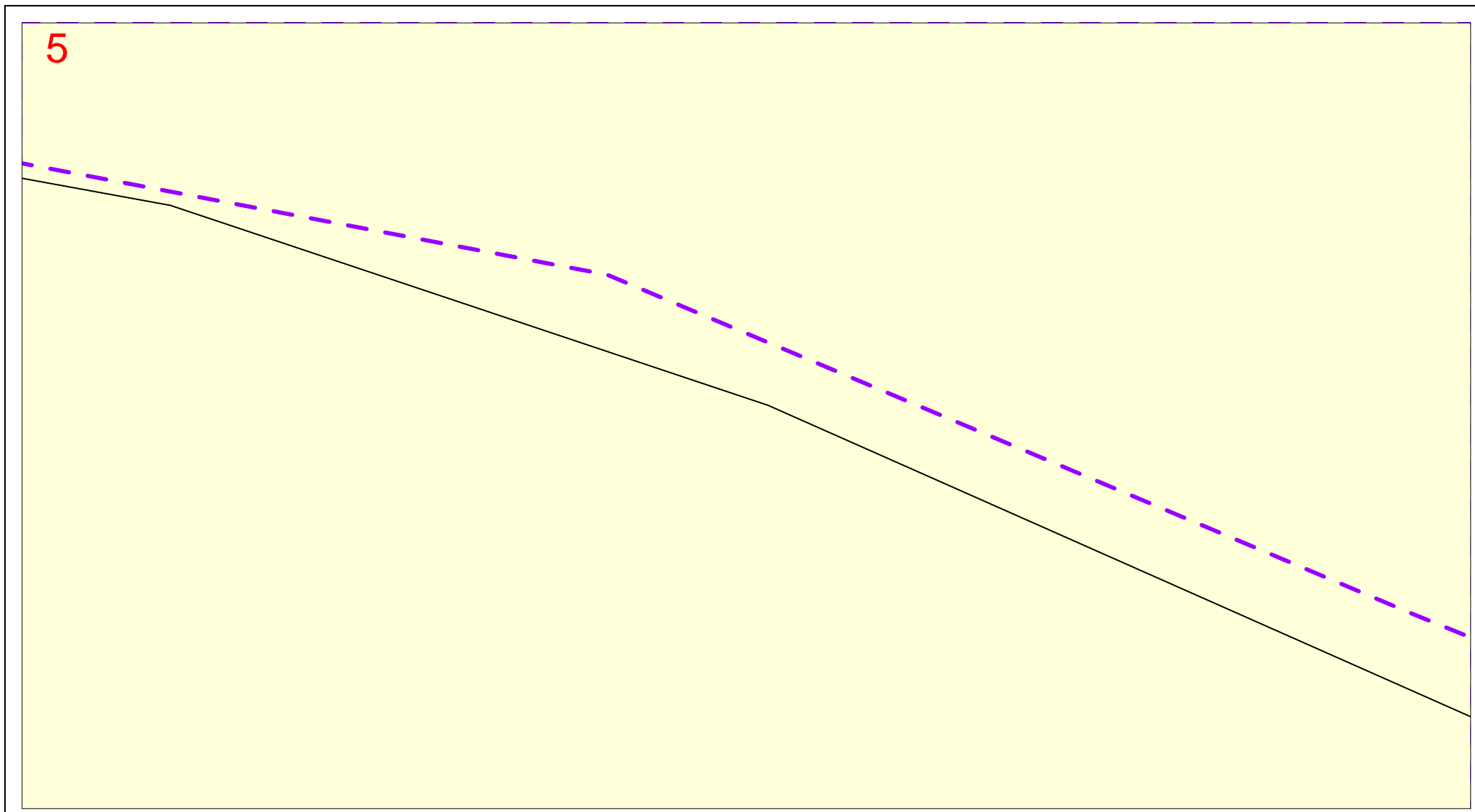
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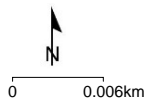
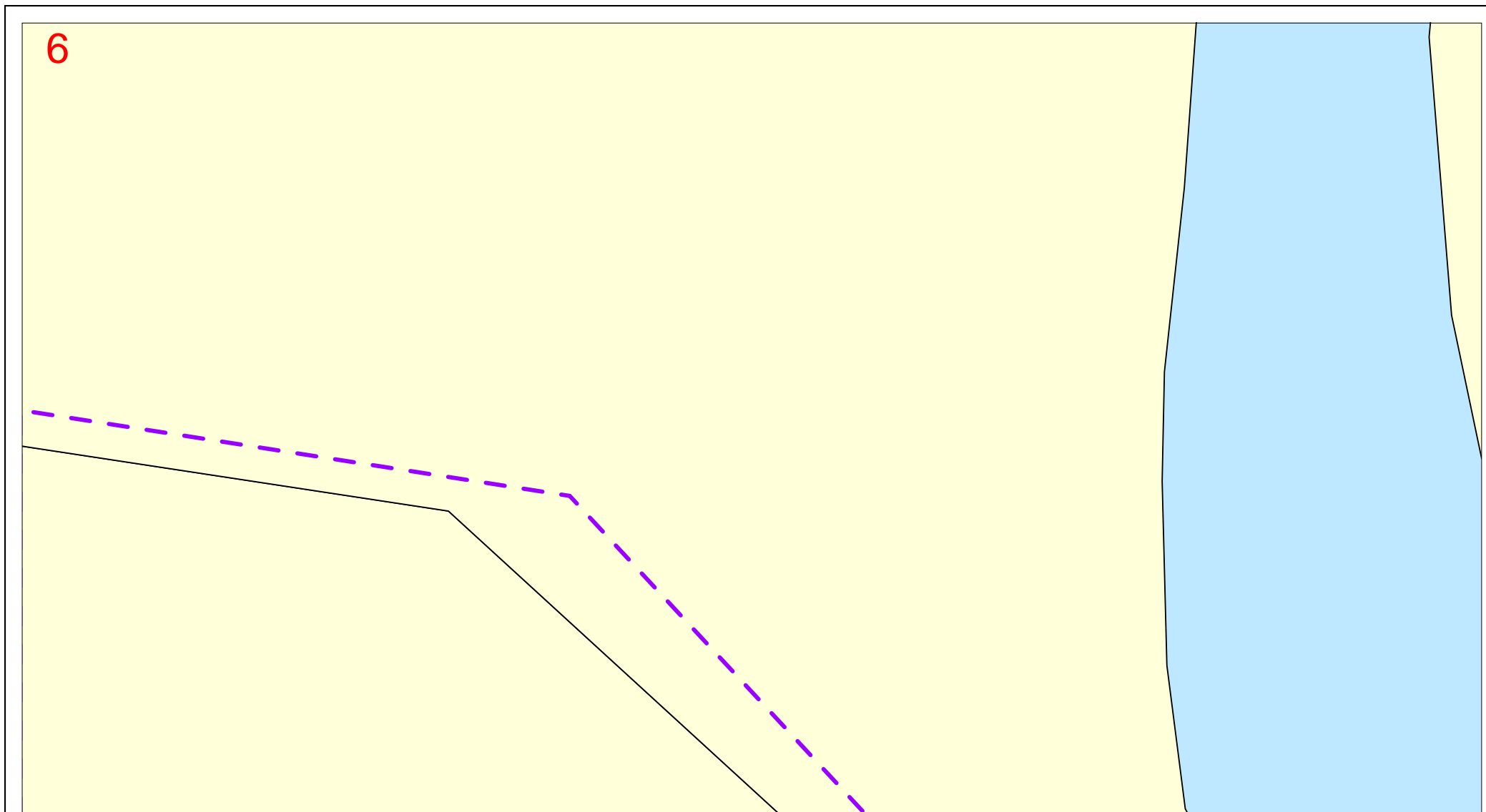
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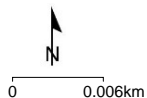
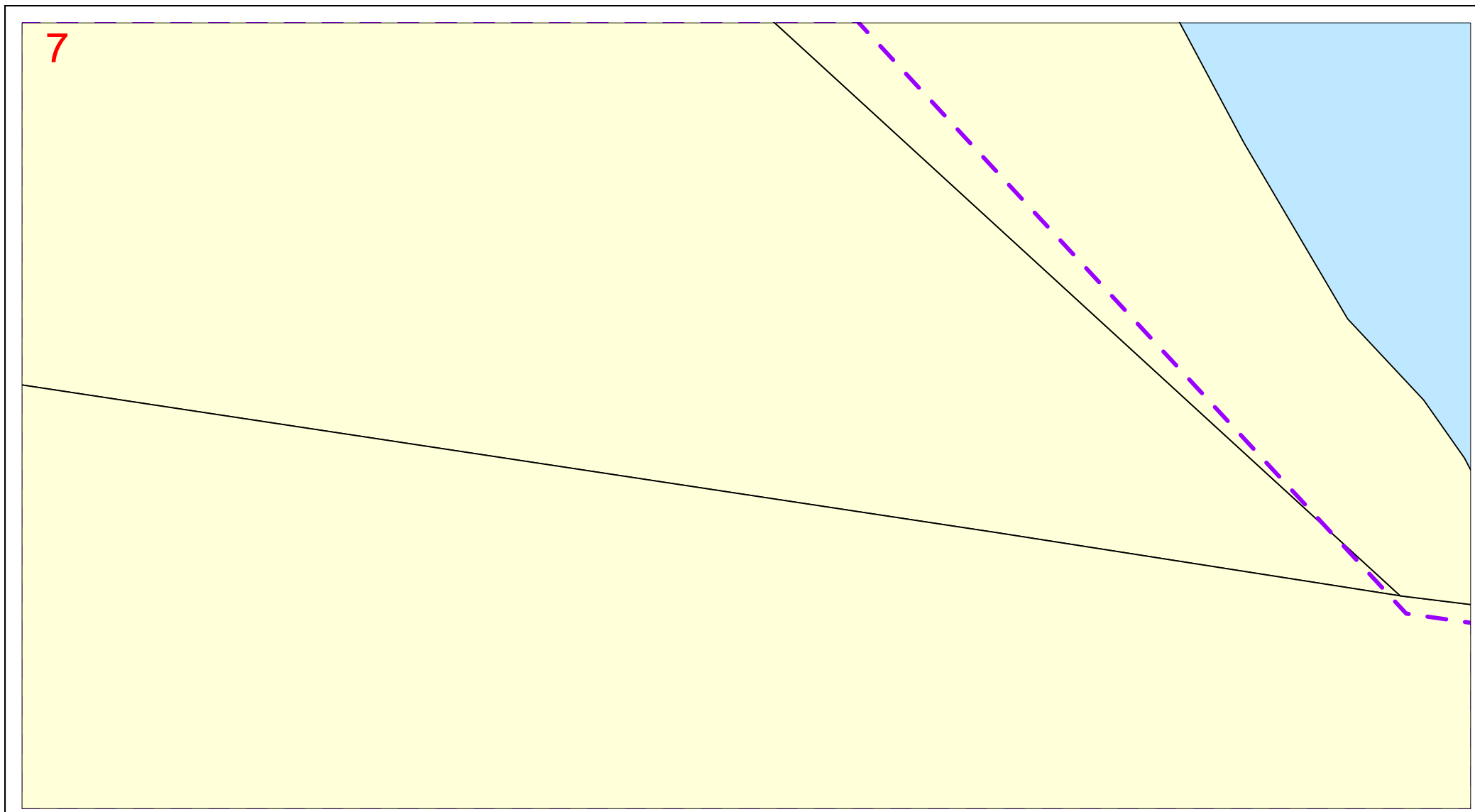
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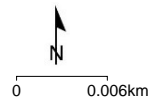
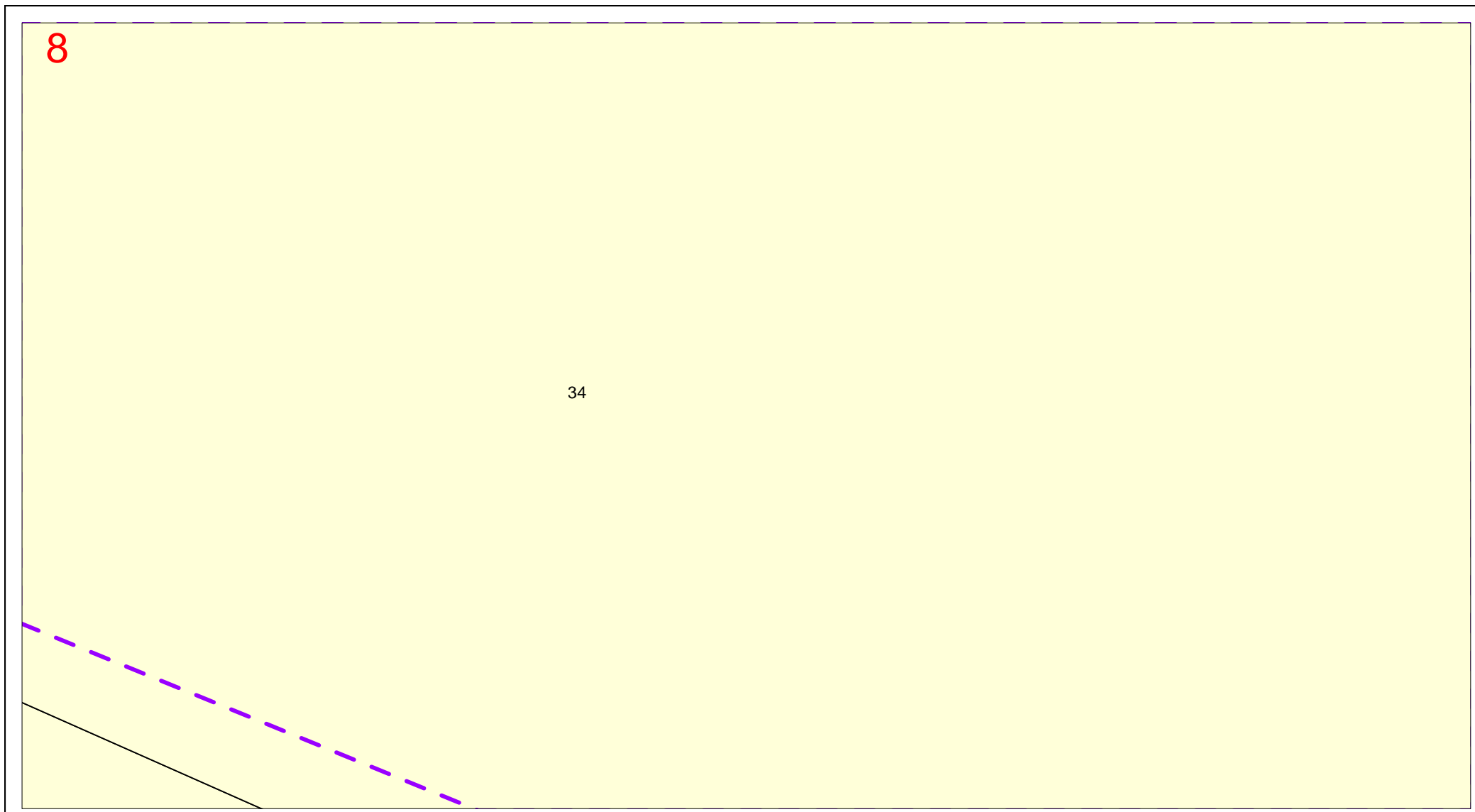
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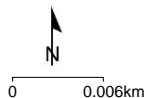
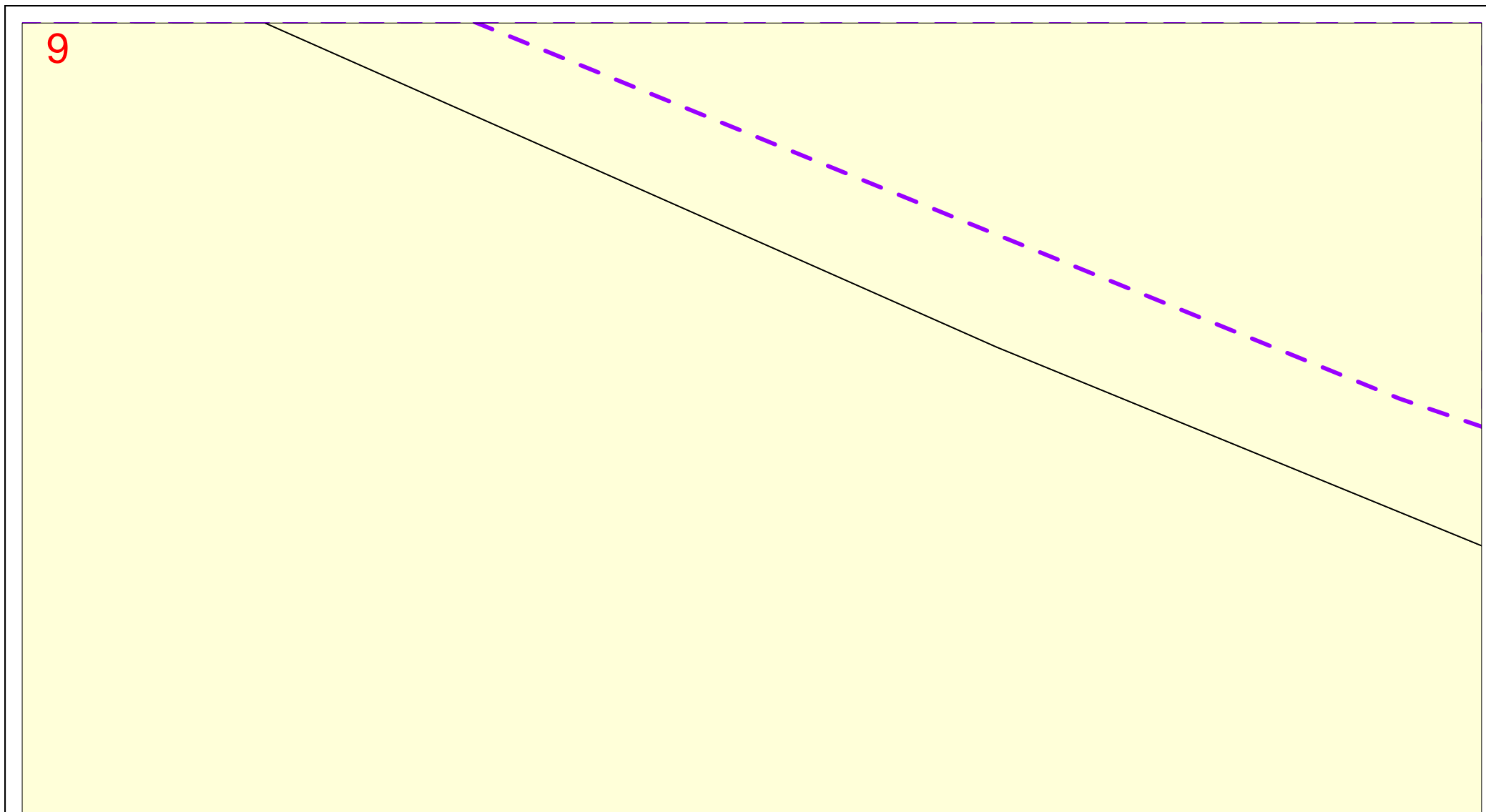
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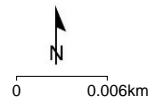
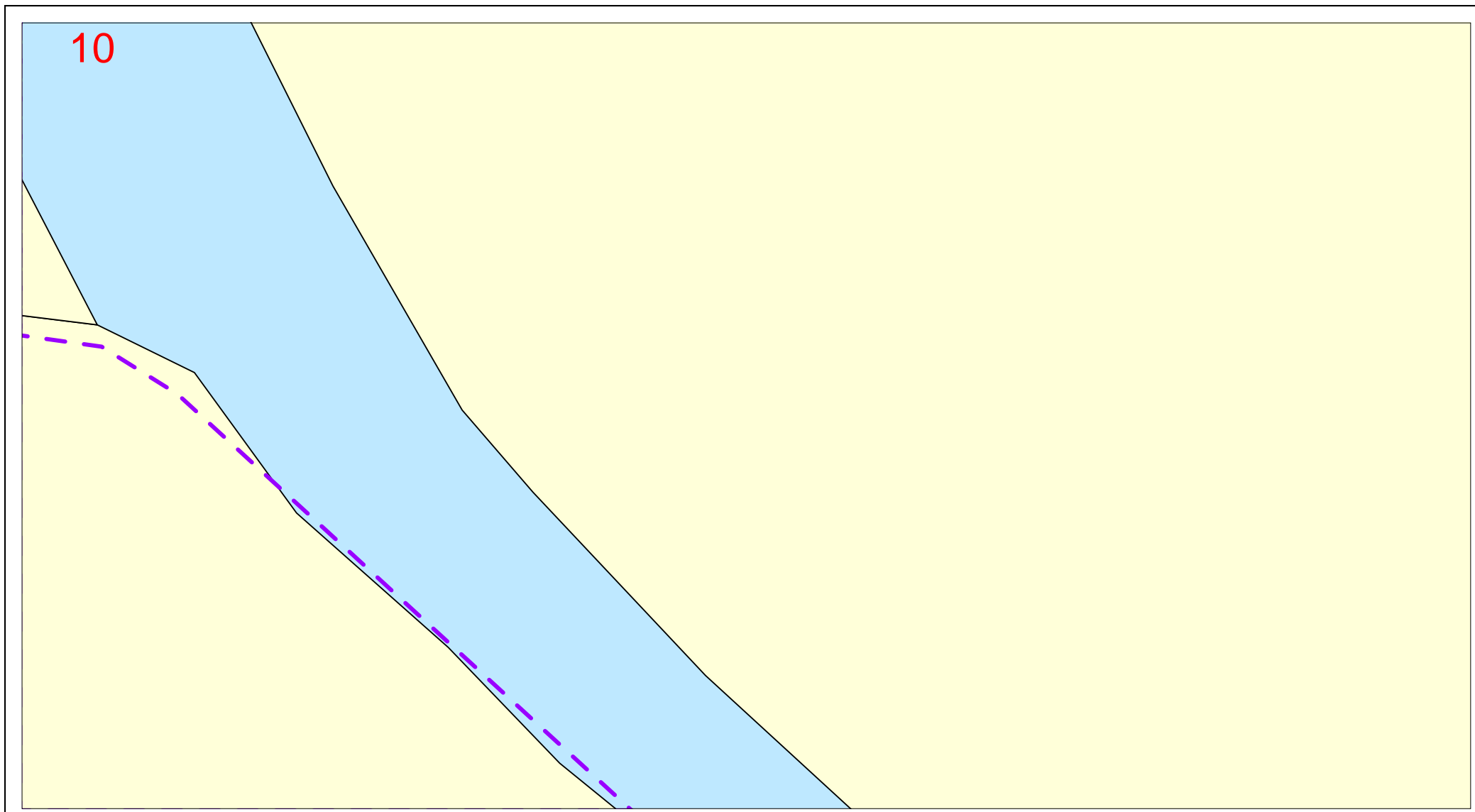
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# Map 10

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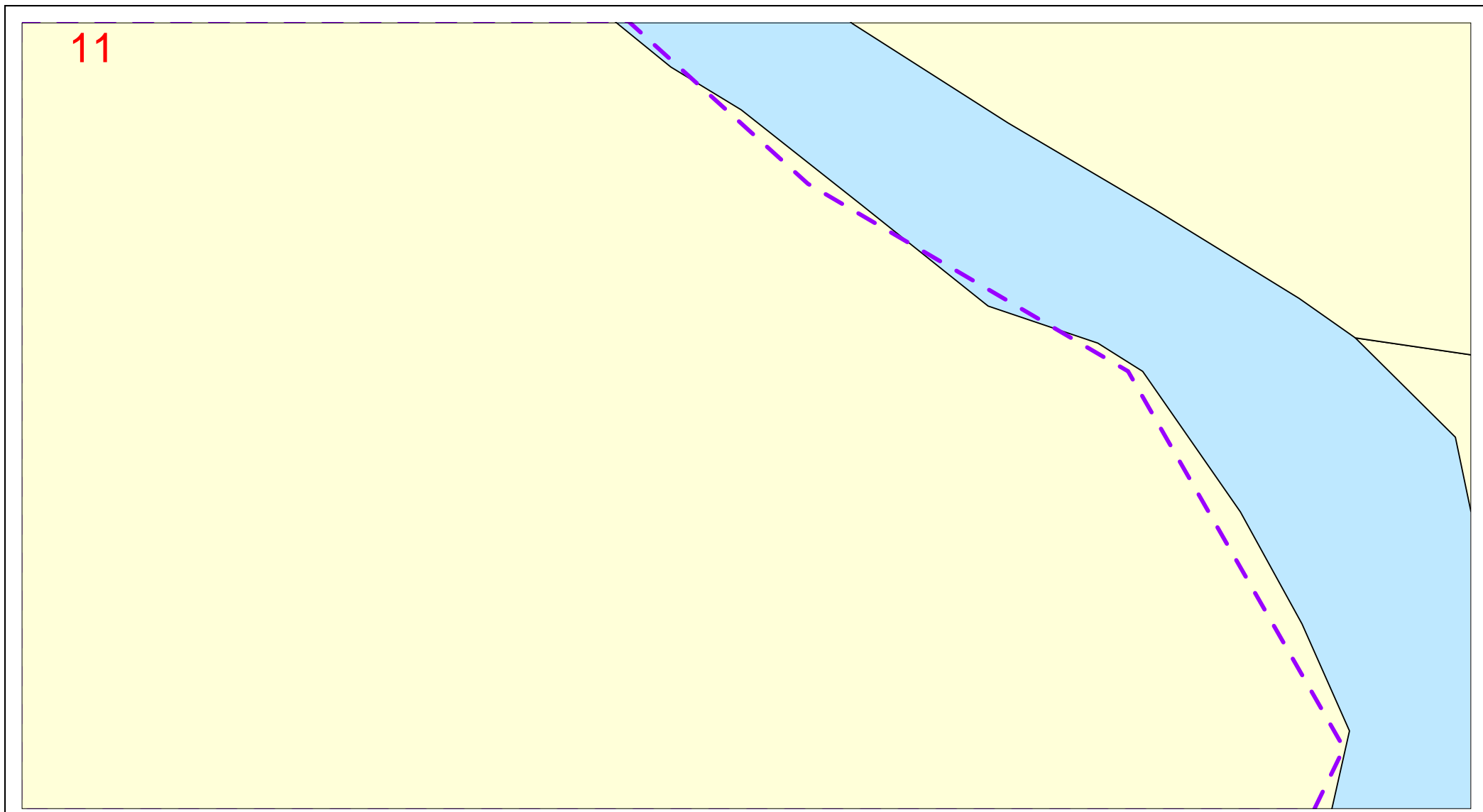
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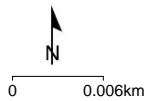


# Map 11

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11



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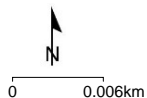
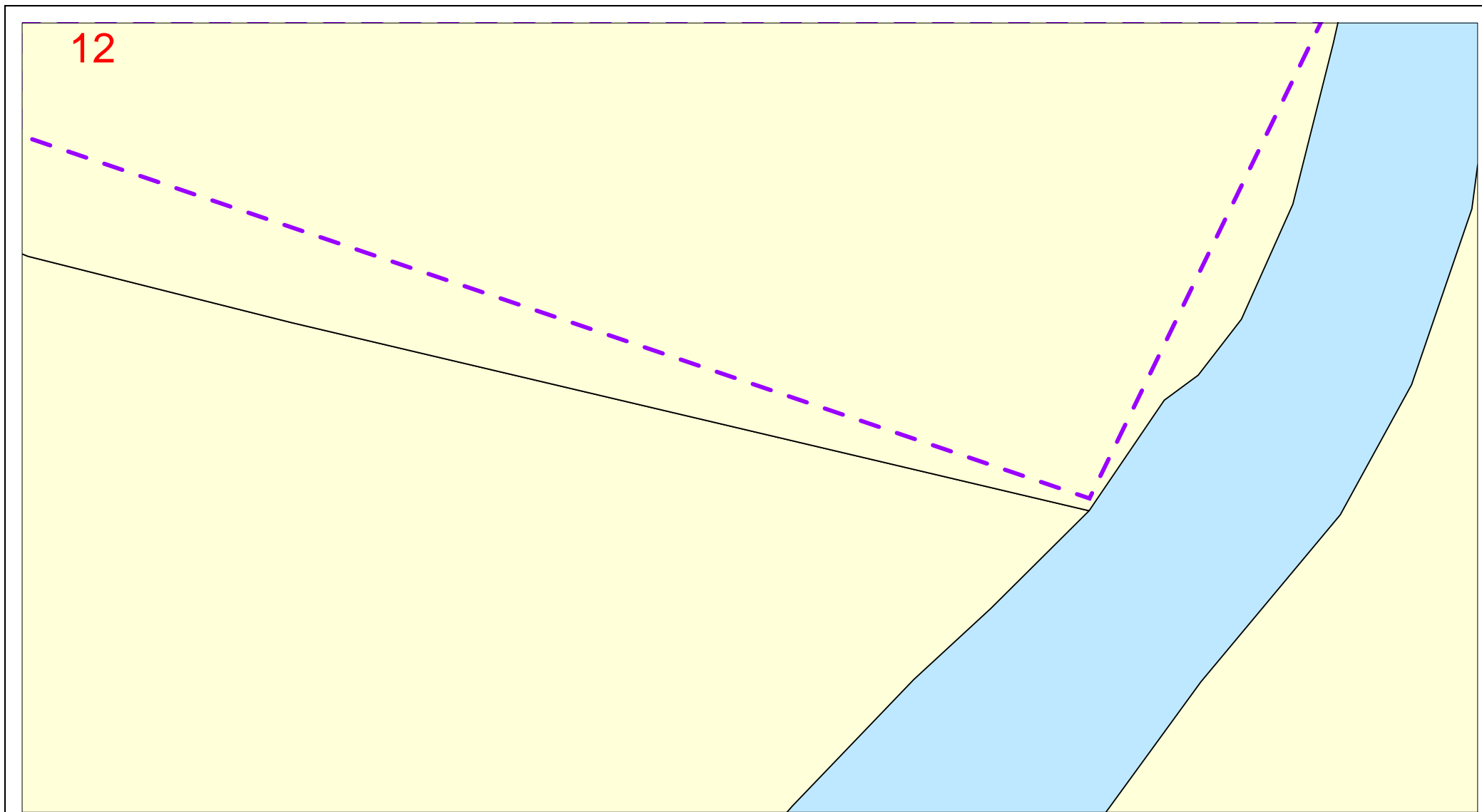
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[Nov 2017]

## Hunter Water Corporation DBYD Asset Legend

<p><b>Electrical Assets</b></p> <ul style="list-style-type: none"> <li> High Voltage</li> <li> Low Voltage</li> <li> Electrical Pole</li> <li> Distribution Transformer</li> <li> Air Break Switch</li> <li> Circuit Breaker</li> <li> High Voltage</li> <li> Low Voltage</li> </ul>	<p><b>Water Assets</b></p> <ul style="list-style-type: none"> <li> Contol Valve</li> <li> Hydrant Control Valve</li> <li> Reflux Valve</li> <li> Stop/Scour Valve</li> <li> Tee &amp; Stop Valve</li> <li> Hydrant</li> <li> Cluster Box</li> <li> End Cap</li> <li> Flushing Tap</li> <li> Manhole</li> <li> Scour</li> <li> Water Meter</li> <li> Water Network Structure</li> <li> Other Main</li> <li> Trunk Main</li> <li> Reticulation Main</li> <li> Water Encased Mains</li> <li> Water Prelaid Service</li> </ul>	<ul style="list-style-type: none"> <li> HWC Rain Gauge</li> <li> HWC Stream Flow Gauge</li> <li> Radio Base</li> <li> Weather Station</li> <li> Piezometer</li> <li> Bore Site</li> </ul>	<p><b>RecycledWater Assets</b></p> <ul style="list-style-type: none"> <li> Air Valve</li> <li> Reflux Valve Open</li> <li> Stop Valve Open</li> <li> RecycledWater Hydrant</li> <li> Cluster Box</li> <li> End Cap</li> <li> Flushing Tap</li> <li> Manhole</li> <li> RecycledWater Meter</li> <li> RecycledWater Network Structure</li> <li> Other Main</li> <li> Reticulation Main Encased/Conduit</li> <li> Trunk Main Encased/Conduit</li> <li> RecycledWater Encased Mains</li> <li> RecycledWater Prelaid Service</li> </ul>	<p><b>Sewer Assets</b></p> <ul style="list-style-type: none"> <li> Air Valve</li> <li> Stop/Butterfly/Ball Valve</li> <li> Gate Valve</li> <li> Manhole</li> <li> Cap</li> <li> Dead End</li> <li> Flushing Tank</li> <li> H&amp;V Bend</li> <li> Junction Connection</li> <li> Outfall</li> <li> Overflow</li> <li> Sewer/Valve Pit</li> <li> Tangent Point</li> <li> Sewer Meter</li> <li> Sewer Vent</li> <li> Sewer Network Structure</li> <li> Other Main</li> <li> Gravity Main</li> <li> Pressure/Vacuum Main</li> <li> Effluent Main</li> <li> Outfall</li> <li> Overflow Main</li> <li> Rising Main</li> <li> Sewer Encased Mains</li> </ul>	<ul style="list-style-type: none"> <li> StormWater Assets</li> <li> StormWater Network Structure</li> <li> StormWater Mains</li> <li> Mains Abandon</li> </ul>	<p><b>Land Details</b></p> <ul style="list-style-type: none"> <li> Area of Interest</li> <li> Easement Non HWC</li> <li> Fence Line</li> <li> Non-HWC Easement</li> <li> HWC Easement</li> <li> Parcel</li> <li> Road</li> <li> Water Parcels</li> <li> Hazardous Material</li> <li> Map Sheet Index</li> </ul>
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**Referral**  
243058111

**Member Phone**  
1800 653 935

## Responses from this member

**Response received** Fri 9 Aug 2024 10.35am

<b>File name</b>	<b>Page</b>
Response Body	32
AccreditedPlantLocators 2024-06-21a.pdf	33
243058111.dwf	Excluded
Telstra Duty of Care v32.0a.pdf	34
Telstra Map Legend 4.0a.pdf	36

**Attention:** Gracie Jackel

**Site Location:** 29 Park Street, East Gresford, NSW 2311

**Your Job Reference:** J000480

**Please do not reply to this email, this is an automated message -**

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Information for opening Telstra Asset Plans as well as some other useful contact information is listed in the attached **Telstra Map Legend attached.**

**Please refer to all enclosed attachments for more information.**

**Please Report Damage to Telstra Equipment:** [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed. Please ensure you read the 'Telstra Duty of Care' document (attached) - it contains important information including essential steps that must be undertaken prior to commencing construction activities.

**WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.**

**Phone 1800 653 935 for further assistance.**

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

**WARNING:**

Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the [Steps - Working Near Telecommunications Assets \(attached Telstra Duty of Care\)](#).

Please note that:

- it is a criminal offence under the *Criminal Code Act 1995* (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

*(See attached file: Telstra Duty of Care v32.0a.pdf)*

*(See attached file: Telstra Map Legend 4.0a.pdf)*

*(See attached file: AccreditedPlantLocators 2024-06-21a.pdf)*

*(See attached file: 243058111.dwf)*

## OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.  
Dependent on the site address and the size of area selected.  
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)  
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or  
Autodesk Design Review <http://usa.autodesk.com/design-review/> for  
DWF files. (Windows PC)



PDF Map Files (max size A3)  
Adobe Acrobat Reader <http://get.adobe.com/reader/>



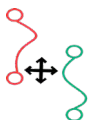
Telstra BYDA map related enquiries email  
[Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)  
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY  
Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>  
Ph: 13 22 03  
If you receive a message asking for a phone or account number say:  
“I don’t have one” then say “Report Damage” then press 1 to speak  
to an operator.



Telstra New Connections / Disconnections  
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business  
hours only).  
[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)  
<https://www.telstra.com.au/consumer-advice/digging-construction>



Telstra Aerial Assets Group (overhead network)  
1800 047 909



Certified Locating Organisation (CLO)  
<https://dbylocator.com/certified-locating-organisation/>



# Before You Dig Australia

## Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

**If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.**

Please read this document carefully. Taking your time now and following the steps below can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



# Disclaimer and legal details



\*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all of the information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or Certified Locating Organisation. The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

## Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Planned Services.

Telstra does not accept any liability or responsibility for the performance of or advice given by a Certified Locating Organisation. Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

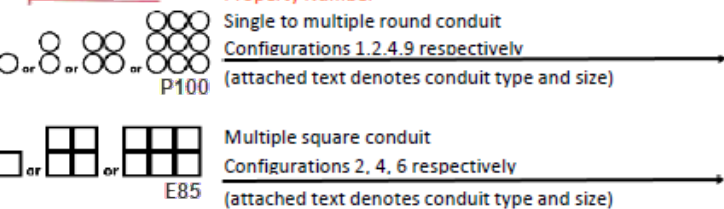
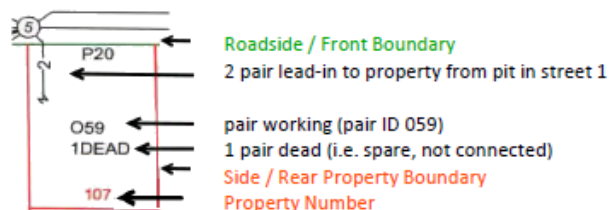
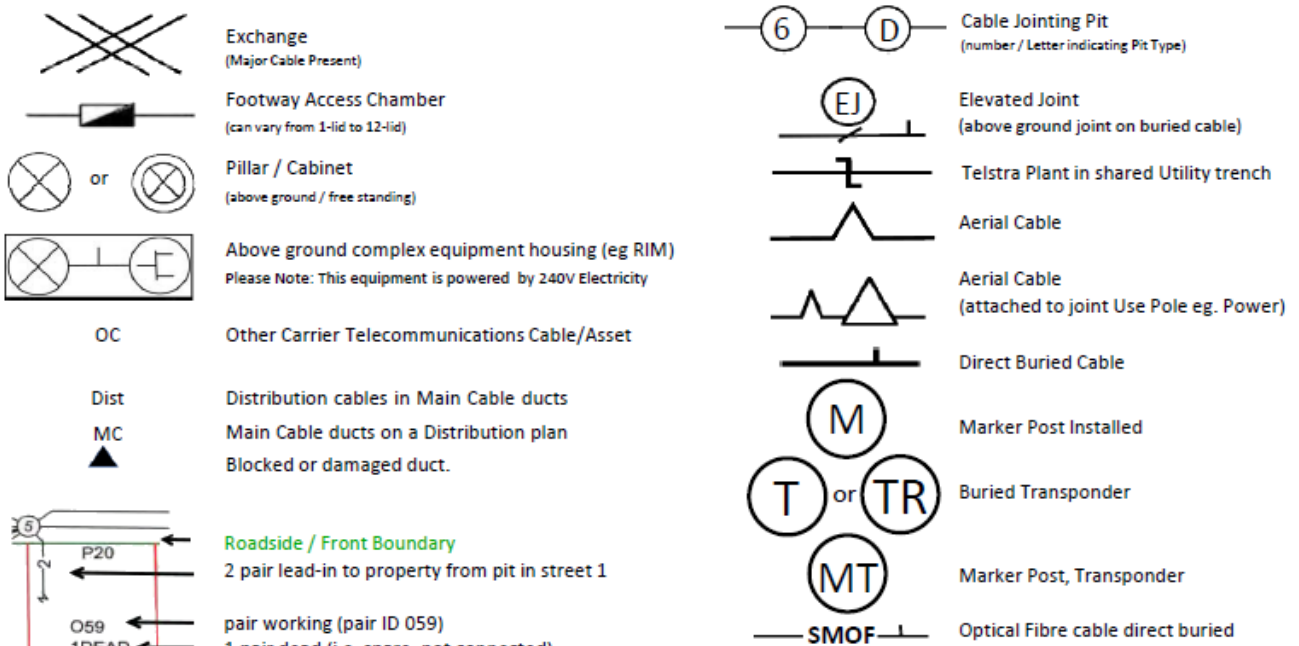
Workers and equipment must maintain safety exclusion zones around power lines

**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

## Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at [www.telstra.com.au/privacy](http://www.telstra.com.au/privacy) or by calling us at 1800 039 059 (business hours only).

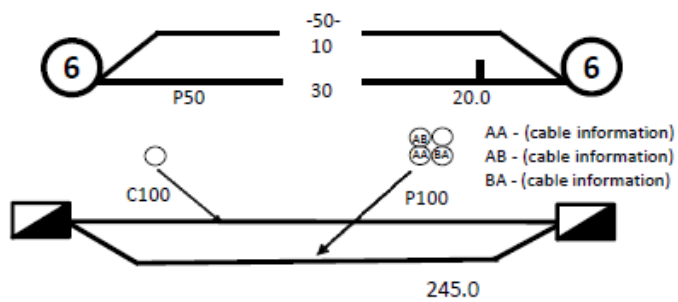
# LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,  
GI - Galanised iron, E - Earthenware  
Conduit sizes *nominally* range from 20mm to 100mm  
P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

**Protect our Network:**

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [Certified Locating Organisation](#) or [Telstra Plan Services 1800 653 935](#)



## End of document

**i** This document may exclude some files (eg. DWF or ZIP files)

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**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/11562

-----

SEARCH DATE	TIME	EDITION NO	DATE
9/2/2021	2:04 PM	2	24/8/2007

LAND

-----

LOT 1 IN DEPOSITED PLAN 11562  
 LOCAL GOVERNMENT AREA DUNGOG  
 PARISH OF GRESFORD COUNTY OF DURHAM  
 TITLE DIAGRAM DP11562

FIRST SCHEDULE

MINISTER FOR LANDS (T B543429)  
 SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD348990 EASEMENT FOR ELECTRICITY PURPOSES 20 WIDE AFFECTING THE SITE DESIGNATED "A" IN PLAN WITH AD348990
- \* 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

UNREGISTERED DEALINGS: NIL  
 \*\*\* END OF SEARCH \*\*\*

Delfs Lascelles

PRINTED ON 9/2/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.  
 Warning: the information appearing under notations has not been formally recorded in the Register.  
 GLOBALX TERRAIN PTY LTD - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.  
 Note: Information contained in this document is provided by GLOBALX TERRAIN PTY LTD (ABN 35 164 894 517), <http://www.globalxterrain.com/> an approved NSW Information Broker  
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**LAND  
REGISTRY  
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7002/96464

SEARCH DATE	TIME	EDITION NO	DATE
9/2/2021	2:03 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED  
LAND

LOT 7002 IN DEPOSITED PLAN 96464  
AT EAST GRESFORD  
LOCAL GOVERNMENT AREA DUNGOG  
PARISH OF GRESFORD COUNTY OF DURHAM  
TITLE DIAGRAM DP96464  
FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA123944)  
SECOND SCHEDULE (3 NOTIFICATIONS)

- \* 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- \* 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- \* 3 THE PLAN DEFINING THE LAND IN THIS FOLIO WHICH WAS PREPARED FOR IDENTIFICATION PURPOSES IS NOW SUITABLE FOR TITLE ISSUE. IT IS NOT A CURRENT PLAN IN TERMS OF SECTION 7A OF THE CONVEYANCING ACT 1919.

NOTATIONS

UNREGISTERED DEALINGS: NIL  
\*\*\* END OF SEARCH \*\*\*

Delfs Lascelles

PRINTED ON 9/2/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.  
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WALLAROBBA SHIRE  
A876765 13. 11. 22

Sheet 1/2

D.P11562  
SH. 1/2

**PLAN**  
of Subdivision of land in Appn. 23054  
being parts of Portions 5 and 6  
**PARISH OF GRESFORD**  
and parts of Portions 99 and 125  
**PARISH OF TYRAMAN**  
**COUNTY OF DURHAM**

SCALE 10 CHAINS TO AN INCH

LINE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE		
1	185°46'	234.6	228°37'	63.4	31°	25°7'	670.7	
2	171°25'	675.6	177°51'	225.1	32°	86°47'	787.4	
3	153°17'	449.8	108°30'	214.6	53.5	85°42'	514.8	
4	190°50'	620.2	193°31'	591.4	34	114°5'	1004.3	
5	190°50'	57.8	20°21'	2	109°03'	11°11'	300.0	
6	187°41'	415.2	170°24'	362.9	36	11°11'	376.5	
7	226°16'	305.6	226°46'	489.6	57	164°39'	289.9	
8	259°30'	194.6	229°35'	443.0	58	143°46'	693.0	
9	273°4'	219.0	107°32'	282.0	59	143°46'	20.0	
10	295°04'	460.2	25°	189°35'	194.0	10	154°44'	367.7
11	321°59'	814.5	30°	32°9'	156.5	41	195°26'	344.0
12	326°24'	573.6	21°	144°58'	612.8	42	221°37'	734.2
13	352°48'	384.7	28°	89°41'	242.5	43	225°2'	532.0
14	222°16'	475.3	28°	53°40'	429.6	44		
15	228°37'	255.3	30°	52°55'	587.6			



Azimuth taken from R.78291003 Line A-B  
Date of survey August 1919  
September 1922

*Norman Drachey*  
Solicitor for applicant

Subscribed and declared before me at Sydney  
this 16<sup>th</sup> day of October, 1922  
*James Samuel*  
J.P.

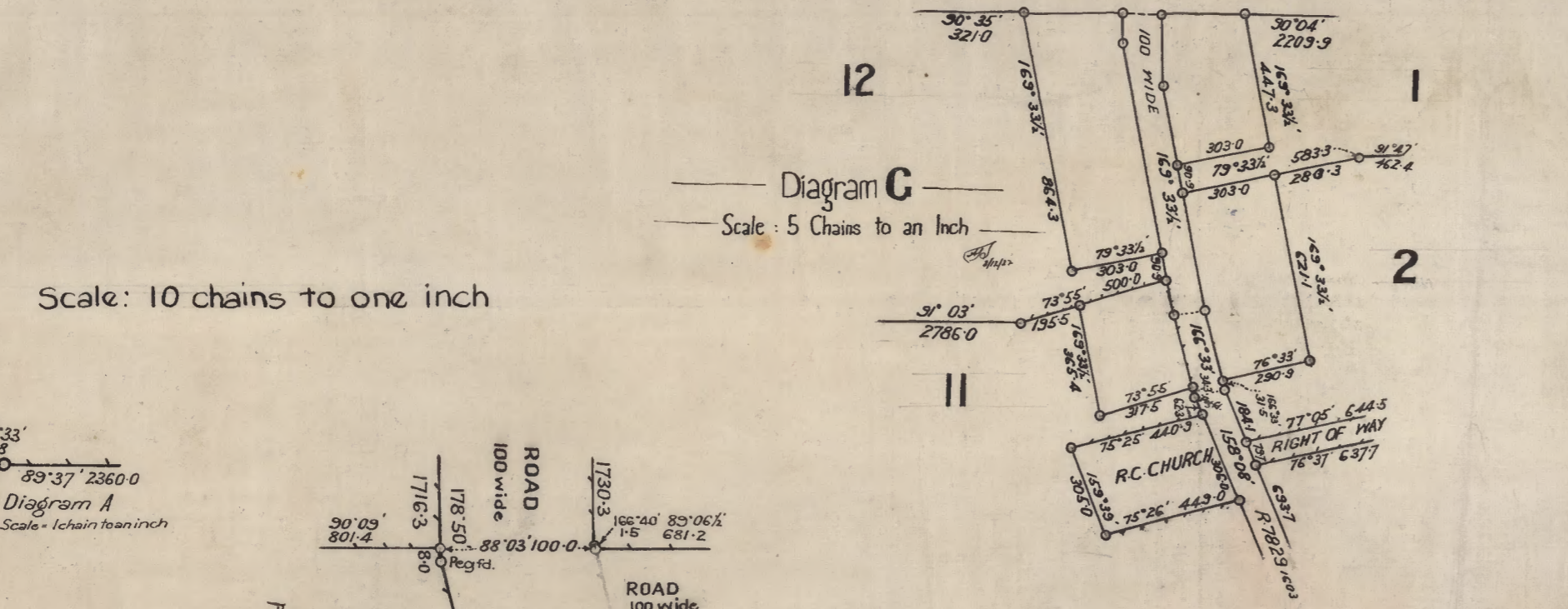
I Albert John Trier of 3 Castlereagh St Sydney, licensed surveyor especially licensed under the Real Property Act do hereby solemnly and sincerely declare that the boundaries and measurements shown on this plan are correct for the purposes of the said act and that the survey of the land to which the plan relates has been made by me and under my supervision and I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.

*A. J. Trier*  
Licensed Surveyor.

# D.P11562

SH. 2 OF 2

Wallerobba Shire  
A876765 13. 11. 22




**TRAVERSE**

LINE NO.	BEARING	DISTANCE	BEARING	DISTANCE	
44	120° 43'	521.3	63	186° 24'	164.0
45	145° 33'	313.7	64	126° 7'	282.5
46	183° 37'	247.6	65	176° 14'	280.7
47	46	163.6	66	163° 50'	287.3
48	166° 55'	334.4	67	191° 27'	335.8
49	60	572.4	68	1104° 15'	800.6
50	178° 56'	453.5	69	145° 55'	228.1
51	216° 31'	556.4	70	60	131.8
52	140° 14'	696.4	71	119° 47'	306.0
53	192° 36'	581.7	72	105° 05'	895.2
54	168° 23'	450.6	73	97° 27'	238.0
55	102° 15'	248.4	74	102° 2'	377.5
56	73° 54'	536.1	75	111° 20'	553.2
57	90° 25'	254.0	76	157° 21'	246.7
58	61° 48'	282.4	77	154° 25'	288.4
59	91° 15'	720.0	78	205° 13'	292.9
60	105° 11'	487.3	79	206° 57'	317.0
61	135° 14'	256.0	80	213° 27'	198.7
62	148° 49'	351.6			



No restrictions at present as regards lots 19 to 43


*A. Viner*  
Licensed Surveyor.

 CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 11562 SH 1/2

LINKS	METRES
0.37	0.075
2.1	0.42
4.94	0.995
10	2.01
12.3	2.475
20	4.025
23.8	4.79
43	8.65
44.7	8.99
63.4	12.755
66	13.275
75.5	15.19
97.8	19.675
100	20.115
103.2	20.76
105.3	21.185
106.9	21.505
109.6	22.05
115.1	23.155
117.1	23.555
117.7	23.675
129.7	26.09
147.3	29.63
156.5	31.485
157.3	31.645
158.2	31.825
171.1	34.42
184.9	37.195
192	38.625
192.7	38.765
194	39.025
194.6	39.145
209.3	42.105
209.6	42.165
211.1	42.465
214.1	43.07
214.8	43.21
218	43.855
218.8	44.015
219	44.055
225.1	45.285
226.5	45.565
233.4	46.955
242	48.685
242.5	48.785
249.5	50.19
250.4	50.37
258.9	52.08
260	52.3
265.2	53.35
265.4	53.39
268.7	54.05
276	55.52
281.4	56.61
282	56.73
292.1	58.76
295.2	59.38
295.3	59.4
296.9	59.73
300	60.35
305.6	61.48
306.7	61.7
312.5	62.86
313	62.97
322.4	64.86
324.4	65.26
331	66.59
344	69.2
350	70.41
355.3	71.47
357	71.82
362.9	73
367.7	73.97
376.5	75.74
376.7	75.78
376.9	75.82
378.2	76.08



 CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 11562 SH 1/2 CONTD

LINKS	METRES
378.5	76.14
381.7	76.79
383.5	77.15
383.6	77.17
386.2	77.69
390	78.46
394.7	79.4
395.2	79.5
406	81.67
408.2	82.12
409	82.28
415.2	83.52
439.6	88.43
443	89.12
447.8	90.08
449.6	90.45
449.8	90.49
460.2	92.58
467.7	94.09
472.7	95.09
475.3	95.62
478.8	96.32
480.3	96.62
488.3	98.23
491	98.77
496	99.78
497.6	100.1
499.6	100.5
504.2	101.43
514.8	103.56
519	104.41
520.2	104.65
520.3	104.67
525.2	105.65
532	107.02
533	107.22
545.3	109.7
556.4	111.93
567.6	114.18
573.8	115.43
584.7	117.62
591.4	118.97
603	121.3
603.4	121.38
606	121.91
608	122.31
612	123.11
612.3	123.18
612.8	123.28
620.2	124.76
627.5	126.23
636	127.94
637.3	128.2
637.6	128.26
660	132.77
675.6	135.91
676.5	136.09
680	136.79
689	138.6
689.9	138.79
693	139.41
734.2	147.7
756.7	152.22
769	154.7
775	155.91
781	157.11
787.4	158.4
808.9	162.72
814.5	163.85
846	170.19
861	173.21
870.7	175.16
925.3	186.14
925.9	186.26
967.7	194.67
967.8	194.69
1004.3	202.03

LINKS		METRES	
1122		225.71	
1128.4		227	
1157.4		232.83	
1160.2		233.4	
1166		234.56	
1177		236.77	
1210		243.41	
1224		246.23	
1232.7		247.98	
1331		267.75	
1657		333.34	
1793.5		360.79	
1873.1		376.81	
1875.7		377.33	
1970		396.3	
2001		402.54	
2102.4		422.94	
2206		443.78	
2250.7		452.77	
2443.2		491.49	
2450		492.86	
2572.3		517.5	
2897		582.8	
3188.1		641.3	
4960		997.8	
5190		1044.1	
8620		1734.1	


AC	RD	P	HA
83	2	-	33.79
165	3	-	67.08
173	-	-	70.01
179	-	-	72.44
220	3	-	89.33

CONVERSION TABLE ADDED IN  
 REGISTRAR GENERAL'S DEPARTMENT

DP 11562 SH 2/2


FEET	INCHES	METRES
1	11 1/4	0.59
12	1 1/2	3.695
14	10 1/2	4.535
18	3	5.565
22	11	6.985
30	6	9.295
37	1 1/2	11.315
41	10 1/2	12.765
48	1	14.655
49	11	15.215
50	1 1/2	15.28
55	2 1/2	16.825
58	11	17.96
60	-	18.29
60	0 3/4	18.305
60	1	18.315
60	3 1/2	18.375
66	-	20.115
81	8 1/2	24.905
88	11	27.1
90	5 1/4	27.565
119	10 1/2	36.54
177	10	54.2
179	2 1/2	54.62
179	4 1/2	54.67
189	11 3/4	57.91
192	-	58.52
194	10 3/4	59.4
198	0 1/2	60.36
200	-	60.96
200	11 3/4	61.26
202	1 1/2	61.61
203	2 1/4	61.93
206	4 1/4	62.9
209	6 1/4	63.88
214	10 1/4	65.49
373	6	113.84
406	6	123.9
633	4 3/4	193.06
720	-	219.46
750	-	228.6
880	-	268.22

LINKS	METRES
1.5	0.3
2.69	0.54
8	1.61
12.3	2.475
16	3.22
21.8	4.385
31.5	6.335
32	6.435
34.32	6.905
55.5	11.165
55.6	11.185
63.34	12.74
65.2	13.115
68.4	13.76
73.7	14.825
76.8	15.45
90.9	18.285
100	20.115
101.2	20.36
131.8	26.515
138.2	27.8
138.6	27.88
144.7	29.11
154	30.98
156.4	31.465
157.3	31.645
158.08	31.8
163.6	32.91
165.5	33.295
168.7	33.935
170.3	34.26
178.5	35.91


 CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 11562 SH 2/2 CONTO

LINKS	METRES
176.7	35.95
182.2	36.655
184.1	37.035
195.5	39.33
197.2	39.67
206.7	41.58
210	42.245
213	42.85
215.9	43.43
232.9	46.85
243.6	49.005
248.1	49.91
250.7	50.43
251.2	50.53
252.5	50.79
257.3	51.76
264	53.11
266.8	53.67
267.6	53.83
268.1	53.93
268.4	53.99
269.9	54.3
279	56.13
280.3	56.39
280.7	56.47
282.6	56.85
289.6	58.26
290.9	58.52
292.9	58.92
296	59.55
296.9	59.73
300.1	60.37
303	60.95
305	61.36
306	61.56
309.5	62.26
313.7	63.11
317.5	63.87
317.9	63.95
318.2	64.01
319.3	64.23
321	64.57
324.2	65.22
324.4	65.26
329.2	66.22
330.5	66.49
331	66.59
334	67.19
335.8	67.55
344.2	69.24
346.1	69.62
347.9	69.99
349.8	70.37
352.1	70.83
360	72.42
362.1	72.84
363.2	73.06
365.4	73.51
365.6	73.55
366.8	73.79
373.5	75.14
377.5	75.94
391.6	78.78
397	79.86
398.4	80.15
406.5	81.77
413.9	83.26
415.9	83.67
432.5	87.01
440.9	88.69
444.1	89.34
447.3	89.98
448.4	90.2
449	90.32
450.5	90.63
453.5	91.23
460	92.54

 CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 11562	SH	2/2	CONTD
LINKS			METRES
462.4			93.02
465.5			93.64
472.7			95.09
487.3			98.03
498.2			100.22
499.5			100.48
500			100.58
500.9			100.76
510.2			102.64
524.7			105.55
525			105.61
533			107.22
535.1			107.64
553.2			111.29
555.4			111.73
556.4			111.93
572.6			115.19
581.7			117.02
583.3			117.34
585.2			117.72
593.6			119.41
594.8			119.65
598.5			120.4
612.3			123.18
618.3			124.38
621.1			124.95
629.8			126.7
633.4			127.42
637.7			128.28
644.5			129.65
646.7			130.1
657.3			132.23
678			136.39
678.1			136.41
681.2			137.04
683.7			137.54
686.4			138.08
693.7			139.55
720			144.84
736.4			148.14
750			150.88
790			158.92
801.4			161.22
809.6			162.87
861			173.21
864.3			173.87
880.3			177.09
880.5			177.13
893.6			179.76
907.5			182.56
912.7			183.61
925.3			186.14
927.7			186.62
931.3			187.35
950.9			191.29
957.3			192.58
1150.3			231.4
1325.4			266.63
1325.5			266.65
1386			278.82
1590.8			320.02
1680			337.96
1716			345.2
1716.3			345.26
1730.3			348.08
1752.7			352.59
1763.9			354.84
1873.1			376.81
2209.6			444.5
2209.9			444.56
2250.7			452.77
2360			474.76
2543.3			511.6
2550			513
2786			560.5
3534.6			711
4065.2			817.8

 CONVERSION TABLE ADDED IN  
REGISTRAR GENERAL'S DEPARTMENT

DP 11562 SH 2/2 CONTD

LINKS		METRES
4070		818.8
4130.6		830.9
8936		1797.6

AC	RD	P	SQ M
-	-	39	986.4
-	1	3	1088
-	1	3 1/4	1094
-	1	3 3/4	1107
-	1	4	1113
-	1	4.03	1114
-	1	4 1/4	1119
-	1	4 1/2	1126
-	1	5	1138
-	1	5 3/4	1157
-	1	8 1/4	1220
-	1	13 1/4	1347

AC	RD	P	HA
21	2	-	8.7
21	2	20	8.751
22	2	-	9.1
28	2	30	11.61
61	3	30	25.07
71	-	-	28.73
78	1	20	31.72
85	-	-	34.4
90	2	10	36.65
129	1	30	52.38
135	3	30	55.01

# PLAN OF CROWN LAND SHOWING FORMER ARTIFICIAL ID

410/7002//752464/60116

Shire/City DUNGOG

Town/Locality EAST GRESFORD

Parish GRESFORD

County DURHAM

Not to Scale

## DP 96464

Registered  *PL* 9.2.1999

Title System CROWN LAND

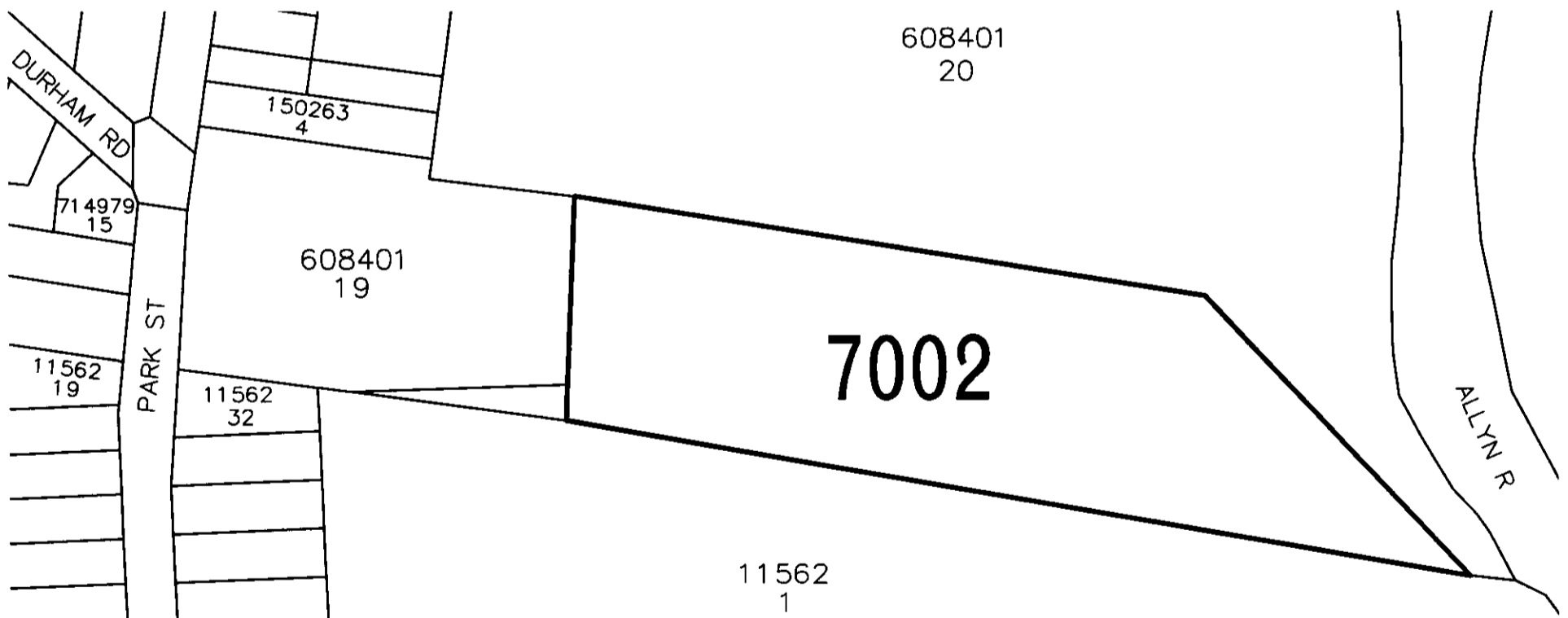
Purpose DEPARTMENTAL

Reference Map GRESFORD SH. 1<sup>#</sup>

DCDB Partition GRES3S

Last Plan 5459-3070

DIAGRAM FOR IDENTIFICATION PURPOSES ONLY - NOT TO BE USED FOR FOLIO CREATION  
THIS IS NOT A SUBDIVISION OF THE CROWN ESTATE STATUS MAY NEED TO BE VERIFIED.  
NOT INVESTIGATED IN LAND TITLES OFFICE AS TO LOCATION OF BOUNDARIES



Gracie Jackel  
 260 Maitland Rd  
 Mayfiel New South Wales 2304  
 Attention: Gracie Jackel

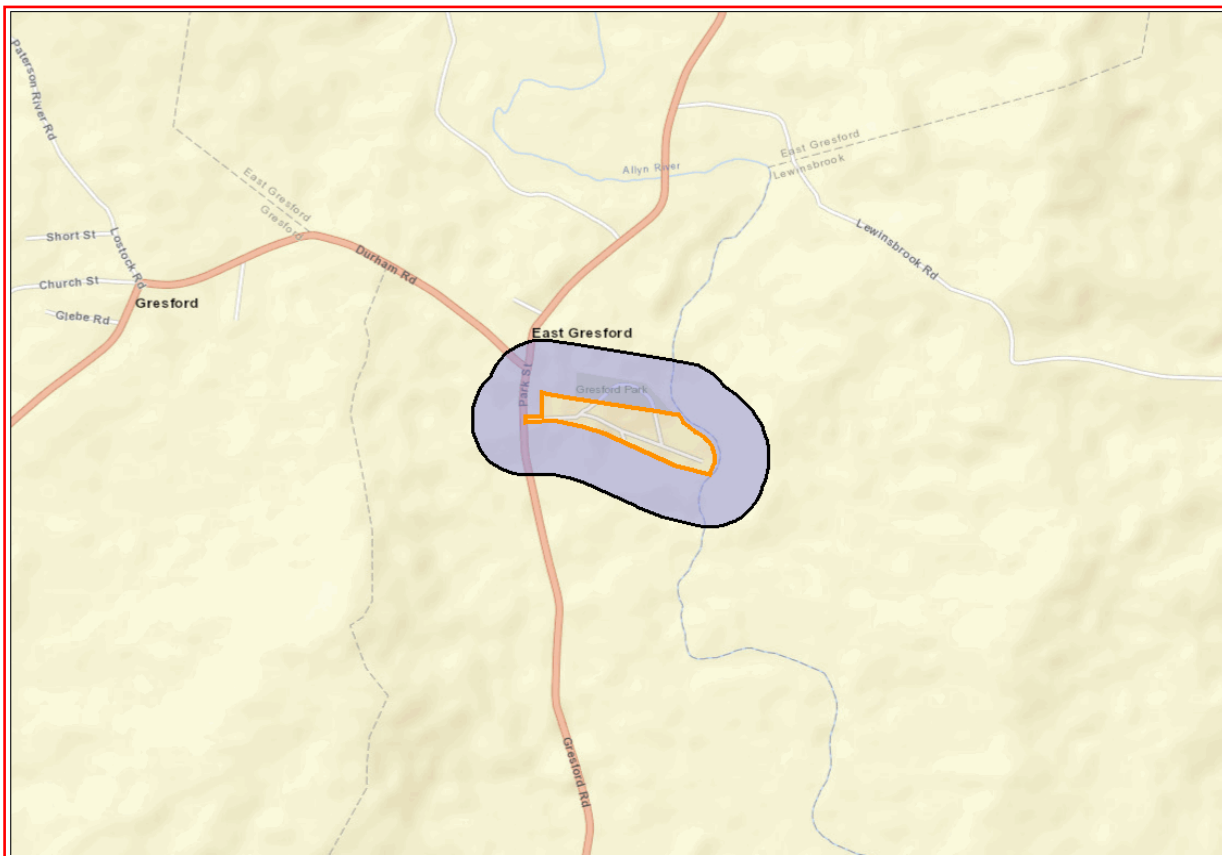
Date: 09 August 2024

Email: [gracie@perceptionplanning.com.au](mailto:gracie@perceptionplanning.com.au)

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 1, DP:DP11562, Section : - with a Buffer of 200 meters, conducted by Gracie Jackel on 09 August 2024.**

**The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.**



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>
<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>



### **If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

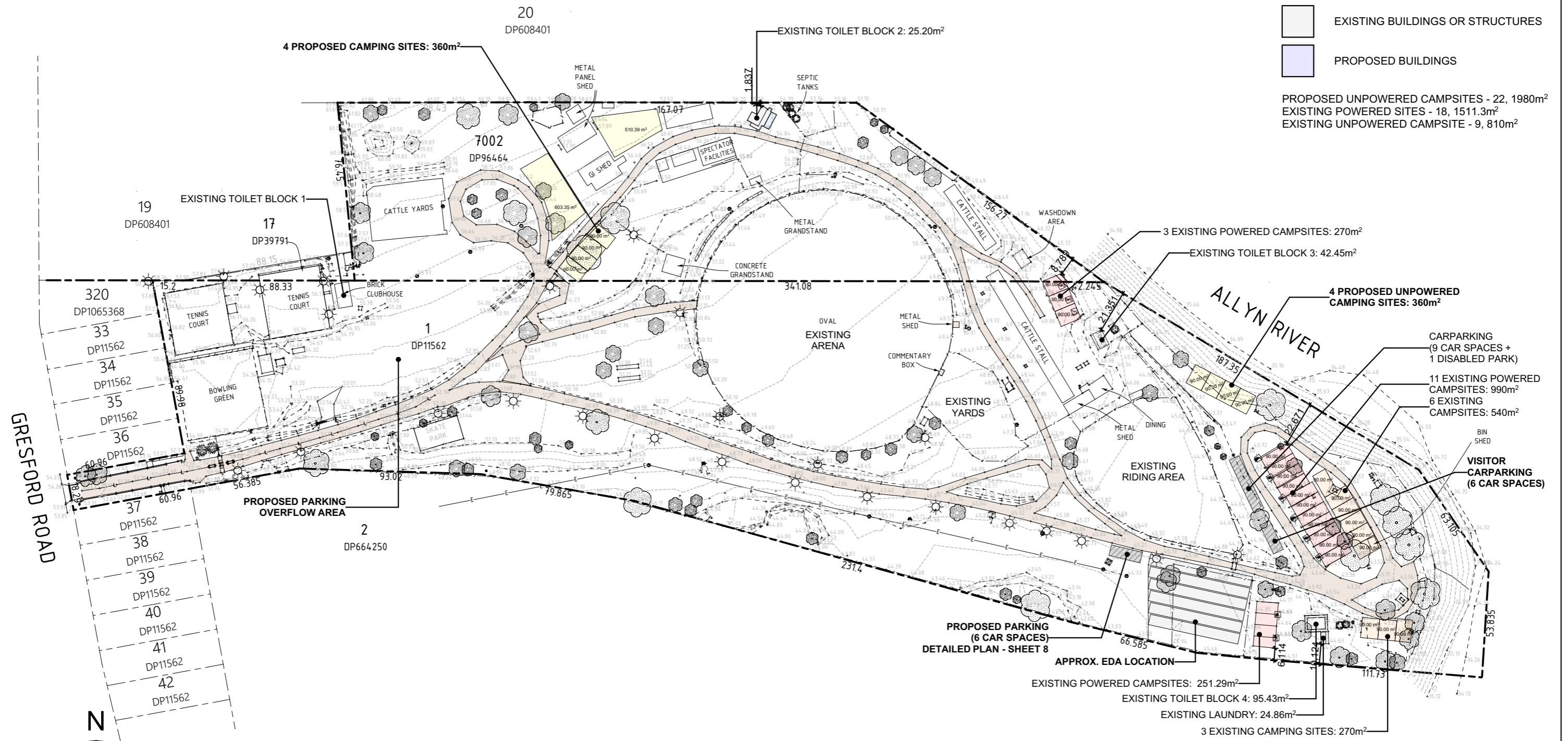
### **Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

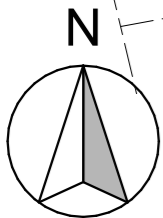
# LEGEND

- EXISTING UNPOWERED CAMPSITES
- EXISTING POWERED CAMPSITES
- PROPOSED UNPOWERED CAMPSITES
- EXISTING BUILDINGS OR STRUCTURES
- PROPOSED BUILDINGS

PROPOSED UNPOWERED CAMPSITES - 22, 1980m<sup>2</sup>  
 EXISTING POWERED SITES - 18, 1511.3m<sup>2</sup>  
 EXISTING UNPOWERED CAMPSITE - 9, 810m<sup>2</sup>



**SITE PLAN**  
1:2000



A	03/07/24 - REVISED ISSUE
ISSUE	DETAILS



PORT STEPHENS OFFICE  
Ph: (02) 4984 9955

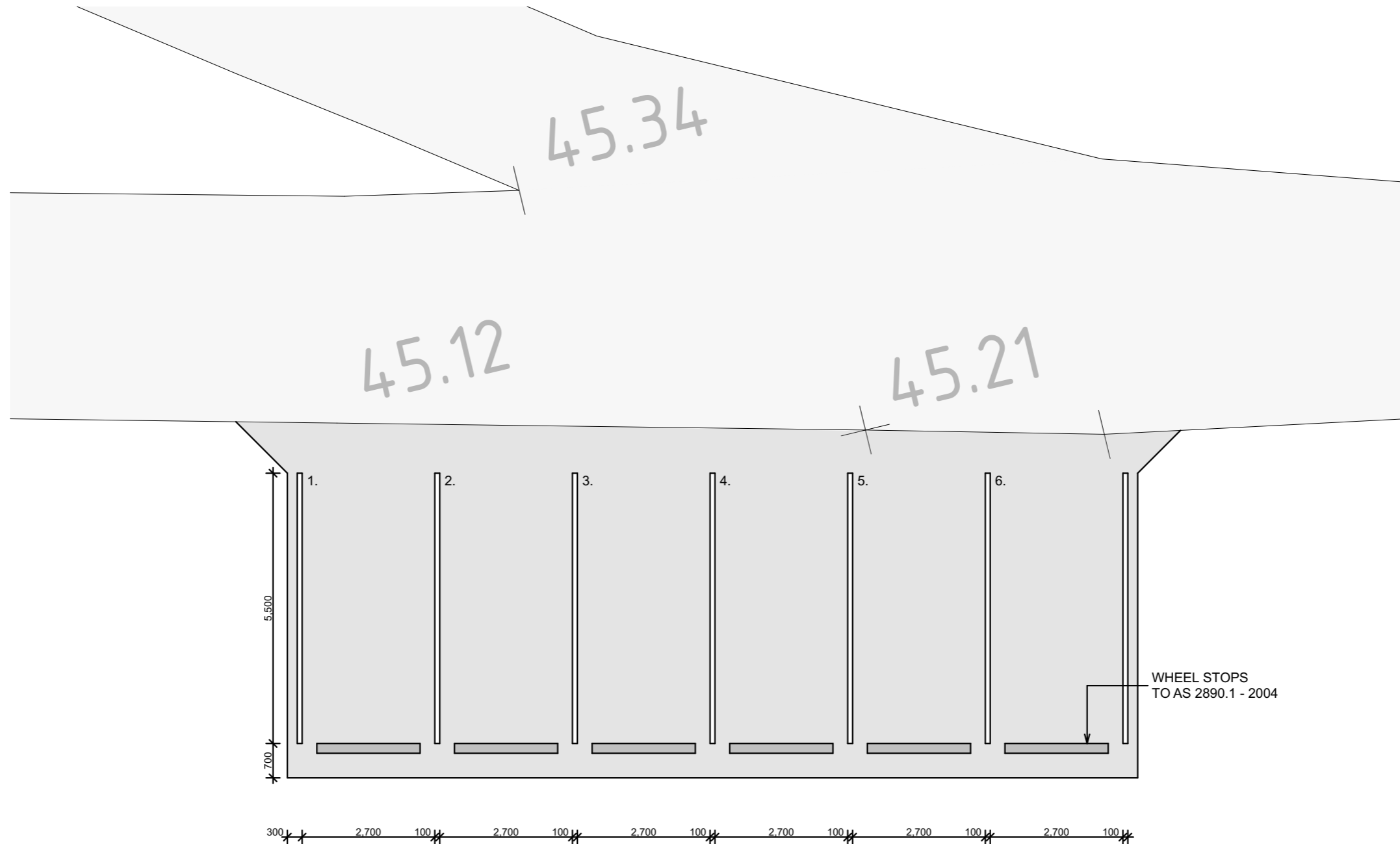
NEWCASTLE OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

SINGLETON OFFICE  
Ph: (02) 4961 5544

PROJECT:	PROPOSED AMENITIES 29 PARK STREET, EAST GRESFORD 2311		
CLIENT:	PERCEPTION PLANNING		
TITLE:	SITE PLAN		
FILE:	2303422	DATE: 28/06/2023	SHEET: 1 OF 2
THESE PLANS ARE SUBJECT TO COPYRIGHT			



### CAR PARK PLAN

1:100



NATIONAL DESIGN AWARDS

2019 WINNER



A	03/07/24 - REVISED ISSUE
ISSUE	DETAILS

**SORENSEN**  
DESIGN & PLANNING



PORT STEPHENS OFFICE  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

NEWCASTLE OFFICE  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

PROJECT: **PROPOSED AMENITIES  
29 PARK STREET, EAST GRESFORD 2311**

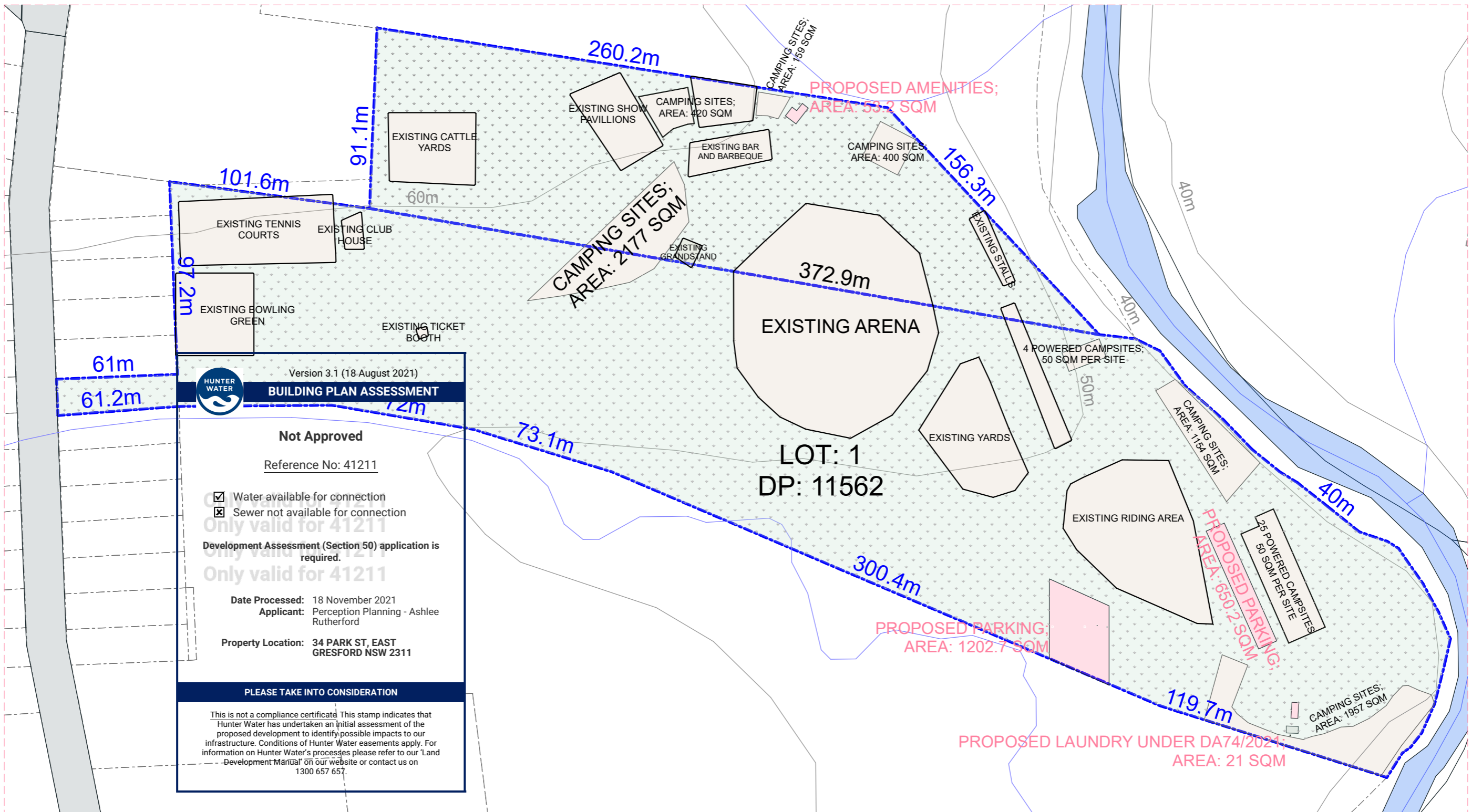
CLIENT: **PERCEPTION PLANNING**

TITLE: **CAR PARK PLAN**

FILE: **2303422** DATE: **28/06/2023** SHEET: **2** OF **2**

THESE PLANS ARE SUBJECT TO COPYRIGHT

A3



Version 3.1 (18 August 2021)

**BUILDING PLAN ASSESSMENT**

**Not Approved**

Reference No: 41211

- Water available for connection
- Sewer not available for connection

Only valid for 41211

Development Assessment (Section 50) application is required.

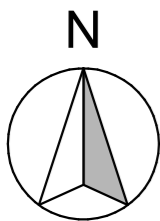
Only valid for 41211

Date Processed: 18 November 2021  
 Applicant: Perception Planning - Ashlee Rutherford

Property Location: 34 PARK ST, EAST GRESFORD NSW 2311

**PLEASE TAKE INTO CONSIDERATION**

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657.



**SITE PLAN**  
1:2000



**NATIONAL DESIGN AWARDS**

**2019 WINNER**



ISSUE	DETAILS
-------	---------

**SORENSEN**  
DESIGN & PLANNING



PORT STEPHENS OFFICE  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

NEWCASTLE OFFICE  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

PROJECT:	PROPOSED AMENITIES 29 PARK STREET, EAST GRESFORD 2311		
CLIENT:	SHOWGROUND		
TITLE:	SITE PLAN		
FILE:	PENDING	DATE: 03/09/2021	SHEET: 2 OF 8
THESE PLANS ARE SUBJECT TO COPYRIGHT			

# GRESFORD PARK LAND MANAGERS

## Management Plan for Gresford Recreation Reserve and Showground.

2018 Review



# Contents

## **1.0 BASIS FOR MANAGEMENT.**

- 1.1 Content
  - 1.11 Values of Gresford Recreation Reserve & Showground
  - 1.12 Map of the Reserve
  - 1.13 Location of Reserve
  - 1.14 Description of the Reserve and its current purpose and uses
  - 1.15 a) The presence of native vegetation, or threatened natural features or species  
b) Any specific controls on clearing relating to erosion protection
  - 1.16 Natural hazards (Flood, Bushfire, Terrain)
  - 1.17 Surrounding Land Uses
  - 1.18 Acceptable Land Uses
  - 1.19 Stakeholders
  - 1.20 Reserve Assets
    - 1.20 (a) Community Assets
    - 1.20 (b) Amenities
    - 1.20 (c) Event Support Facilities & Storage
    - 1.20 (d) Camping and Picnic Area
    - 1.20 (e) Corporate Facilities

## **2.0 MANAGEMENT STRATEGIES**

- 2.1 Desired Outcomes and Strategies
- 2.2 Financial Management
- 2.3 Environmental management
- 2.4 Public Safety & Protection Management
- 2.5 Review of Management Plan

## **3.0 ACTION PLAN**

- 3.1 Policy, Implementation and Performance ( Finance / Capital Works )
- 3.2 Monitoring and Evaluation Program

APPENDIX A – Completed Projects as noted in previous Management Plans.  
APPENDIX B – Major Milestones of the Reserve (Historical)

# 1.0 BASIS FOR MANAGEMENT

Gresford Recreation Reserve and Showground is not required to register a formal plan of management with the Minister, however, Gresford Park Land Managers recognise the benefits and importance of developing a comprehensive management strategy and business plan.

This Management Plan has been prepared to define the value, use, management practices and intent for the broad public purpose for which Gresford Recreation Reserve and Showground has been reserved along with short and long term goals and improvements identified through community consultation processes.

This Management Plan will be consistent with the public purpose for the reserve and the principles of Crown land management, as well as other guidelines, policies, and legal requirements which may apply to the reserve such as the provisions of environmental planning instruments (for example a local environmental plan) and development control plans (DCPs) made under the Environmental Planning and Assessment Act 1979 and threatened species or native vegetation controls.

## 1.1 Content

The Crowns Land Act, 2016 does not prescribe to the contents of Management Plans, however the Handbook suggests that *“Simple plans of management will tend to include the same content as more complex plans of management, but in varying levels of detail.*

The Handbook further suggests that content will generally include:

- the values of the reserve i.e. what does the community see as important or valuable about the reserve
- a map of the reserve - showing cadastral (boundaries) and other information
- location map
- description of the reserve and its current purpose and uses
- any legislative restrictions on the reserve such as local zoning requirements
- the presence of native vegetation, or important or threatened natural features or species
- whether the land is subject to specific controls on clearing relating to erosion protection
- any particular risk matters such as flooding, bushfire or hazardous terrain
- locational context, i.e. surrounding land uses
- acceptable uses
- strategies
- an action plan.

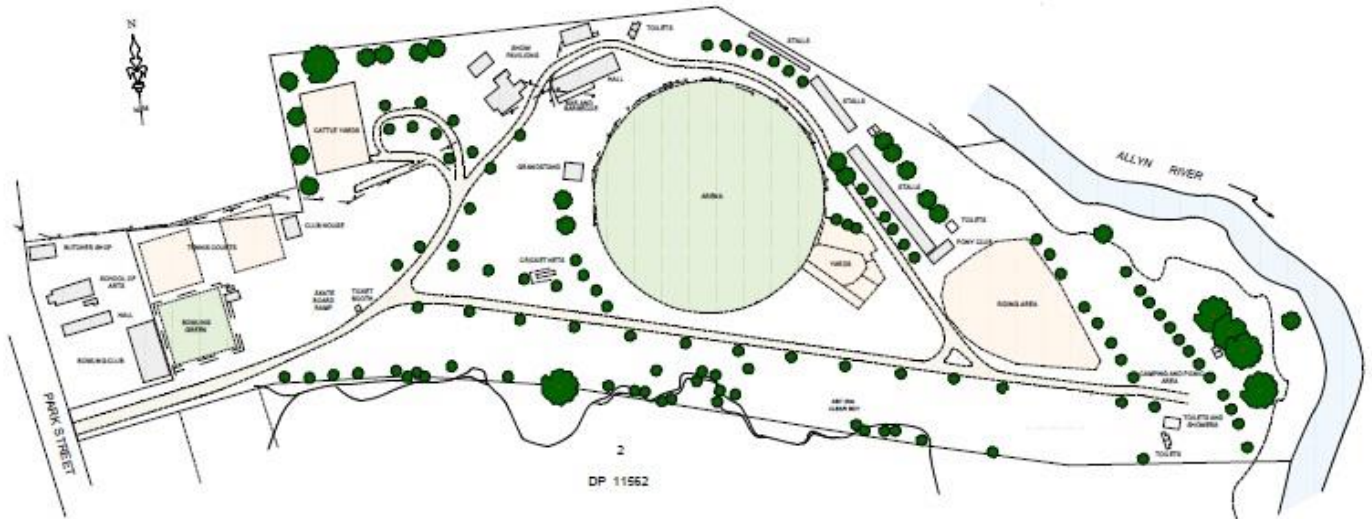
The Management Plan will be held by the Gresford Park Land Managers and Department of Crown Lands

## 1.11 VALUES OF GRESFORD RECREATION RESERVE & SHOWGROUND

Open and recreation space is an important component of the urban and tourist environment. This Management Plan is intended to provide a strategy to allow the Land Managers to develop a balanced response to current opportunities and address future constraints, by consultation with all Event Organisers and the General Public. The Gresford Recreation Reserve & Showground Management Plan aims to set a clear, philosophical direction for planning and resource management of Community facilities. It identifies clear objectives and

clarifies the Park Managers Policy for the General Public, Volunteers and Event Organisers. The plan provides a basis for designating priorities in Capital Works Programs and Financial Planning. The Management Plan is reviewed annually to assess implementation and performance. Policy and Planning issues are updated every five (5) years.

### 1.12 MAP OF THE RESERVE



### 1.13 LOCATION OF THE RESERVE



Gresford Recreation Reserve and Showground is located in the township of East Gresford which is a village in the Hunter Region of New South Wales, Australia in Dungog Shire Local Government Area. The village is located 192 kilometres north of Sydney and the nearest major centre are Singleton, some 42 kilometres southwest and Maitland, 44 km to the South.



**1.14 DESCRIPTION OF THE RESERVE AND ITS CURRENT PURPOSE AND USES including any legislative restrictions on the reserve such as local zoning**

I.A.W. the Local Government Act, 1993 “Guidelines for categorisation of Community Land”  
The Gresford Showground is defined as **General Community Use**.

Address or Location:	<b>Park Street East Gresford.</b>				
Parish	<b>Gresford</b>	County	<b>Durham</b>		
Title Reference	<b>Part Portion 2 and Lot 1 DP 11562, Lot 17 DP 39791</b>				
Owners Name	<b>Dept of Land and Water Conservation</b>				
Zoning	<b>Special Uses 6(a)</b>	Area	<b>11.1 ha.</b>	Crown Land	<b>No. R60116</b>
Present Usage	<b>Showground and Public recreation ( active &amp; passive)</b>				
Assessment Number					
Agreement, License, Lease entered into.	<b>Gresford Tennis Club Gresford Bowling Club Dungog Shire Council Paterson River Pony Club</b>				
Category	<b>General Community : Showground</b>				

The Gresford Recreation Reserve and Showground was proclaimed on the 18th November 1927. Since that time, the incumbent Minister of Lands has appointed up to seven Trustees, from the local district to manage and maintain the facility. The Showground operates independently of the Local Council and remains self-sufficient. The Land Managers enjoy a good relationship with Council and welcome the advisory input of Council staff in the development of projects on the grounds however the facility remains financially independent of Dungog Shire Council. Funds to maintain the facility are generated from the collection of camping fees and by the hire of facilities to event organisers. Financial assistance from various sources of Community Grants is actively pursued. Major milestones associated with the Showground are noted in APPENDIX B of this document.

**1.15 a) THE PRESENCE OF NATIVE VEGETATION, OR IMPORTANT OR THREATENED NATURAL FEATURES OR SPECIES**  
**b) WHETHER THE LAND IS SUBJECT TO SPECIFIC CONTROLS ON CLEARING RELATING TO EROSION PROTECTION**

The land known as Gresford Showground is not impacted by the Threatened Species Law. There is no evidence of “critical habitat”; it is not affected by a recovery plan; or a threat abatement plan. The land has no “Cultural Significance” or “Significant Natural Features”, nor is it subject to any specific controls relating to erosion protection

**1.16 ANY PARTICULAR RISK MATTERS SUCH AS FLOODING, BUSHFIRE OR HAZARDOUS TERRAIN**

**FLOODING** - The area occupied by the Reserve is bounded to the east by the Allyn River and transacted on its Southern by a perennial creek. A single instance of flood inundation was recorded as a result of an event that has been recorded as the “April 2015 Superstorm”. The low lying areas of the reserve beside these watercourses (including the lower parts of the camping grounds) were inundated during this event. No areas of the park were isolated and no buildings were inundated.

**BUSHFIRE** All adjacent properties are largely pasture and are devoid of any significant vegetation and therefore there is no significant bushfire risk perceived.

**HAZARDOUS TERRAIN** The majority of the reserve has been modified to accommodate public access and does not contain any hazardous areas. The riverbank area largely retains its natural form and presents a steep access point to the river. Primitive steps have been constructed to minimise difficulty in navigating the route to the river.

**1.17 LOCATIONAL CONTEXT (SURROUNDING LAND USES)**

**NORTH** – The area to the North of the reserve is undeveloped pasture land.

**SOUTH** – The area to the South of the reserve is also undeveloped pasture land

**EAST** – The eastern boundary of the reserve is dominated by the Allyn River but beyond that, there is undeveloped pasture lands.

**WEST** – The area to the west of the reserve is occupied by the village of East Gresford. The western boundary of the reserve is shared by several commercial enterprises including a Bowling Club, Butcher shop and Hotel as well as a Community Hall. The only residential development in proximity to the reserve is ribbon development opposite the commercial enterprises listed here.

**1.18 ACCEPTABLE USES**

The core objectives for Management of Community land categorised as General Community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the Local Community and of the wider public:-

a) In relation to public recreation and physical , cultural , social and intellectual welfare or development of individual Members of the public , *and*

b) In relation to purposes for which a lease , licence or other estate may be granted in respect of the land ( *other than the provision of public utilities and works associated with or ancillary to public utilities*).

## 1.19 STAKEHOLDERS OF THE RESERVE (current)

- **Department of Crown Lands** The final report following the 2014 review of Crown Lands Management listed a single community park (Gresford) as being supported by 12 submissions for the retention of community management. As a result of that community support, management of Gresford Recreation Reserve and Showground continues under a community based management. As of the 1<sup>st</sup> July 2018 the park managers transitioned from Gresford Park Trust to Gresford Park Land Managers and that date also saw the governance of the park transfer from the Crown Lands Act 1989 to the Crown Lands Act 2016.
- **Gresford Park Land Managers.** The current board consists of 5 Managers that were appointed by the minister in 2016. The Managers are assisted by volunteer workers to maintain both the camping area and the Showground area. The camping grounds provide a low cost recreational option for families and friends. The grounds are supported by a modern amenities block built in 2003 which includes hot shower facilities. The hot water system was upgraded from solar to gas in 2017 to cope with increased demand. A second shower facility was also installed in 2017 to cope with increased usage. Income from the camping enterprise is utilised to subsidise maintenance and improvement costs of the Showground area to minimise the financial impact on local community organisations wishing to use the grounds.
- **Gresford District Agricultural Society.** Gresford Agricultural, Horticultural & Produce Society was formed in 1925 as an avenue to showcase agricultural, horticultural and produce achievements in the Gresford District. Since its inception the scope of competition at the Annual Show have expanded to include many aspects of social living including cooking, needlework and arts and crafts. The name of the Society changed also and became the Gresford District Agricultural Society. The Society is supported by 50 committee members, 30 ladies Auxiliary members, 92 life members & 226 social members. Funds raised by the Society are regularly utilised to improve various facilities within the Reserve.
- **Gresford District Bushman's Carnival Association** Gresford District Bushman's Carnival was formed in 1946 and the first rodeo was held in October of that year. Early records indicate that GDBCA also assisted local fundraising by working in conjunction with other local organisations such as the Ambulance Appeal which held a sports day in 1947. The rodeo pledged to donate of 10% of the proceeds from each of their events to Park Management in 1950 and this was eventually adopted as a standard fee by Park Management to other organisations utilising the grounds. The rodeo resumed in 1995 after a 10 year break. The current committee of the rodeo consists of approximately 20 members and they have continued the tradition of donating the majority of their event profits to both local and regional charitable institutions.
- **Gresford Tennis Association** - Current membership is 60 with another 25 casual players. Activities include regular weekly competition tennis for high school students/ adults with up to 8 teams playing or 32 players at a time; weekly coaching sessions of juniors/ school students with up to 30 players, social tennis nights; volunteer coaches of tennis Active After School Communities ( AASC ) program at Gresford School over 2 Terms all students attended 60 ; court hire for members of club & the general public including campers of showground; BBQ & clubhouse available for hire for social gatherings; fundraising as needed with main activity the drinks stall at Easter Fair Billy cart Derby & on occasions at Rodeo, Country Music Festival etc.
- **Dungog Dressage Club** - Dungog Dressage Club was formed in 1995 by a group of riders and trainers to promote dressage in the area. Dressage is a competitive equestrian sport where horse and rider are expected to perform from memory a series of predetermined movements. Its fundamental purpose is to develop a horse's natural athletic ability and willingness to perform, thereby maximizing its potential as a riding horse. The rider will be relaxed and appear effort-free while the horse willingly performs the requested movement. Dungog Dressage Club has approximately 80 members and holds five dressage events a year at Gresford Showground. The competitions are composed of official tests and unofficial associate tests for training riders. Generally, around fifty horses compete at each competition and usually enter two or three tests on the day. Riders compete at levels from Preparatory to Advanced and aim to progress through the levels as the horse and rider achieve competence at each level. Our competition year culminates in a Championship Competition at the end of October each year at which riders compete to be awarded 'Champion Horse and Rider' at each of the levels.
- **Paterson River Pony Club** - Paterson River Pony Club was established in 1988 and caters for riders up 25 years of age. At present there are a total of 96 junior riding members, plus adult parent members. As with all Pony Clubs in NSW, the main objectives of Paterson River Pony Club are to :
  - \* encourage young people to ride and learn to enjoy all kinds of sport connected with horses and riding
  - \* provide instruction on riding and horsemanship and to instil in members proper animal care
  - \* promote the highest ideals of sportsmanship, citizenship and loyalty, thereby cultivating strength of character and self discipline

Paterson River Pony Club is a not-for-profit youth organisation with all profits generated through club and event management invested in the development of horse riding and equestrian activities that will cultivate good values and discipline in the members. The Club provides quality instruction in many disciplines including camp drafting, sporting, dressage, show-jumping, hacking, mounted games and polocrosse to name a few.

Pony Clubs are the breeding grounds for champions of tomorrow, recognised as the grassroots level of horse riding development and Paterson River is testament to this.

- **Gresford Bowling Club (Greens Area Only)** Gresford Bowls, Sport and Recreation Club was first formed in 1953. The present clubhouse was officially opened in May 1968 and includes a greens area which was constructed on Reserve Land. The Club maintains the bowling green for members and promotes other sports, games and entertainment to the community. The club has approximately 250 members at present. The club is a public company limited by guarantee, the income earned is put back into the premises to improve and develop the club for the members and community. Gresford Bowls, Sport and Recreation Club offers a great family and social atmosphere for the community.
- **Mudrun Inc** The Mudrun was established in 2007 and caters for car and motorcycle enthusiasts from the ages of 16 through to people in their 70's with vehicle manufactured prior to 1969. We are trying to sustain the origins of hot-rodding which created NASCAR in the USA. At our most recent event we had 1432 people attend with 156 entrants.

Our main aims are to

- encourage young people to ride/drive responsibly and learn to appreciate all kinds of vehicles connected with motor sport
- provide instruction on riding/driving to instil in members proper car safety
- promote the highest ideals of sportsmanship, citizenship and loyalty, thereby cultivating strength of character and self-discipline
- sustain the sport of speedway.
- Provide a destination for people to bring families and enjoy an affordable weekend.

The Mudrun also provides a platform for young people to perform & provide entertainment in the evenings with acts from as young as 14 years old performing. Up to 4 bands are hired over the weekend to provide entertainment which are all usually Hunter Valley based.

The Mudrun is a not-for-profit organisation with all profits generated through club and event management has been and will continue to be invested in the development of the local community.

- **Valley Team Penning** Valley Team Penning came about after a group of riders found there was a need for a club closer to Newcastle and the Lower Hunter. Our first event was held at Gresford in December 2011 and was a massive success. This gave us a clear indication that we were on the right track. Since that time the club now has over 300 members aged from 5 all the way up to 75. We run over two days with team penning on Saturday and arena sorting on Sunday.

Our aim is to provide a safe family environment for all of our members and their family to enjoy their weekends away team penning and arena sorting. Throughout the year we aim to hold events across the region including, Merriwa, Scone, Singleton, Gresford and Dungog.

- **Eastern Zone Stockhorse Association** Eastern Branch of the Australian Stock Horse Society was the first branch formed in 1971. It currently has 341 members who compete in all types of equine disciplines. The Eastern Branch Australian Stock Horse Society held its first ever Performance Breeders Show in 1975 at Gresford Showground. It then went to other locations before returning to Gresford in 2014 and has continued holding the Annual Show at Gresford with the 43rd Show being held in 2018.

Eastern Branch covers an area from the Lower Hunter, Central Coast and to the Hawkesbury River. It is a Not for Profit organisation that encourages youth by holding youth camps and training days. They also host training days for all members covering the activities that stock horses are involved in. Eastern Branch is also an active sponsor of the stock horse ring at agricultural shows which reside within the branch zone.

- **Community** is a popular destination for both the local community and also travellers and holiday makers. In addition to the current events listed above, historical local uses include horse racing, golf, football, cricket and a variety of community picnics. The grounds were also host to an army regiment during WW2 and has allocated land for community tennis courts and bowling greens to supplement the Clubhouse. With the onset of Work, Health and Safety considerations highlighting the impacts of equine activity on sporting surfaces and the risks created to human foot traffic, all non-equine "foot" sports were moved to a purpose built local Sporting Complex. Popular passive community uses include exercise pursuits such as walking, jogging and bicycle riding along with dog walking and swimming. The installation of free gas BBQ's in the camping area has encouraged day-trippers and picnic goers to enjoy the pleasant vista of the picnic tables overlooking the Allyn River.
- **Local Business** The reserve is supported by a range of local businesses who in turn are supported by the event organisers, camping patrons and community members. One third of submissions to the 2014 Crown Land review panel seeking retention of the Reserve as a community managed facility were from local business owners seeking to preserve the reciprocal benefits derived by the local community from the Reserve. Inclusion of their opinions in development of the grounds provides a more rounded assessment of the future development of the Reserve and serves to balance the input from event organisers.

## 1.20 RESERVE ASSETS

### 1.20 (a) COMMUNITY FACILITIES

FACILITY	DESCRIPTION
Tennis Courts	4 x Tennis Courts with all-weather surfaces, lighting, fully fenced plus Clubhouse. Facility usage administered by Gresford District Tennis Club
Function Centre	Consists of BBQ, Bar, Kiosk & Dining Room plus Kitchen facility. Complex administered by Gresford Park Land Managers. Complex and/or individual components available for community or event hire.
Arenas	2 arenas are provided for event usage. The main arena is situated on a levelled area of the Reserve and is predominantly utilised by equine events on average twice monthly. The arena is used for major events and large club days. The second arena is a smaller enclosed area catering for smaller club days and as a warm up area for other events. Both arenas are fully enclosed and gated allowing for segregation of livestock and general public.
Horse & Cattle Stalls	3 Individual structures are provided for competitor usage during major events and minor club days. Structure are supported by ancillary facilities such as powered camping sites and livestock wash down facilities.
Stock Yards	2 sets of stock yards are provided on the grounds. The “top” yards are a community facility provided for casual overnight stock holding by community members and as a stock coordination point for stock contractors servicing the district. Contractor usage of the Top yards is administered by Gresford Park Land Managers. The second set of yards is incorporated into the main arena for usage by event organisers to hold cattle used during various events held in the arena area.
Ring Office	A small ring office is provided for usage of clubs to coordinate competitor entries and enquires.
Broadcast Box	An elevated office is provided with provision for a PA system to enable unobstructed viewing of the arena and surrounds.
Grandstand	A grandstand is provided overlooking the main arena for protected viewing of events.
Skateboard Park	Construction of the Skateboard Park was funded by Gresford Community Group. Facility and is under lease agreement with Dungog Shire Council.

### 1.20 (b) AMENITIES

FACILITY	DESCRIPTION
Top Toilet Block	Brick construction consisting of 6 female pans, 2 male pans plus 1 stainless steel urinal. Female pans upgraded to dual flush capacity. Services event patrons and private hirers of Function Centre.
Middle Amenities	Cement rendered construction consisting of 4 female pans 2 male pans and 1 stainless steel urinal. Supplemented by 4 hot showers in 2017. Services competitors at major events, club days and also serves as facility for overflow of campers in peak times.
Camp Area Amenities	Cement rendered construction consisting of dedicated toilet facility with 3 female pans, 1 male pan and 1 stainless steel urinal and a dedicated shower facility consisting of 3 female shower cubicles and 1 pan plus 3 male shower cubicles and 1 additional male pan. Showers were upgraded from solar hot water to gas insta-heat system in 2016 to cope with increased usage. System operates with a coin activated mechanism. Services camping area and patrons of major and minor events as needed.

### 1.20 (c) EVENT SUPPORT FACILITIES & STORAGE

<b>FACILITY</b>	<b>DESCRIPTION</b>
Pavillions	4 purpose built Pavillions have been constructed on the Reserve to enable display of craft and produce during the Annual Show. Buildings are fully compliant with public access safety aids such as exit signs and extinguishers. Fire safety system is inspected biannually.
Storage Sheds	3 storage sheds have been constructed on the grounds. The largest of the 3 is a shared unit that is used to store plant & machinery utilised in the care of the Reserve and shared accessories used by major events and clubs such as temporary fence panels, dressage arena's and signage. A second smaller storage unit is adjacent to the main storage unit and houses the overflow of shared accessories. The third storage unit is a private storage facility utilised by Pony Club.
Pony Club Kiosk	This kiosk is administered & utilised by PRPC to cater for their members on club days. Kiosk services are also provided by Paterson River Pony Club members by prior arrangement to cater for other club events on the Reserve.
Office	A small office facility is administered by Gresford Show Society and is utilised by major events that require an onsite administration facility to coordinate public enquires and event management matters.

### 1.20 (d) CAMPING & PICNIC AREA

<b>FACILITY</b>	<b>DESCRIPTION</b>
Powered Camp sites	8 dual head Power heads (16 outlets) are installed in the main camping area, Each power head is fitted with earth leakage safety cut out features. Access to water is provided at each site. An additional 3 Power heads with dual access (6 outlets) are installed adjacent to Middle Toilet Block for overflow camping in peak times and also to service event competitors
BBQ's	5 Stainless Steel gas BBQ's are provided free of charge for campers and casual general public usage.

### 1.20 (e) CORPORATE FACILITIES

<b>FACILITY</b>	<b>DESCRIPTION</b>
Bowling Greens	Gresford Bowling Club leases a section of Reserve Land adjacent to their Club facility for the provision of Bowling Green's for their patrons and a small storage shed.

## 2.0 MANAGEMENT STRATEGIES

By Dedication of the Minister and Gazetted Notice, the Gresford Park Land Managers have delegated care, control and management of the Gresford Recreation Reserve & Showground as provided under the Crown Lands Act, 2016. Implementation of the Management Plan is the responsibility of the Park Managers.

The Park Managers, in accordance with the Australian Accounting Standard 27, provides audited Statements to the Department of Crown Lands, each year for all services and facilities.

### 2.1 DESIRED OUTCOMES AND OBJECTIVES

Based on the Legislative requirements, community expectations and values and assets of the Reserve, the following primary management objectives have been identified:-

- *To manage the Complex for active and passive recreation and use.*
- *To provide and maintain the complex to the highest order , in consideration of visual amenity , the environment and recreational purposes within pre-determined budgets*
- *To improve and upgrade the existing complex and surrounds.*

These objectives have been developed from the values and management issues to instigate policy development and formulation of the Action plan.

Stakeholders have identified the following management strategies as being significant:-

- *Generating additional funding by grant application*
- *Generate additional Community support of the complex*
- *Continuing support from DPI - Catchments & Lands as the controlling body*
- *Continuing support from Dungog Shire Council*
- *Individual stakeholders and users to promote Membership to fund additional facilities*
- *Prepare a plan of short term and long term improvements*

### 2.2 FINANCIAL MANAGEMENT

The Gresford Park Land Managers comprises of individuals dedicated to maintaining the facility and grounds at minimal cost. The long term strategy is for the Reserve to be financially self-sufficient in the maintenance and operation of the Showground by way of the following strategies.

- Imposition of annual usage fees to event organisers.
- Imposition of annual rental fees for leased or licenced assets.
- Supplementation of funding for improvements via grant applications.
- Operation and management of a primitive camping area.
- Project partnerships with stakeholders to undertake improvements.

## 2.3 ENVIRONMENTAL MANAGEMENT

Given the general acceptance of this Community facility, Environmental issues are not exhaustive. The Park Managers will comply with Dungog Shire Council determinations regarding environmental and health issues and adhere to environmental declarations and guidelines issued by other relevant authorities. These may include on/off-site sewage management, storm water management, erosion and sediment control, waste recycling and collection, pest and weed control. Loss of vegetation as a result of natural attrition or mechanical removal associated with public safety concerns will be balanced by offset plantings on the reserve.

## 2.4 PUBLIC SAFETY AND PROTECTION MANAGEMENT

- All event organisers of any kind that utilise any part of the Reserve and its facilities are required to hold Public Liability Insurance in the amount of \$20,000,000 (twenty million dollars) to cover all their activities.
- All events organisers are also required to indemnify the Park Managers, Crown Lands and the Minister prior to the issue of a Licence for usage.
- Event organisers must provide a Risk Matrix identifying all possible safety issues to the Park Managers prior to their event.
- Where possible, consistency of tradesmen will be maintained to foster an advanced knowledge of all aspects of the Park in order to maximise efficiency and minimise duplication of repeated repairs on ageing assets.

## 2.5 REVIEW OF MANAGEMENT PLAN

A full review of this Management Plan is to take place at five (5) yearly intervals. The stakeholders should be consulted and asked to consider if the role of the facility is being met, with regards to providing community benefit. Stakeholders should also be requested to review the action plan and nominate improvements and additions to enhance community benefits in the future.

The Park Managers must identify and be responsible to the changing needs of the community, and stakeholders. This Management Plan must have flexibility to incorporate and take advantage of future requirements and changing needs as they arise. The plan must provide both long term and short term policy and be capable to respond to social changes.



## 3.0 ACTION PLAN

The policies established in this action plan set a clear, philosophical direction for planning and resource management. It identifies clear objectives and clarifies Crown Lands and Park Management Policies for both the General Public and the Park Managers. The plan provides a basis for designating priorities in Capital Works Programs and Financial Planning. This Action Plan will be reviewed annually to assess implementation and performance. Policy and Planning issues are to be updated every five (5) years.

FINANCIAL SUSTAINABILITY		
Issue	Objective	Action & Performance Indicators
Capital Improvements	Generate additional funding through grant applications	Encourage Event Organisers to partner with the Land Mangers in project development including support for Grant Funding for asset additions, facility improvement and to foster increased usage.
	Generate internal funds by maintaining User Pay system.	Develop fees and charges to generate funds to sustain facility maintenance with an am to reduce cross subsidisation from other ground income sources.
	Expend Contributions on the Reserve in line with Community expectations	Park Managers to develop a prioritised improvements program in consultation with event organisers, local business and community members.
Operational Funding	Facilities & Assets to be financially self-sustaining i.e. (internal roads, buildings etc.)	Fees and Charges for all avenues of income are to be developed, implemented and reviewed annually to ensure full coverage of annual operational costs. Ongoing maintenance costs and cleaning costs to be self -funded from relevant facility or asset income stream.
	Park Managers to recoup all Utilities and Services costs from events at cost.	Park Mangers to read utility meters prior to each event to enable full cost recovery & create a cost neutral outcome from analysis of utility costs compared with income from usage.
	Trust to submit GST returns as required	Trust to ensure returns are forwarded as required.

2017 IMPROVEMENTS & PROJECT LIST		
PROJECT	DESCRIPTION	COST EST.
<b>ARENA SEATING</b>	Approx 370 UV Stabilised seats have been donated by George Souris from Energy Australia stadium upgrade for installation at the grounds. Seating to be installed on battered area above and to the North of arena.	\$10K-\$15K
<b>BOTTOM RING OFFICE EXPANSION/ RENOVATION</b>	Bottom Office is being used as an administrative facility by event organisers whose activities do not encompass the full showground complex and the current size of the facility is inadequate to cope with this type of usage. Short Term -Install awning over Western window to provide sun protection Long Term -Enlarge bottom ring office and modify to create a structure suitable for use as an independent administration office for casual users who's activities/competitions are centred in that area.	\$10K-\$15K
<b>CHILDRENS PAVILLION</b>	Very old section is open to weather, has substandard floors and access. Replace dilapidated children's pavilion	\$50K-\$100K
<b>COMMON AREA IN CAMP GROUNDS</b>	Many Camping Clubs wish to hold meetings or have meals together and the public often wish to have casual get together's on special occasions and the provision of an undercover area would increase the attractiveness of the camp area. A camp-kitchen would also provide an option for children of camping families to enjoy some activities during wet weather.	\$25K-\$35K

<b>DELINEATED LICENSED AREA</b>	A small number of events host a commercial bar and would benefit from development of a system to provide a delineated zone or area to enable compliance with Liquor Licencing laws.	Undefined
<b>DINING ROOM ACOUSTICS</b>	Dining Room construction has created an acoustic echo chamber effect which impairs hearing of any patrons in the rooms. Fixing the acoustics would make it a better rental facility.	\$5-\$10K
<b>ELECTRONIC NETWORK CONNECTIONS</b>	Disabled Patrons are sometimes restricted to flat areas and cannot attend functions because they cannot see the events. Parents also often have difficulty if 2 or more children are competing in different events at the same time (Campdraft & Rodeo for example). Installation of connections and support infrastructure to enable use of electronic media such as Monitors and TV's in public areas to allow live streaming of events to locations outside the arenas	\$1K-\$2K
<b>EXPANDED CAMPING IN THE WESTERN AREA OF THE GROUNDS</b>	Provision of camp sites closer to the Entrance of the Park would enable elderly campers to walk to local venues PLUS the provision of camping facilities close to the Function Centre and Great Hall would allow segregation of "merry campers" from those who prefer a quiet camping experience.	\$15-\$20K
<b>FENCING ADDITIONS</b>	Competitors seeking convenient parking traditionally ignore signage & tapes erected to delineate public or restricted areas compromising OH&S precautions employed by event organisers. Fencing would also control access to proposed Southern parking area, competitors would only be able to leave the main road at an access point in fencing.	\$10-\$15K
<b>GREAT HALL &amp; PAVILLION COMPLEX</b>	Several of the existing pavilions are showing their age and will be in need of major improvements to maintain their structural integrity and public safety status. Construction of a large multi purpose facility could include a "great hall" to be utilised as a pavilion area or function centre incorporating new toilet facilities, modernised dining/kitchen & BBQ & Bar facilities plus possibility of additional viewing area.	\$200-\$500K
<b>IMPROVE DRAINAGE</b>	Assess drainage issues and create & implement improved drainage where necessary. New areas of concern include all weather access to ancilliary parking area North of grounds across dish drain above access road to yards area.	\$20K-\$30K
<b>LAUNDRY FACILITY</b>	Camping stays are restricted by ability to wash clothing when onsite. Coin operated Laundry facility for Camp Area could enhance campers stays.	\$15-\$20K
<b>PONY CLUB FENCING</b>	Pony Club is concerned about children safety when accessing toilets plus protecting the eating area from livestock & vehicle dust. Proposal is made to fence area around middle toilets & behind stables to restrict horse & vehicle movements in that area.	\$10K-\$15K
<b>NEW CAMPING ACCESS ROAD ADDITIONS</b>  <b>SOUTHERN CAMPING EXTENSION INSTALLATION</b>	STAGE 1 Campers & Competitors are reluctant to set up camp away from main road in case of heavy rain which results in single vehicle "ribbon parking" along the sides of the roads only. A series of Access roads from the current main access road to the Southern boundary would encourage block parking between the access roads and better utilise available space.  STAGE 2 Campers & Competitors are overcrowding areas near current power outlets and piggybacking power boards causing potential heat damage & overload trips to current outlets. Installation of multiple power heads on the Southern side of bottom access road.	\$200K -\$350k
<b>PUBLIC AREA UPGRADE</b>	The Function Centre area is a high use public recreational area during events or private functions. Landscaping of the area including permanent exclusion of both stock and campers from the immediate area in front of the Function Centre would assist in maintaining a pristine facade.	Undefined
<b>RIDING ARENA COMPLEX</b>	Development of an undercover riding arena with the key element being to provide Pony Club and Team Penning riders with a permanent facility to compete and practising at Gresford. Facility would provide additional opportunities for equine competition.	\$250K-\$500K

<b>RIVERBANK STABILISATION</b>	Landcare have proposed to undertake a revegetation and weed control program at no cost to the Trust or users. Stage One has been completed.	\$5K-\$10K
<b>ROADWAY LIGHTING</b>	Patrons staying overnight often walk to dinner or entertainment options at the Club or Pub and better illumination would improve safety in that high traffic area. Installation of lighting along main access road from the Entrance to the Y-intersection would increase pedestrian safety	\$15K-\$20K
<b>SECURE STORAGE FACILITY</b>	Many casual users transport equipment specific to their event needs including fencing, markers and dividers. There is currently no designated area for storage of that equipment. Options include small scale “rent –a-unit” comprising 2 or 3 units whereby each unit is available to be rented by a casual user or a local needing temporary storage.	\$50K-\$100K
<b>SHADED SEATING AROUND THE CAMPDRAFT AREA</b>	Current grandstand near Campdraft Camp area has no shade provision.	\$25K-\$50K
<b>SHOWER FACILITIES</b>	Campers and Event patrons staying overnight on the western end of the grounds could have access to toilets in the Great Hall Complex however additional showers in that area would increase the diversity of that area.	\$50K-\$75K
<b>SOLAR POWER</b>	Solar power saving options should be considered for any new installation. Existing installations do not provide a good aspect OR structural integrity to support solar installation.	\$10K-\$20K
<b>TRACTOR ACCESSORIES</b>	Event Organisers have suggested the purchase of a bucket to complement the existing maintenance equipment.	\$5K-\$10K
<b>WALKING/EXERCISE TRACK</b>	The showground is frequented by locals and their children to practise bike riding or undertake various levels of exercise. A walkway incorporating simple exercise stations such as steps and slopes and rest stops incorporating seats and small gardens in unobtrusive locations would be welcomed – the rest stops would also provide an avenue for memorial plaques to be installed to recognise individuals that have made significant contributions to user groups or the Park.	\$30K-\$50K
<b>WATER STORAGE &amp; REUSE</b>	Combined roof area of current pavilions, horse stalls and grandstand provides a substantial water capture opportunity to store water and reuse for toilet flushing, stock watering and general water requirements across the entire grounds.	Undefined

### 3.2 Monitoring and Evaluation Program

The Land Managers have delegated care, control and management of the Gresford Recreation Reserve and Showground as provided under the Crown Land Act, 2016. Implementation of the Management Plan is the responsibility of the Land Managers.

The Land Managers will fulfil an audit role by Annual assessment of the Action Plan. Each year the Land Managers will review the Action Plan and develop goals and priorities for the ensuing year.

The Land Managers, in accordance with the Australian Accounting Standard 27, must provide audited Statements to the Department of Crown Lands each year for all financial income and expenditure. Land Manager must also report any individual project expenditure in excess of \$5,000.

# APPENDIX A

<b>AMENITIES &amp; FACILITIES (COMPLETED PROJECTS)</b>		
<b>Objective</b>	<b>Comment</b>	<b>Completed</b>
<b>CRICKET PITCH</b>	Cricket Club is interested in utilising the arena during the year for cricket matches. <i>NOTE: Not to be actioned due to safety concerns of arena surface due to substandard conditions for human foot traffic.</i>	<b>Abandoned (see note)</b>
<b>CUTTING HORSE ARENA</b>	Cutting Horse association has expressed an interest in utilising the grounds more frequently however the need to set up the complex yard and arena area needed plus the need to transport sand for the competition precludes frequent usage for practise or competition. <i>NOTE: Cutting Horse Association did not follow up with Park Management.</i>	<b>Abandoned (see note)</b>
<b>LIBRARY/HISTORICAL DISPLAY</b>	Investigate options of installing a community library along with historical display in one of the buildings. <i>NOTE: This suggestion has never rated well in any subsequent survey and the need has been fulfilled by the creation of a Local Museum by the Historical Society</i>	<b>Abandoned (see note)</b>
<b>FOOD PREPARATION</b>	Improve facilities in Function Centre to complying with BCA, Health Standards and OH&S standards	<b>2003</b>
<b>HOT SHOWERS &amp; PLUMBED TOILET</b>	Provide access to hot shower facilities and upgrade primitive toilet facilities for campers and construct new toilet block only as per PRPC preference behind stables.	<b>2003</b>
<b>POWERED CAMP SITES</b>	Provide powered camp sites to encourage greater patronage by caravan owners. Install Powered Camping Sites	<b>2003</b>
<b>FIRE SAFETY</b>	Fire Fighting appliances for buildings.	<b>2003</b>
<b>SOUTHERN POWER</b>	Installation of 11kv power easement to southern areas of the ground, transformer and CT metering to expand power options.	<b>2006</b>
<b>ARENA LIGHTING</b>	Install and commission Arena Lighting Array to provide access to suitable lighting to conduct night competitions.	<b>2006</b>
<b>REPLACE WOOD BBQ'S</b>	Install electric BBQ's to replace wood burning appliances in the camping area to enable all weather usage.	<b>2010</b>
<b>ENTRANCE UPGRADE</b>	Ground Entrance is not highly visible to visitors or inviting or descriptive of facilities beyond. Refurbishment and construction of a more formal and substantial entrance to the grounds at Park St entrance,	<b>2013</b>
<b>PERMANENT SIGNAGE POSTS FOR TEMPORARY USAGE</b>	Permanently installed Signage Posts to allow users to erect temporary signage as applicable to their event. (No Horses Past this Point ~ Public Area etc would minimise necessity to source & hammer star pickets around grounds. Safety issue with underground water & electrical installations.)	<b>2013</b>
<b>TENNIS COURTS</b>	All Weather Surfaces on all courts is deteriorating and is need of refurbishment to ensure the safety of the players. Fencing around courts is also in need of renewal. Work on court surfaces will need to be done by professional tradesmen to maintain adequate competition quality. Fencing can be done by volunteers.	<b>2013</b>
<b>GROUND MAINTENANCE MACHINERY</b>	Investigate and assess capacity of current mechanical devices (Tractor, Slasher, Ripper) to cope with the needs of ground maintenance and event preparation. Current Tractor is inadequate to service the growing needs of the Grounds and Users due in part to its age and in part to its size..	<b>2013</b>
<b>STOCK CONTROL FENCING AND GATES</b>	Users feel the area is too open to contain an animal that escapes from the area around the yards/ stables and the only stock control device at the main gateway is a cattle grid. <i>NOTE: Second exclusion fence to be installed at the bottom yards.</i>	<b>2014</b>
<b>TOP TOILET UPGRADE</b>	Top toilets have been cosmetically improved over the years however the age of the structure is apparent and major upgrade works are needed including replacement of concrete urinals with stainless steel to improve hygiene & enable successful cleaning, replacement of leaking & deteriorating roofing structure, replacement of misaligned cubicle doors & expansion of transpiration area.	<b>2014</b>

**APPENDIX A – CONTINUED (COMPLETED PROJECTS)**

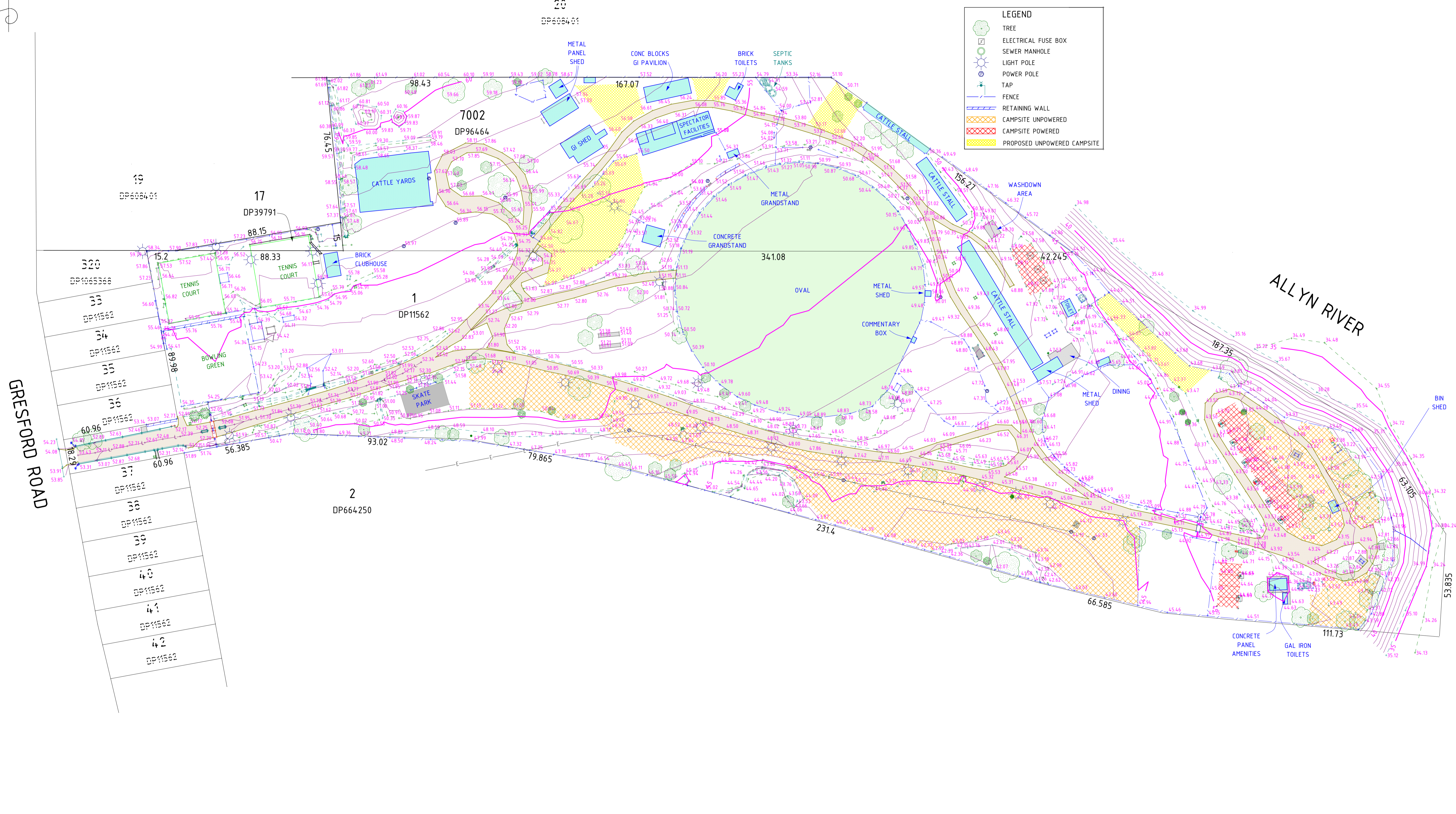
<b>NOTICE BOARD</b>  <i>Amendment :Consider 2<sup>nd</sup> Notice Board for Entrance</i>	Many campers are regular visitors who are avid campers and would return to grounds to patronise local events such as the markets, club & pub functions as well as ground functions if they were aware that they were on. Notice board to be supplemented by provision of tourism pamphlets to caretaker for distribution to campers.	<b>2016</b>
<b>REFUSE POINTS</b>	Arrangements to be made for provision of additional Garbage Bins to be shared between the major ground users during their events however there is also a need for bins to be provided for casual users hosting one day events. NOTE: All users have access to additional bins.	<b>2016</b>
<b>INCREASE HOT WATER CAPACITY</b>	Additional hot water storage to service Camping area amenities is needed because current hot water supply is not adequate during Peak usage times & large events.	<b>2016</b>
<b>ADDITIONAL SHOWER FACILITY -</b>	Installation of additional shower facility on the outside of “Middle” Toilets This area is utilised as an overflow camping area during peak times & is well utilised during major events, however patrons wishing to utilise shower facilities must use the bottom amenities block.	<b>2017</b>
<b>TOPDRESS ARENA’s</b>	Exposed Rock is part of a rock shelf that cannot be removed by mechanical means. Exposed rock is an OH&S Risk with competitors. NOTE: 30-40cm of Exposed rock was removed from small arena by hydraulic hammer in 2017. Main arena was graded and top soiled in 2015	<b>2017</b>

## APPENDIX B – Milestones of Gresford Recreation Reserve & Showground

1966	A pan toilet facility was erected adjacent to the river bank camping area for patrons;
1971	The concrete cricket pitch was replaced with turf. The camping area was supplied with primitive change rooms for swimmers;
1973	Loans were negotiated, to construct additional facilities. Such was the public support, that with in - kind contributions, work commenced in 1975 to erect the Grandstand and the amenities complex.(This comprises of a Bar area, a BBQ facility and a Dining Room with cooking facilities)
1978	The entry road to the Showground was tar sealed.;
1983	A grant of \$15,000 was allocated to replace all the water mains in the Showground;
1985	The Trust agreed to level the lower side of the main ring area for ground users at a cost of \$15,000.
1987	<ul style="list-style-type: none"> <li>• The Trust allocated a further \$2,000 to complete the replacement of the water mains.</li> <li>• A further \$4,000 was allocated as a contribution to replacing the Ring fence.</li> </ul>
1988	A new practise wicket is constructed with the Trust and the Cricket Association sharing the cost.;
1989	The water mains are extended to the camping picnic area. ;
1990	Work commenced on a new pavilion on the Showground. It was a joint project with the Agricultural Society. ;
1992	The Paterson River Pony Club Facility was completed. ;
1993	Picnic tables and BBQ's are installed and power is relocated to assist patrons for Show purposes. ;
1994	The entire Show ring is re - grassed and top dressed. This was a joint venture of all the ground users. ;
1995	All the ground users contribute to purchase a slasher to use with the tractor that was donated to the Park Users. ;
1996	The Show Society contributed \$12,000 to renovate the horse and cattle stalls. ;
1997	The Gresford Rodeo Committee invites the Ground Users to operate the Canteen during the Rodeo Carnival to generate funds to purchase a travelling Irrigator.
2000	The Show Society contributes \$1,500 of the \$5,600 required to carry out roadwork's around the Showground and Tennis Club.
2001	<ul style="list-style-type: none"> <li>• Stewart Everett Mitsubishi of Gresford donated a Tractor to the Trust, to maintain the grounds.</li> <li>• The Gresford Rodeo Committee invites the Ground Users to operate the Canteen during the Rodeo Carnival to generate funds to renovate the BBQ complex to comply with current health regulations.</li> </ul>
2002	<ul style="list-style-type: none"> <li>• The Gresford Rodeo Committee invites the Ground Users to operate the Canteen during the Rodeo Carnival to generate funds to install fire fighting equipment and appliances throughout the Reserve and facilities.</li> <li>• Minister for Regional Services, Territories and Local Government announces a grant of \$242,142:00 under the Federal Government's Regional Solutions Program to construct 2 new amenities block and create a power easement to service the bottom half of the ground.</li> </ul>

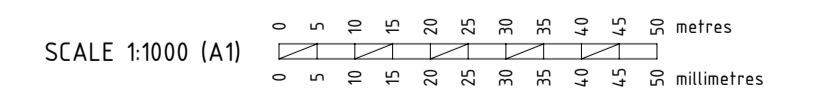
2005	The Gresford Show Society is makes application to operate kiosk at Annual Gresford Rodeo to raise funds to upgrade the Top Toilets to dual flush and to renovate the Kiosk to comply with health regulations.
2006	<ul style="list-style-type: none"> <li>• Gresford Tennis Club makes application to operate kiosk at Annual Gresford Rodeo to raise funds to upgrade the power supply to the Tennis Courts.</li> <li>• \$15,000 Grant &amp; \$10,000 loan obtained under PRMF to install Arena lighting. Gresford Rodeo Committee agrees to an annual contribution equal to the loan repayments.</li> </ul>
2007	<ul style="list-style-type: none"> <li>• \$42,000 Community &amp; User group contributions received towards levelling Arena plus in-kind contributions in excess of \$100,000.</li> <li>• Skate Park installed and funded by Gresford Community Group.</li> <li>• Gresford Rodeo obtains \$3,000 from Volunteer Small Equipment Grant to purchase a ride on mower. Show Society &amp; Rodeo Committee contribute additional funds to complete the purchase.</li> </ul>
2008	<ul style="list-style-type: none"> <li>• \$27,500 grant obtained from DoTaRs towards installation of Arena lighting.</li> <li>• Gresford Show contributes \$13,000 to finalise the Arena lighting installation</li> <li>• Gresford Show agrees to contribute a biannual contribution in conjunction with the Gresford Rodeo Committee towards to Arena Lighting loan.</li> </ul>
2010	<ul style="list-style-type: none"> <li>• \$27,500 grant obtained from Community Builders partnerships to install 5 Stainless Steel gas BBQ's in camping area.</li> <li>• \$8,088 grant &amp; \$10,000 loan obtained under PRMF. Gresford Show contributes an additional \$18,000 and agrees to an annual contribution equal to the loan repayments to relocate overhead power supplies to subsurface supply and upgrade supply to Catering Complex &amp; pavilions.</li> </ul>
2011	<ul style="list-style-type: none"> <li>• Gresford Show demolishes unstable saleyard pens and retains the Transfer yards only.</li> <li>• Gresford Show undertakes to extend the Transfer Yards. Trusts donate \$2,000 towards the project.</li> </ul>
2012	<ul style="list-style-type: none"> <li>• Gresford Landcare undertakes a revegetation project on the riverbank adjacent to the Camping area.</li> <li>• Trust &amp; Show Society operate an overflow camping facility to cater for the patrons attending the Mumford &amp; Sons concert at Dungog. Proceeds of \$4,500 allocated to installation of stainless steel urinal in top toilets.</li> <li>• \$17,400 spent to improve drainage and extend the Camping area due to increased demand.</li> <li>• Gresford Park Trust announced as Community Trust of the Year at the Regional Achievements &amp; Community Awards and receives \$5,000 prizemoney from the Commonwealth Bank. Prizemoney allocated to upgrading the entrance to the Park.</li> </ul>
2013	Trust receives \$5,300 grant & \$8,000 loan to upgrade the entrance and install signage throughout the Park.
2015	Trust & PRPC partner to obtain grant funding to purchase a mobile grandstand and install new shower block to service middle toilet area.
2018	Crown Lands 1989 revoked and replaced by Crown Lands Act 2016. Gresford Park Trust rebadged as Gresford Park Land Managers.

MAGNETIC NORTH



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PLAN	DATUM	AHD
LONG SECTION	COORS NETWORK	
CROSS SECTION	CONTOUR INTERVAL	1.0 METRES

SURVEYED BY	S HAWKINS
SURVEYED ON	OCT 2022
DESIGNED	-
DRAWN	J GILRAY
PASSED	D CANT

REV	AMENDMENTS	BY	DATE

L.G.A. DUNGOG  
LOCALITY EAST GRESFORD  
PARISH GRESFORD  
COUNTY DURHAM

PROJECT DETAIL SURVEY OF GRESFORD RECREATION RESERVE & SHOWGROUND  
LOT 1 DP11562, LOT 7002 DP96464.  
LOCATION GRESFORD ROAD, EAST GRESFORD.  
CLIENT PERCEPTION PLANNING

SHEET No.	1 of 1	Revision
SURVEYOR'S REF	22-255 East Gresford	
THIS PLAN REMAINS THE PROPERTY OF DAVID CANT SURVEYORS AND CANNOT BE REPRODUCED WITHOUT AUTHORISATION.		



Our Ref: DJW: L.T2299.004.docx

27 February 2024  
Gresford Park Land Managers  
c/o Perception Planning  
PO Box 107  
Clarence Town NSW 2321  
Attention: Ashlee Rutherford

Dear Ashlee

**RE: FLOOD RISK ASSESSMENT FOR PROPOSED DEVELOPMENT AT EAST GRESFORD SHOWGROUND, 29 PARK STREET, EAST GRESFORD NSW**

## Background

Torrent Consulting was engaged to undertake a Flood Risk Assessment to assist in the DA process for the proposed development at East Gresford Showground, 29 Park Street, East Gresford NSW (the Site). It is understood that Dungog Shire Council has requested a flood study to determine the 1% AEP flood level at the Site and confirm that proposed structures are suitably located for flood planning purposes. The potential risks associated with the proposed use of the Site were also assessed in the context of Council's specified planning controls for development within the floodplain.

The Site is located on the right bank of the Allyn River, on the eastern edge of East Gresford, around 14 km upstream of the Paterson River confluence, as presented in Figure 1. The Allyn River rises in the southern Barrington Tops and has a catchment area of around 285 km<sup>2</sup> upstream of the Site. The upper catchment topography is characterised by steep terrain and narrow valleys giving way to a broader undulating floodplain at the Site, as presented in Figure 2.

This assessment includes the development of a TUFLOW model to simulate the flood hydrology and hydraulics of the contributing catchment at the Site. An existing WaterNSW gauge around 29 km upstream of the Site at Halton was used for the calibration of hydraulic roughness of the Allyn River channel and in validation of design flood flows.

The modelling provides a platform to assess the existing flood risk profile at the Site, including a detailed understanding of the local flood depths, velocities, and hazards.

## Model Development

For this assessment, a TUFLOW hydrologic model was developed covering the Allyn River catchment upstream of the Site, at which the contributing catchment area is around 285 km<sup>2</sup>. The model utilised the NSW Spatial Services LiDAR data product, downloaded via the ELVIS Foundation Spatial Data portal to define the catchment topography.

The Digital Elevation Model (DEM) was pre-processed using GIS-based terrain analysis techniques to remove sinks within the grid and create a hydrologically corrected DEM. This prevents the initial loss of

catchment rainfall to artificial trapped storages. A 40 m model grid cell resolution was adopted, with sub-grid sampling from a 10 m resolution DEM.

Land use coverage in the catchment was separated into cleared and vegetated areas using aerial imagery, with an 'n' value of 0.06 and 0.12 applied, respectively.

The downstream boundary of the model was configured as a stage-discharge relationship, automatically generated within the model, adopting a hydraulic gradient of 0.3%.

A more detailed TUFLOW model, as presented in Figure 3, was developed covering the Allyn River from around 3 km upstream of the Site to around 3 km downstream of the Site. The model was constructed using a 4 m grid cell resolution and implemented a 2 m sub-grid sampling routine, with elevations defined using a 2 m horizontal grid cell resolution LiDAR DEM. The Allyn River channel was reinforced to ensure proper representation of the channel bed, and two bridges were represented with a 2D layered flow constriction.

Model inflow boundaries were extracted from the hydrological model. The adopted downstream boundary and Manning's 'n' roughness are consistent with those of the hydrological model. However, a Manning's 'n' value of 0.04 was used for in-channel flows, based on calibration to the observed in-channel rating curve at the Halton gauge.

The TUFLOW model was used to simulate the catchment rainfall-runoff process, utilising the ensemble storm method outlined in the ARR 2019 guidelines.

## **Flood Modelling and Mapping**

The TUFLOW model of the local catchment was divided into upper and lower sections to better represent the spatial variation in design rainfall and rainfall losses. Catchment runoff was simulated (using the HPC solver) for the full range of design rainfall events for storm durations ranging from 6 hours to 24 hours. The design rainfall depths were sourced from the BoM IFD (Intensity Frequency Duration) portal. An Areal Reduction Factor (ARF) was applied to the design point rainfall for each rainfall event, ranging from around 0.83 to 0.95 (6-hour to 24-hour) for the 1% AEP event. Design rainfall losses considered the recent NSW-specific guidance and initial losses of 5 mm to 15 mm were adopted, with a continuing loss of 1.7 mm/h and 1.3 mm/h for the upper and lower catchments, respectively.

The ensemble method involves the simulation of ten rainfall temporal patterns for each design event magnitude and duration, with the average condition of the ten being adopted for design purposes. The TUFLOW model simulations were analysed at the Site to identify the critical storm duration, i.e. that which produces the peak flood flow for each design event magnitude. The 12-hour duration was identified as being critical for all events up to a 0.2% AEP.

A Flood Frequency Analysis (FFA) was undertaken to define the peak design flood flows based on historic data recorded at the WaterNSW gauge at Halton. A separate hydrological model was developed for the Allyn River catchment upstream of the gauge to assess the model performance in the estimation of design peak flood flows from the rainfall-runoff process, against the observed catchment response.

Table 1 presents the modelled and observed peak design flows at the Halton gauge. The modelled peak flows are around 15% higher than those estimated from the FFA, which is a reasonable consistency. Given that there is uncertainty associated with both methods, the modelled design flood conditions were adopted without further adjustment.

**Table 1 – Modelled and Observed Peak Design Flood Flows at Halton**

Design Event	Modelled Flow (m <sup>3</sup> /s)	Observed Flow (m <sup>3</sup> /s)
20% AEP	320	280
10% AEP	440	380
5% AEP	550	470
2% AEP	670	600
1% AEP	800	690

For the simulation of the PMF (Probable Maximum Flood) condition the Generalised Short Duration Method (GSDM) published by the BoM was adopted. The critical duration of the PMF is typically shorter than that of the standard design flood events. The 5-hour duration was found to provide the critical condition at the Site for the PMF event.

Table 2 presents the modelled peak design flows at the Site.

**Table 2 – Modelled Peak Design Flood Flows at the Site**

Design Event	Flow (m <sup>3</sup> /s)
20% AEP	430
10% AEP	540
5% AEP	650
2% AEP	820
1% AEP	960
0.5% AEP	1080
0.2% AEP	1270
PMF	7760

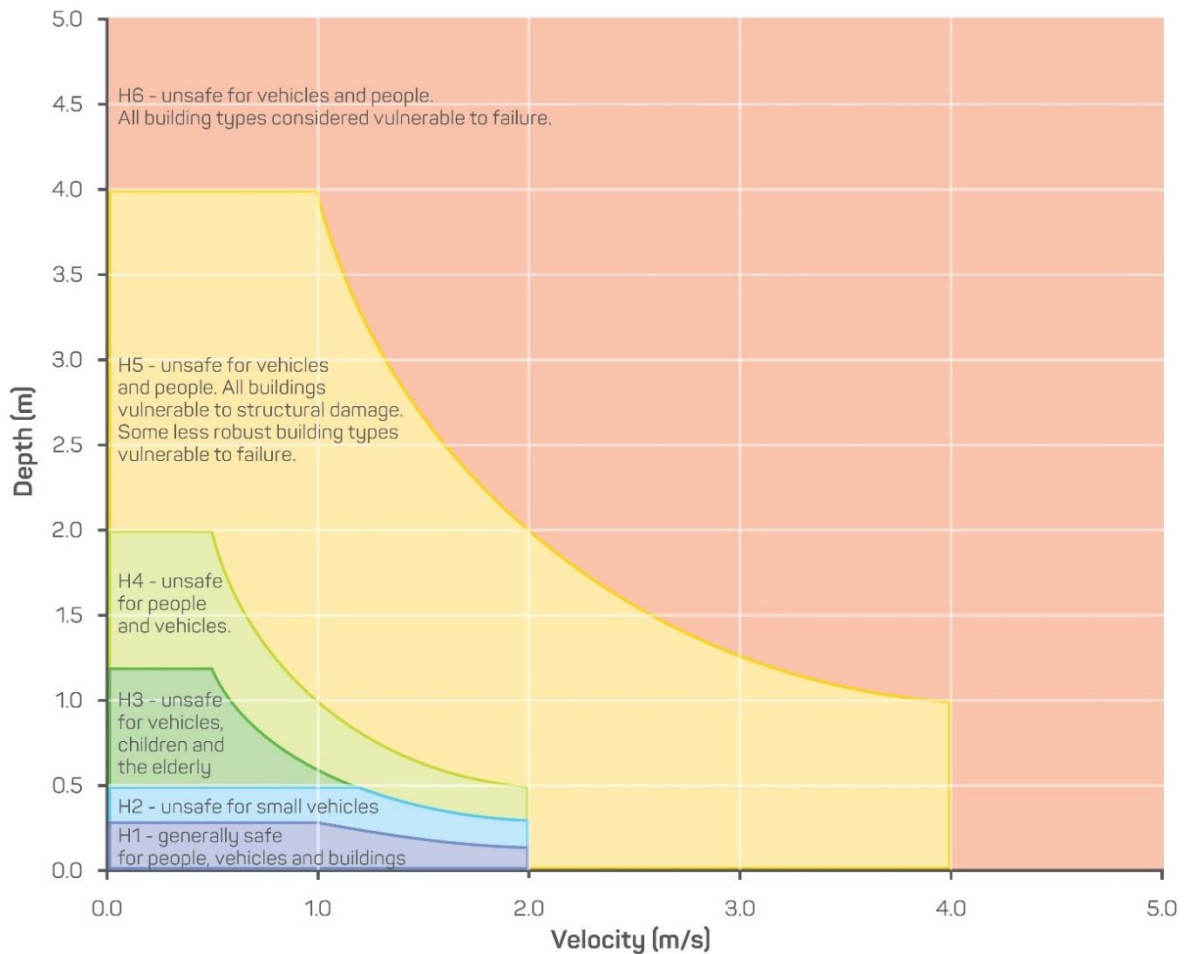
## Flood Risk Mapping

Design flood flow hydrographs from the hydrologic modelling were simulated in the detailed TUFLOW hydraulic model to derive design flood conditions at the Site.

The modelled peak flood extents for the 5% AEP, 1% AEP and PMF events are presented in Figure 4, together with the proposed Site layout. Figure 5, Figure 6, and Figure 7 are presented for additional flooding context and show the modelled peak flood depths and peak flood level contours for the 5% AEP, 1% AEP and PMF events, respectively.

Figure 8, Figure 9, and Figure 10 present the flood hazard classification at the Site for the 5% AEP, 1% AEP and PMF events, respectively. The flood hazards have been determined in accordance with Guideline 7-3 of the Australian Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia (AIDR, 2017). This produces a six-tier hazard classification, based on modelled flood depths, velocities and velocity-depth product. The hazard classes relate directly to the potential risk posed to people, vehicles, and buildings, as presented in Chart 1.

The flood hazard mapping is useful for providing context to the nature of the modelled flood risk and to identify potential constraints for development of the Site with regards to floodplain risk management.



**Chart 1 – General Flood Hazard Vulnerability Curves (AIDR, 2017)**

## Flood Risk Management

The principal consideration of good practice floodplain risk management is to ensure compatibility of the proposed development with the flood hazard of the land, including the risk to life and risk to property. Requirements within a Council's LEP (Local Environment Plan) and DCP (Development Control Plan) typically consider the management of flood risk, with the application of an FPL (Flood Planning Level) being the principal control measure.

Dungog Shire Council nominates an FPL at the 1% AEP flood level plus a 0.5 m freeboard, which is consistent with standard practice. Due to the hydraulic gradient across the Site, the 1% AEP level ranges between 42.9 m AHD and 44.1 m AHD, with a corresponding FPL between 43.4 m AHD and 44.6 m AHD.

Council's document Dungog Development Control Plan No. 1 Part C.8- Managing Our Floodplains defines three Floodplain Risk Management Zones according to the corresponding flood risk as follows:

- Floodway/High Hazard area – Classified as Floodway or flood storage in a flood study or has depth > 4 m in 1% AEP event. Areas which are responsible for conveyance of flood water or temporary storage of floodwater during an event. Change in these areas has the potential to affect flood levels and flood behaviour.

- Flood fringe - Part of flood planning area outside of the Floodway which is between the Flood Planning Level and the High Hazard area.
- Outer Floodplain - Remaining part of the Flood Planning area which is above the Flood Planning Level but below the PMF.

Figure 11 presents the extent of the three management zones and the specific development at the Site. An unpowered camping area is within the flood fringe, while a powered camping area and parking area are within the outer floodplain. Two unpowered camping areas are located outside of the Floodplain Risk Management Zone.

Schedule 2 of the DCP document presents a matrix of Flood Planning Controls within each zone according to the land use category, with a residential land use considered appropriate for this development due to the provision of camping accommodation.

The following planning controls are specified for residential development within the flood fringe:

- Floor levels (excluding non-habitable residential floorspace) to be equal to or greater than the FPL and other floor levels equal to or greater than the FPL. Construction in Floodway not permitted.
- All structures to have flood compatible building components below or at the FPL.
- Engineers certificate to confirm any structure subject to a flood up to and including the 1% AEP or 0.2% AEP (as applicable) flood level can withstand the force of flood water, debris, and buoyancy.
- The impact of the development on flood affection elsewhere to be considered. The development must not obstruct or divert flood waters to or from neighbouring properties.
- Consideration required regarding an appropriate flood evacuation strategy & pedestrian / vehicular access route for both before and during a flood.
- S5.10.7 certificates to notify of applicability of this DCP
- Flood plan required where floor levels are below the design floor level.
- Applicant to Demonstrate that there is an area where goods may be stored above the FPL during floods.
- Applicant to provide controls where necessary to prevent the discharge of pollution during floods, including compliance with Councils On-site Sewage Development Assessment Framework.

The following planning controls are specified for residential development within the outer floodplain:

- S5.10.7 certificates to notify of applicability of this DCP.

For residential areas, no development is admissible within a floodway.

There are no buildings proposed within the flood fringe, therefore planning controls applicable to floor levels and building design are not applicable to this development.

Due to the passive nature of the development within the flood fringe, it is not expected to impact local flood conditions.

Due to the rarity of an event required to inundate camping areas, it is unlikely that campers will be present when inundation occurs. However, if evacuation is required, rising access to flood free land within the Site and to the town centre of East Gresford via Gresford Road is available. This inherently manages the risk to life from flooding to an acceptable level.

The applicants should ensure the relevant information is updated within the Online 10.7 Planning Certificate Service to ensure the appropriate flood planning controls for the Site are readily identifiable upon application for a section 10.7 Planning Certificate.

## Conclusion

Torrent Consulting was engaged to undertake a Flood Risk Assessment to assist in the DA process for the proposed subdivision of 29 Park Street (Lot 1, DP 11562, Lot 17, DP 39791, and Lot 7002, DP 96464), East Gresford NSW.

This assessment has included development of a TUFLOW model for the Allyn River catchment upstream of the Site and has simulated design flood conditions in accordance with the ARR 2019 guidelines, specifically the ensemble method for design flood hydrology.

A hydraulic model of the floodplain surrounding the Site was developed and simulated for the design flood events, with the resultant flood mapping used to define the three Floodplain Risk Management Zones identified by Council.

Some development locations at the Site are located within the flood fringe and outer floodplain, however there are no specific requirements with respect to proposed structures within the Site.

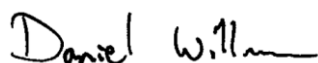
Rising access is readily available to flood free areas within the Site and to East Gresford, inherently managing the risk to life from flooding to an acceptable level.

The Online 10.7 Planning Certificate Service should be updated to identify the flood planning controls applicable to the Site.

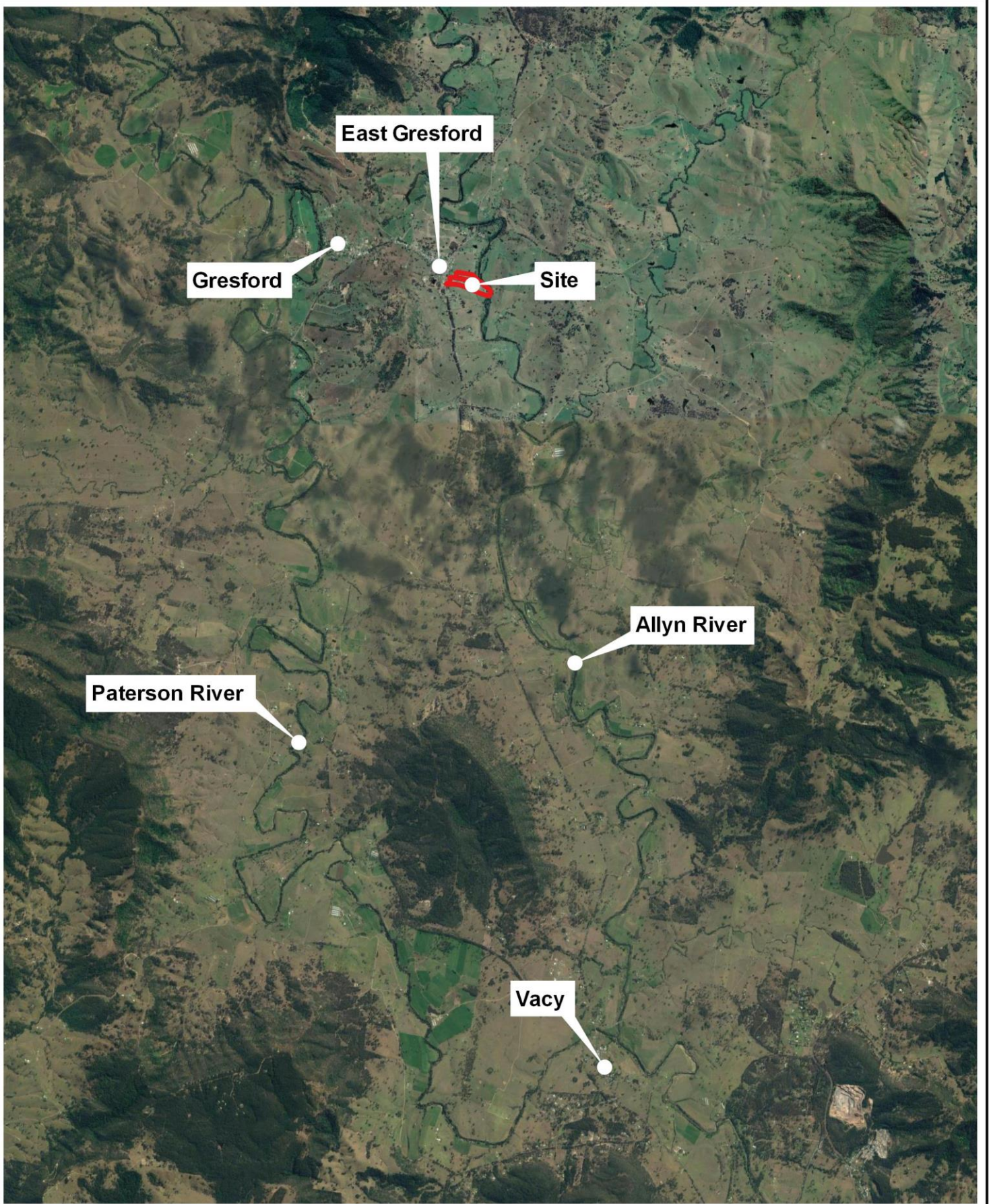
We trust that this report meets your requirements. For further information or clarification please contact the undersigned.

Yours faithfully

**Torrent Consulting**

A handwritten signature in black ink that reads "Daniel Williams". The signature is written in a cursive style with a long horizontal stroke at the end.

**Dan Williams**  
**Director**



Title:  
**Study Locality**

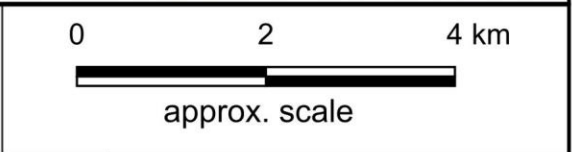
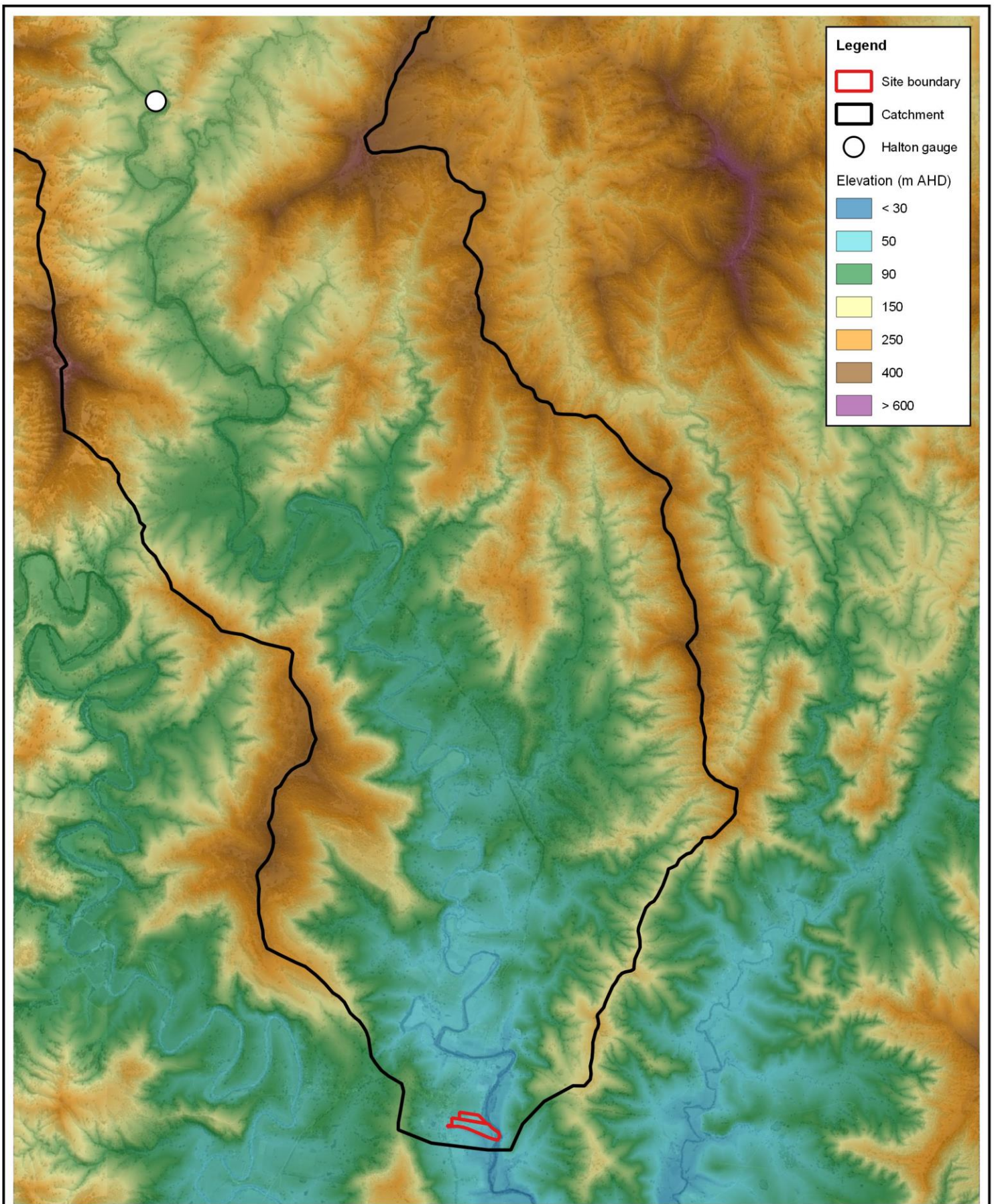


Figure: **1** Information shown on this figure is compiled from numerous sources and may not be complete or accurate. Torrent Consulting cannot be held responsible for the misuse or misinterpretation of any information and offers no warranty guarantees or representations of any kind in connection to its accuracy or completeness. Torrent Consulting accepts no liability for any loss, damage or inconvenience caused as a result of reliance on the information.

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Title:  
**Local Catchment Topography**

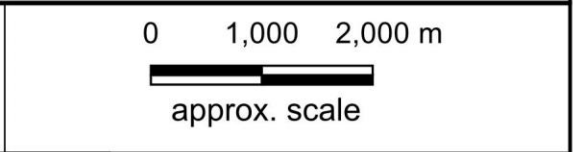


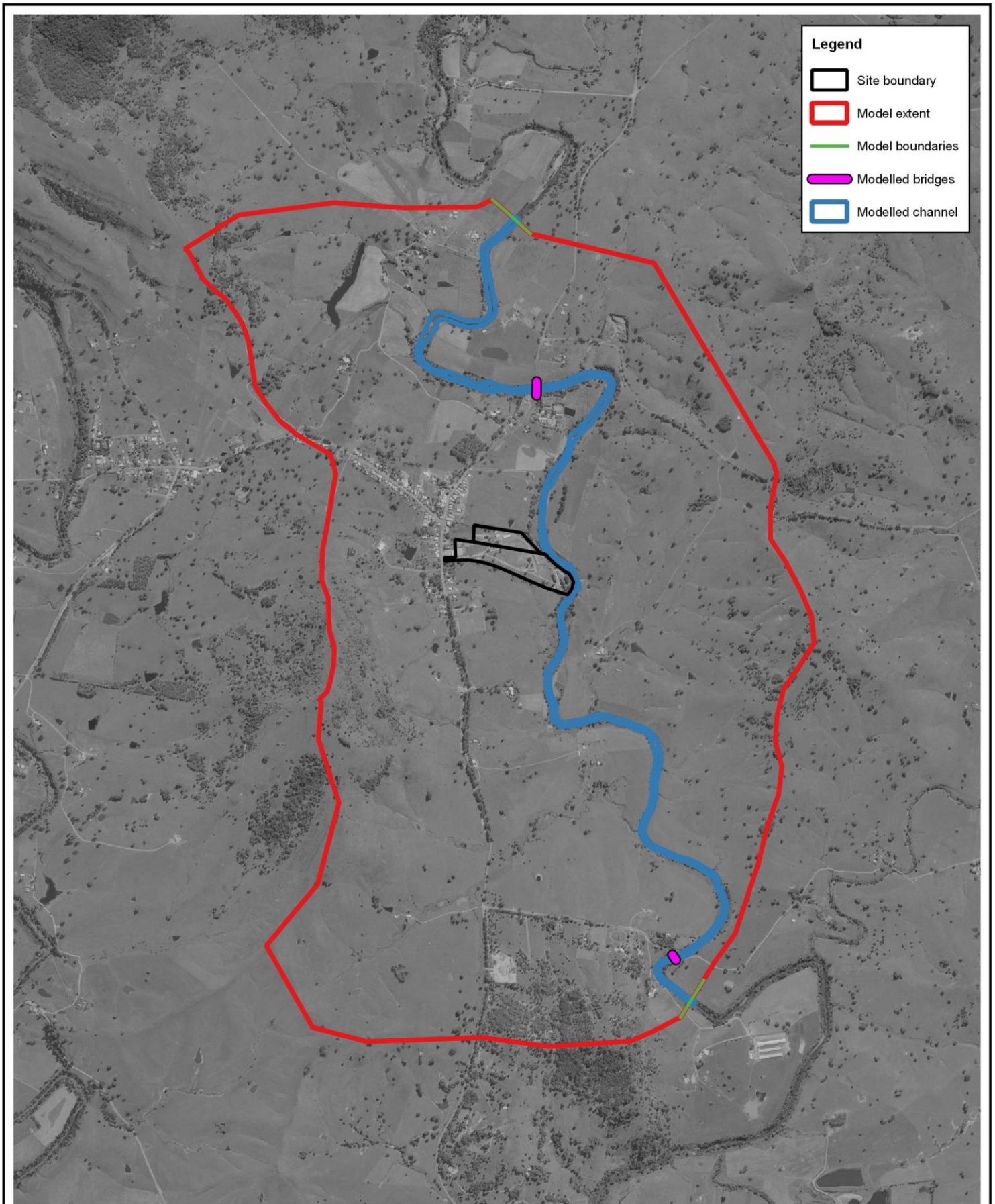
Figure: **2**  
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Title:  
**TUFLOW Model Components**

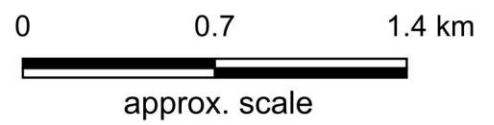
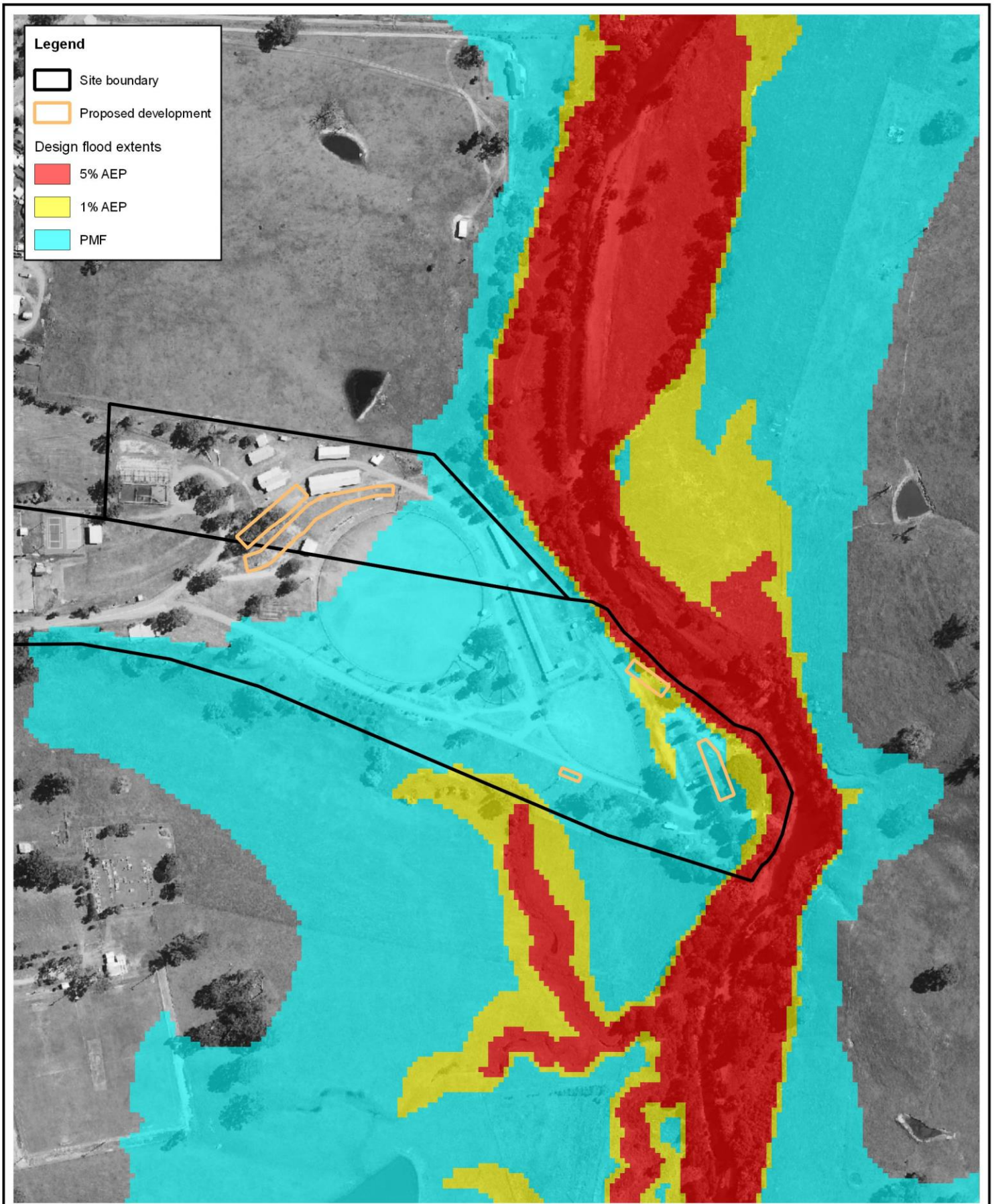


Figure: **3** *Information shown on this figure is compiled from numerous sources and may not be complete or accurate. Torrent Consulting cannot be held responsible for the misuse or misinterpretation of any information and offers no warranty guarantees or representations of any kind in connection to its accuracy or completeness. Torrent Consulting accepts no liability for any loss, damage or inconvenience caused as a result of reliance on the information.*

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**Legend**

- Site boundary
- Proposed development
- Design flood extents
- 5% AEP
- 1% AEP
- PMF

Title:  
**Modelled Flood Extents and Site Layout**

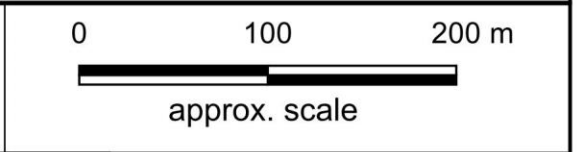


Figure: **4** *Information shown on this figure is compiled from numerous sources and may not be complete or accurate. Torrent Consulting cannot be held responsible for the misuse or misinterpretation of any information and offers no warranty guarantees or representations of any kind in connection to its accuracy or completeness. Torrent Consulting accepts no liability for any loss, damage or inconvenience caused as a result of reliance on the information.*

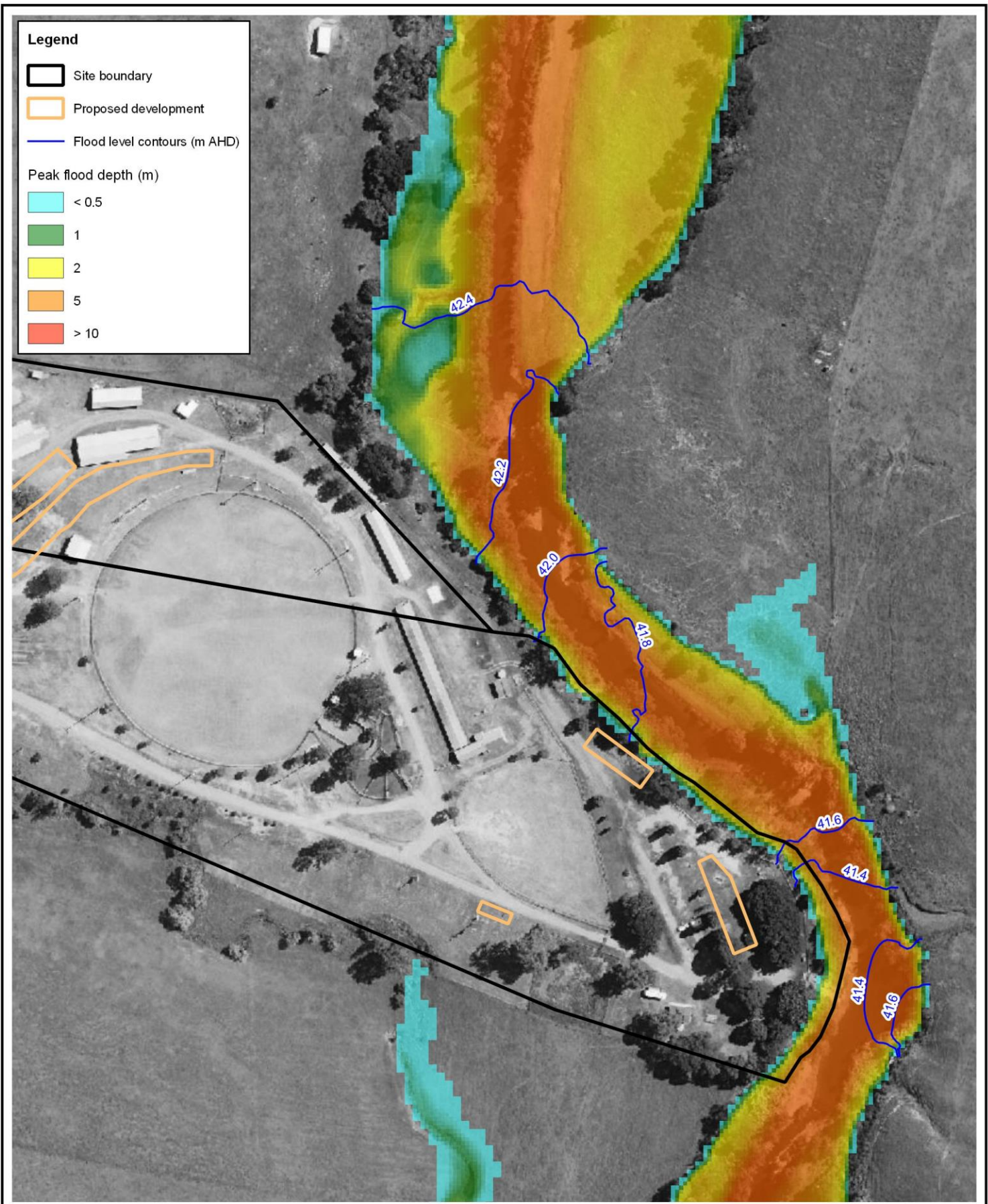
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**Modelled 5% AEP Flood Depths and Levels**

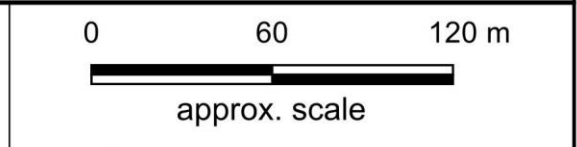
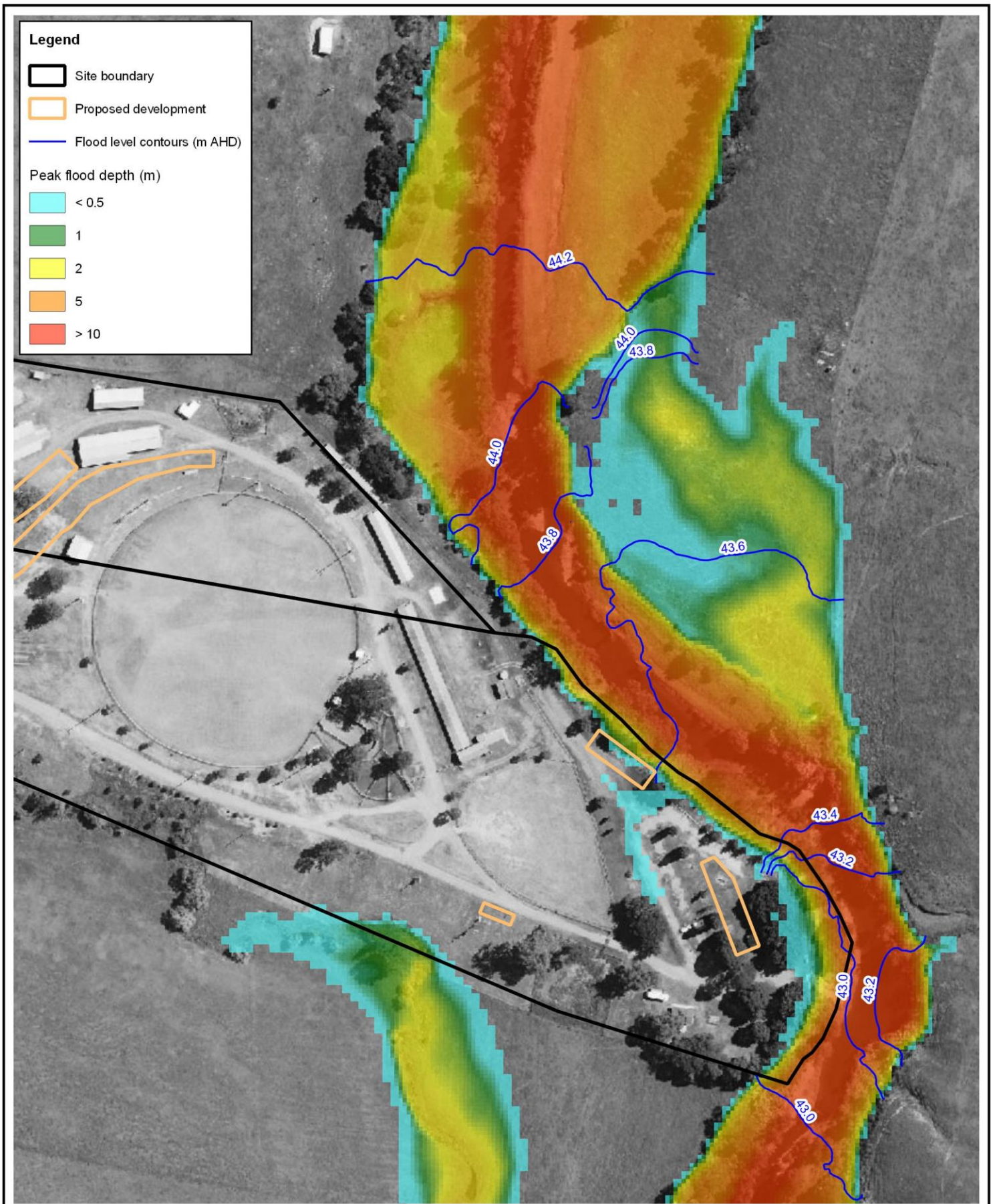


Figure: **5** Information shown on this figure is compiled from numerous sources and may not be complete or accurate. Torrent Consulting cannot be held responsible for the misuse or misinterpretation of any information and offers no warranty guarantees or representations of any kind in connection to its accuracy or completeness. Torrent Consulting accepts no liability for any loss, damage or inconvenience caused as a result of reliance on the information.

Revision: **B**



**Legend**

- Site boundary
  - Proposed development
  - Flood level contours (m AHD)
- Peak flood depth (m)
- < 0.5
  - 1
  - 2
  - 5
  - > 10

Title:  
**Modelled 1% AEP Flood Depths and Levels**

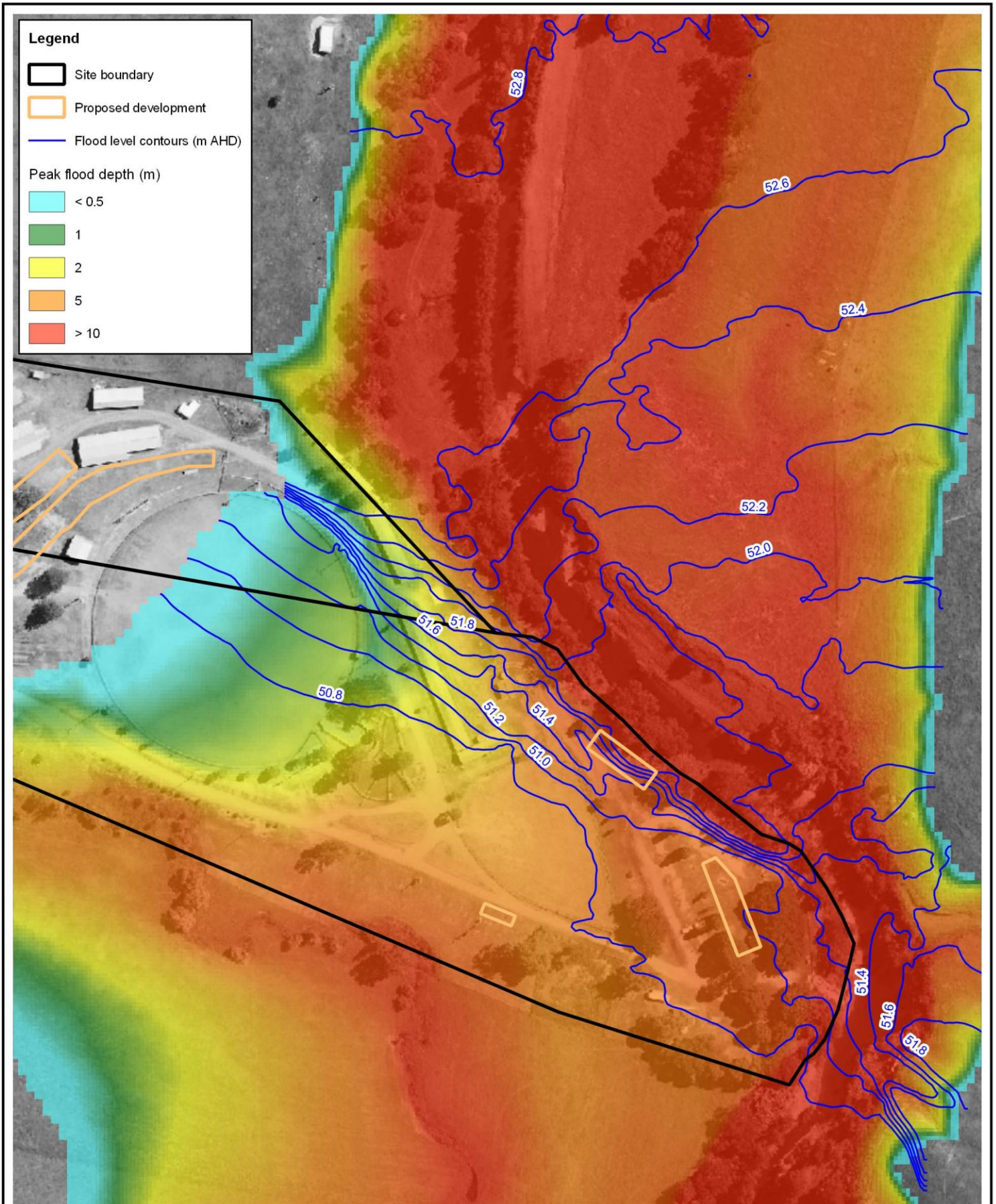


Figure: **6** Information shown on this figure is compiled from numerous sources and may not be complete or accurate. Torrent Consulting cannot be held responsible for the misuse or misinterpretation of any information and offers no warranty guarantees or representations of any kind in connection to its accuracy or completeness. Torrent Consulting accepts no liability for any loss, damage or inconvenience caused as a result of reliance on the information.

Revision: **B**



Filepath: Z:\Projects\T2299\_Gresford\_Showground\GIS\T2299\_006\_230321\_100y\_levels.qgz



**Legend**

- Site boundary
  - Proposed development
  - Flood level contours (m AHD)
- Peak flood depth (m)
- <math>< 0.5</math>
  - 1
  - 2
  - 5
  - > 10

Title:  
**Modelled PMF Flood Depths and Levels**

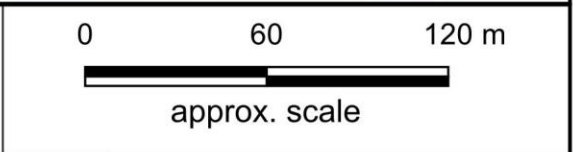


Figure: **7**

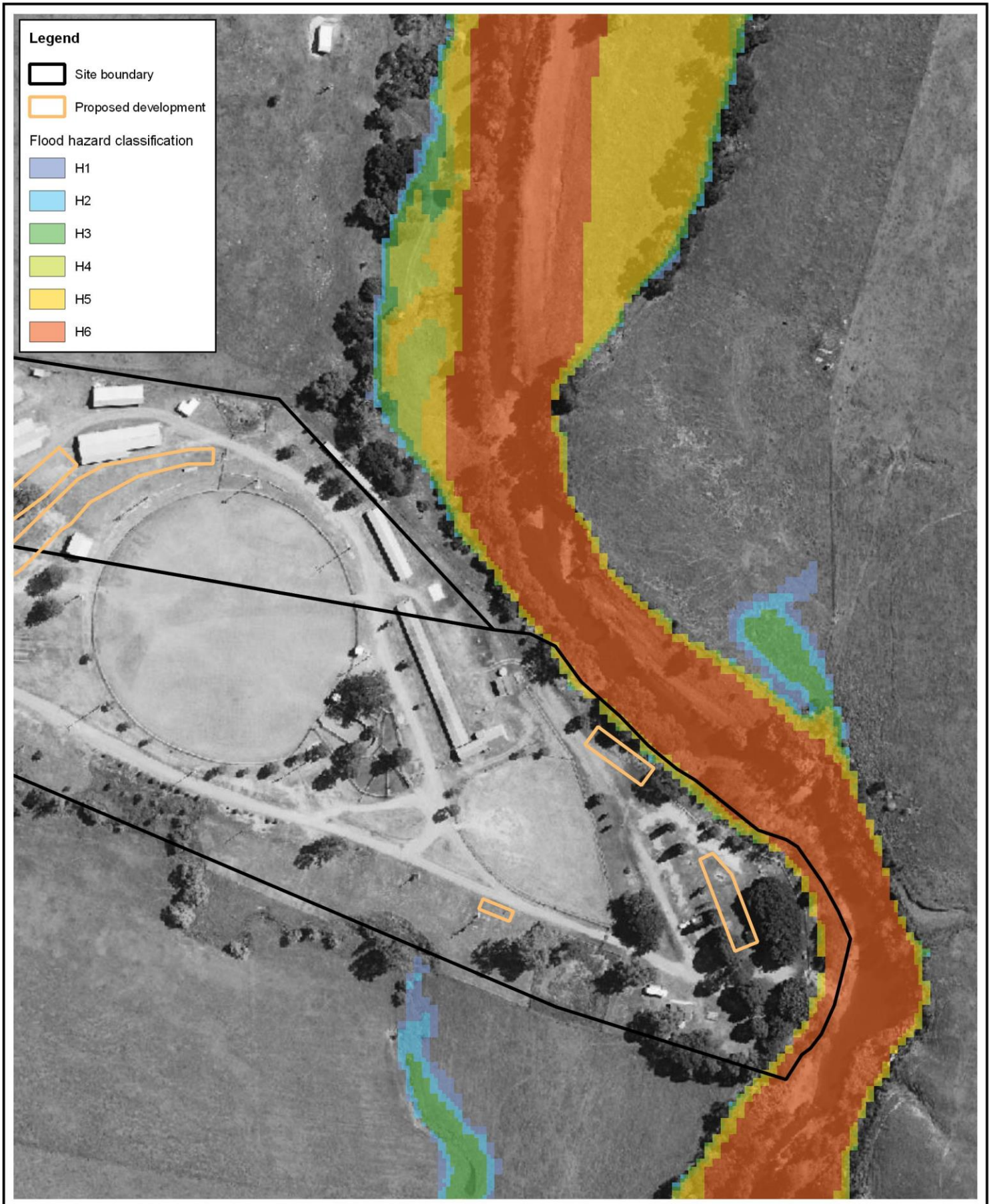
Revision: **B**

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Filepath: Z:\Projects\T2299\_Gresford\_Showground\GIS\T2299\_007\_230321\_PMF\_levels.qgz



Title:  
**5% AEP Flood Hazard Classification**

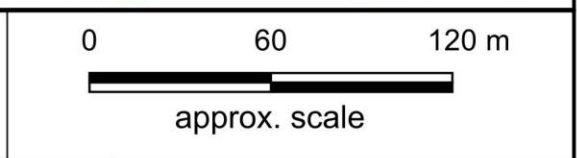
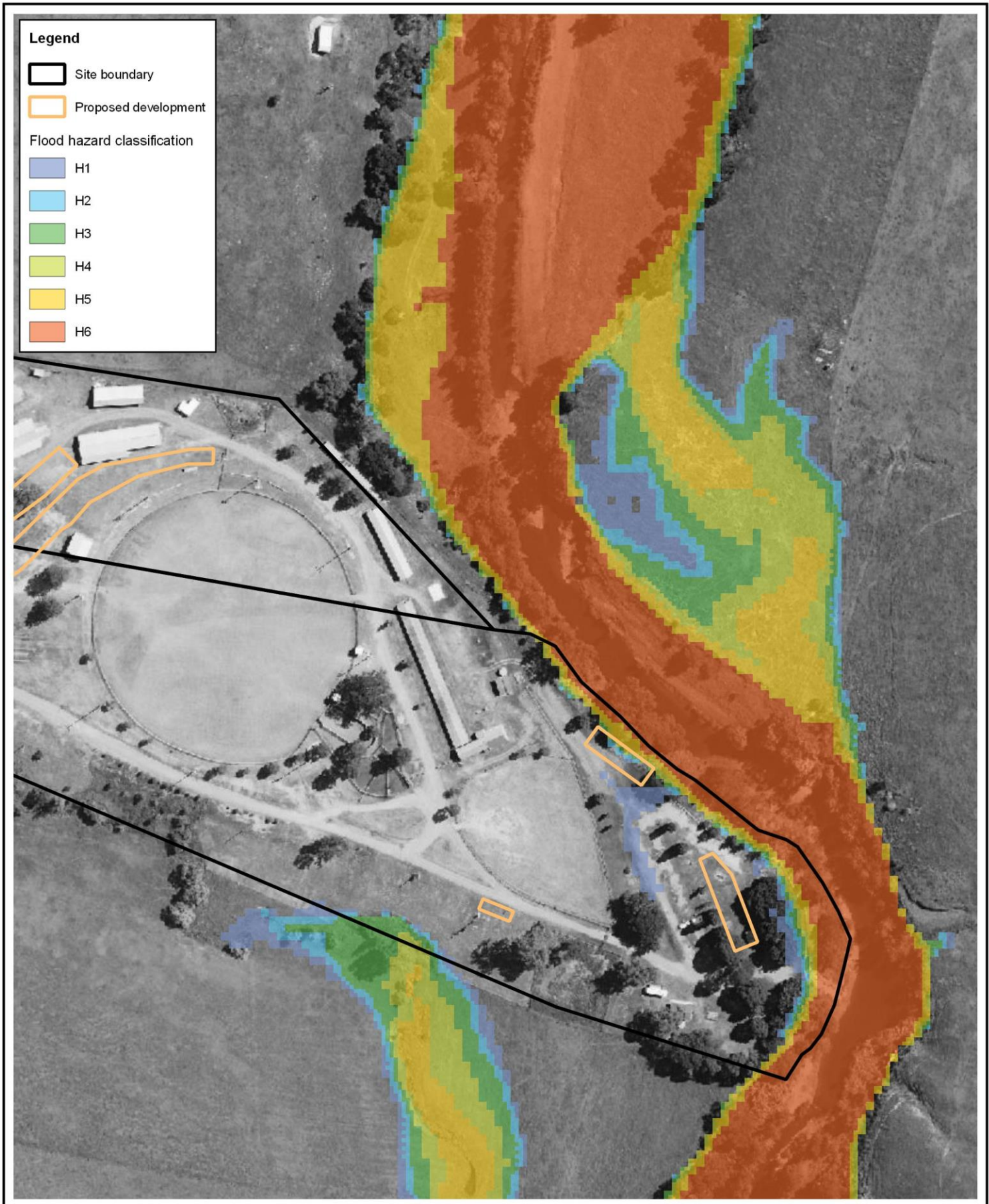


Figure: **8**  
 Revision: **B**









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Filepath: Z:\Projects\T2299\_Gresford\_Showground\GIS\T2299\_008\_230321\_20y\_hazard.qgz



**Legend**

-  Site boundary
-  Proposed development
- Flood hazard classification**
-  H1
-  H2
-  H3
-  H4
-  H5
-  H6

Title:  
**1% AEP Flood Hazard Classification**

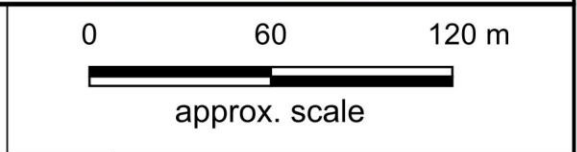
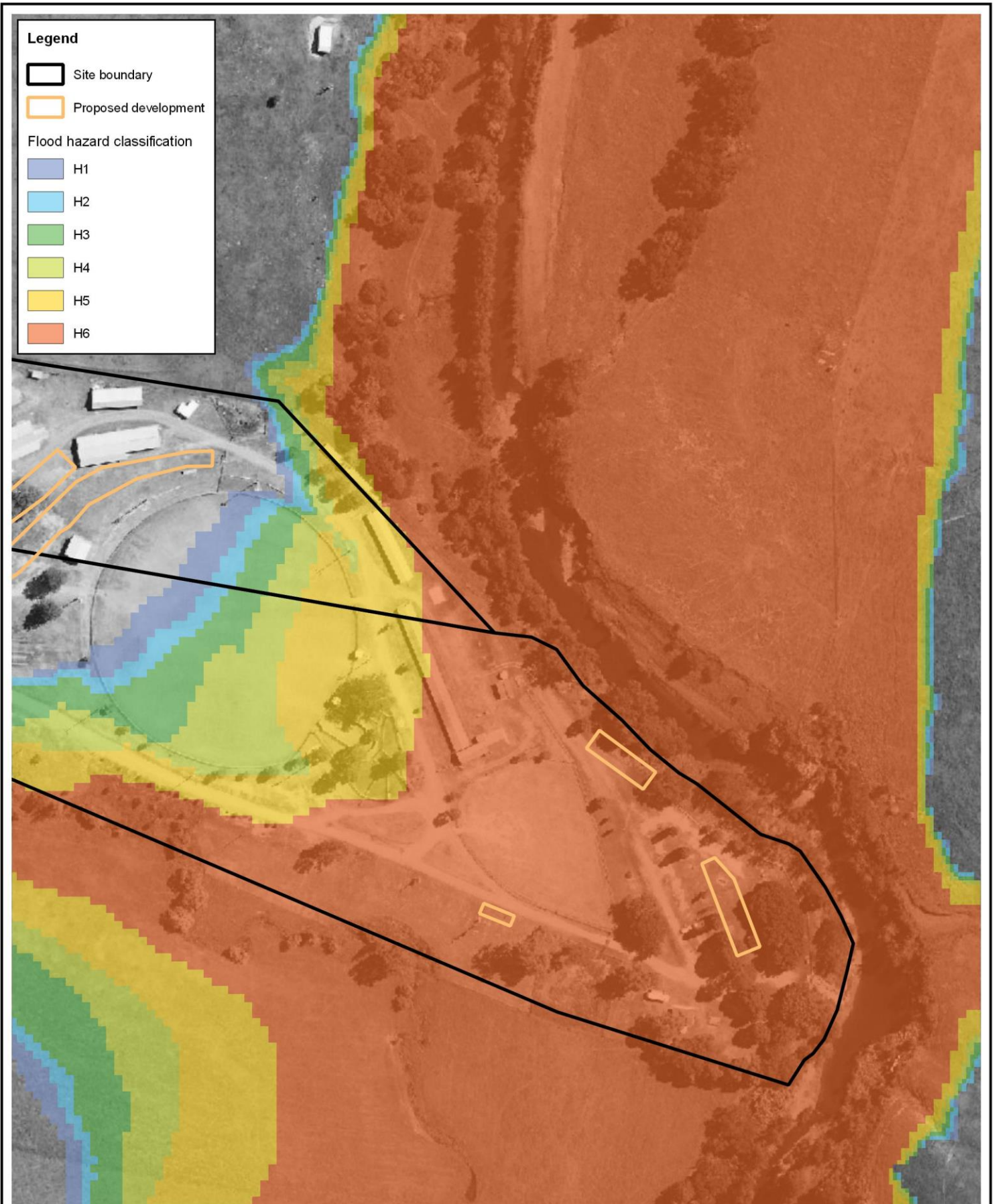


Figure: **9**  
 Revision: **B**

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Filepath: Z:\Projects\T2299\_Gresford\_Showground\GIS\T2299\_009\_230321\_100y\_hazard.qgz



Title:  
**PMF Flood Hazard Classification**

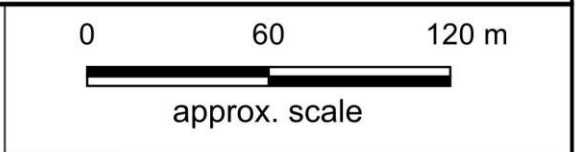


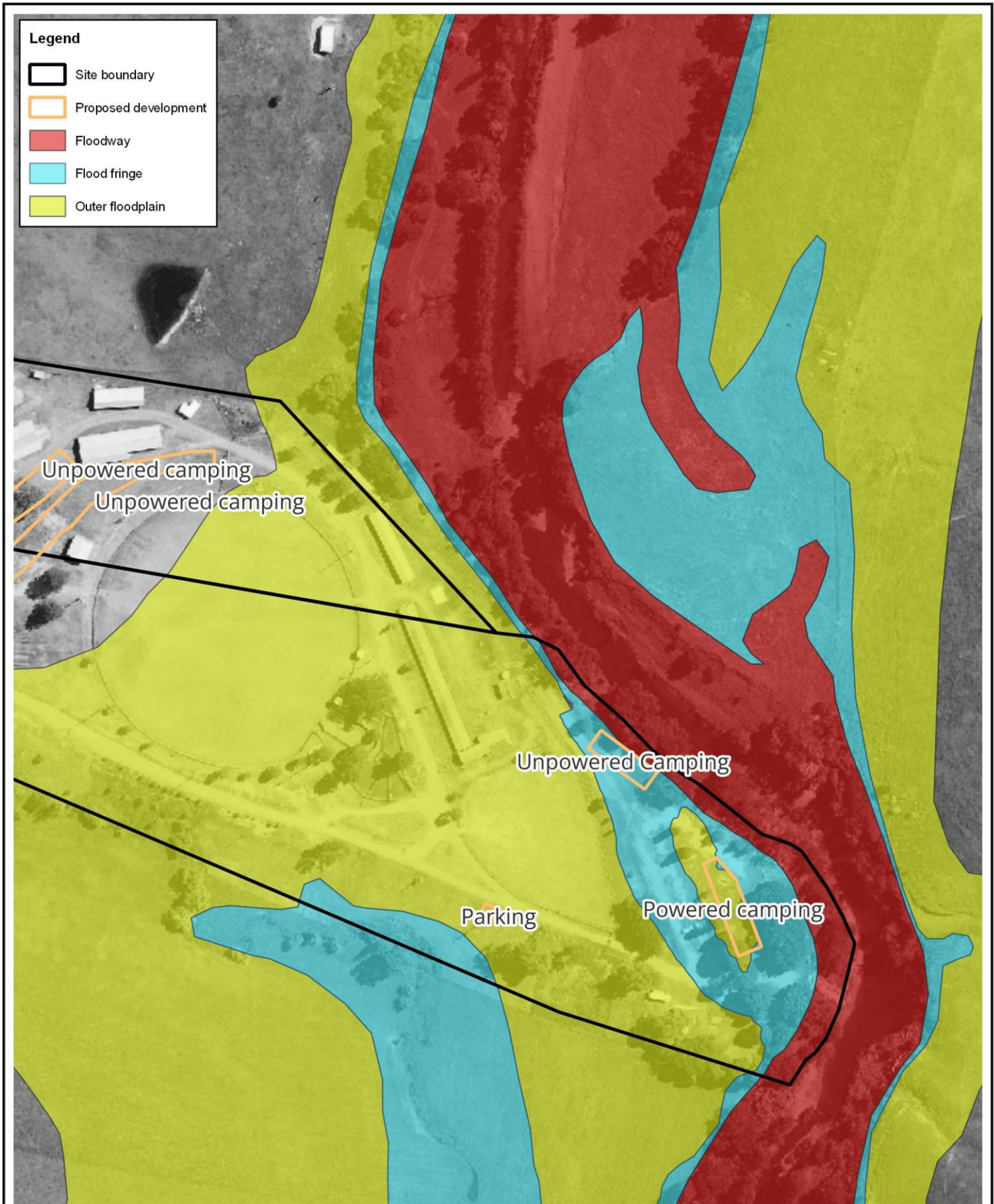
Figure: **10**  
 Revision: **B**

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Filepath: Z:\Projects\T2299\_Gresford\_Showground\GIS\T2299\_010\_230321\_PMF\_hazard.qgz





Title:  
**Flood Risk Management Zones**

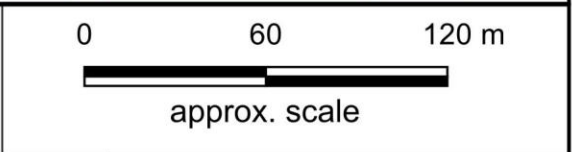


Figure: **11**  
 Revision: **B**

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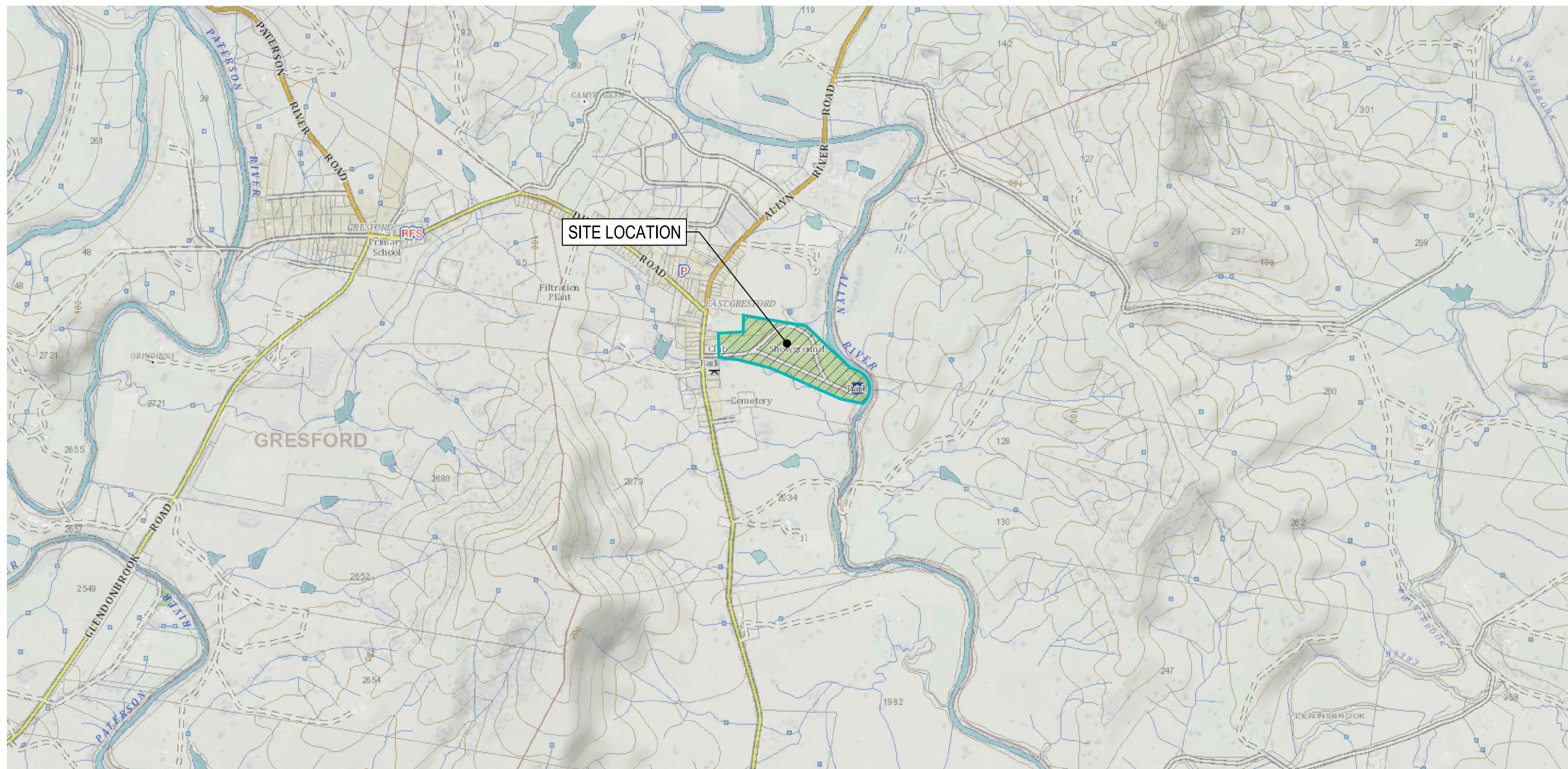
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Filepath: Z:\Projects\T2299\_Gresford\_Showground\GIS\T2299\_011\_230321\_FRMZ.qgz

# GRESFORD SHOWGROUND

## CIVIL DOCUMENTATION FOR DEVELOPMENT APPLICATION

34 PARK STREET, EAST GRESFORD, NSW 2311



LOCALITY PLAN  
NTS

### DRAWING LIST

DWG No.	DRAWING TITLE
CIV-001	COVER PAGE, DRAWING LIST AND LOCALITY PLAN
CIV-005	GENERAL ARRANGEMENT PLAN
CIV-011	CIVIL WORKS PLAN - SHEET 1
CIV-012	CIVIL WORKS PLAN - SHEET 2
CIV-013	CIVIL WORKS PLAN - SHEET 3

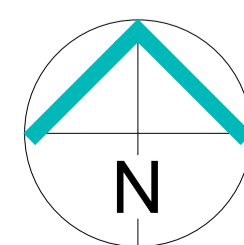
REVISIONS

REV	DATE	DRN	CHK	APP	DRAWING STATUS
B	13/08/24	M.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION
A	15/03/24	J.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION

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E: hello@drbengineering.com.au  
ABN 64 625 755 482

CLIENT  
**GRESFORD PARK LAND MANAGERS**

TITLE  
**COVER PAGE, DRAWING LIST AND LOCALITY PLAN**

PROJECT  
**GRESFORD SHOWGROUND**

**34 PARK STREET,  
EAST GRESFORD, NSW 2311**

DRAWING STATUS  
**NOT FOR CONSTRUCTION**

SCALE  
**NOT TO SCALE**

PROJECT REF No. **221917**

DRAWING No. **CIV-001**

SHEET SIZE  
**A1**

DRAWN  
**M.J.**

REVISION  
**B**

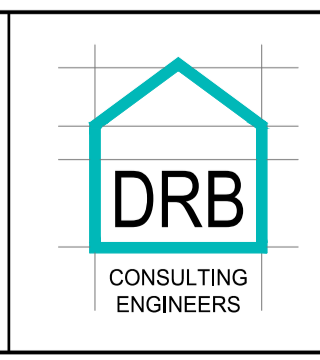
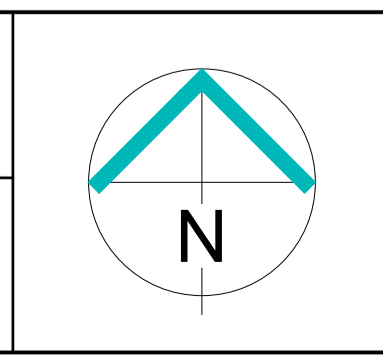
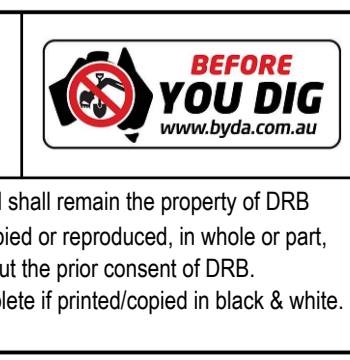


**GENERAL ARRANGEMENT PLAN**  
SCALE 1:1000

REV	DATE	DRN	CHK	APP	DRAWING STATUS
B	13/08/24	M.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION
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**GRESFORD PARK LAND MANAGERS**

TITLE  
**GENERAL ARRANGEMENT PLAN**

PROJECT  
**GRESFORD SHOWGROUND**

**34 PARK STREET,  
EAST GRESFORD, NSW 2311**

DRAWING STATUS  
**NOT FOR CONSTRUCTION**

SCALE  
1:1000 (A1)

PROJECT REF No.  
**221917**

DRAWING No.  
**CIV-005**

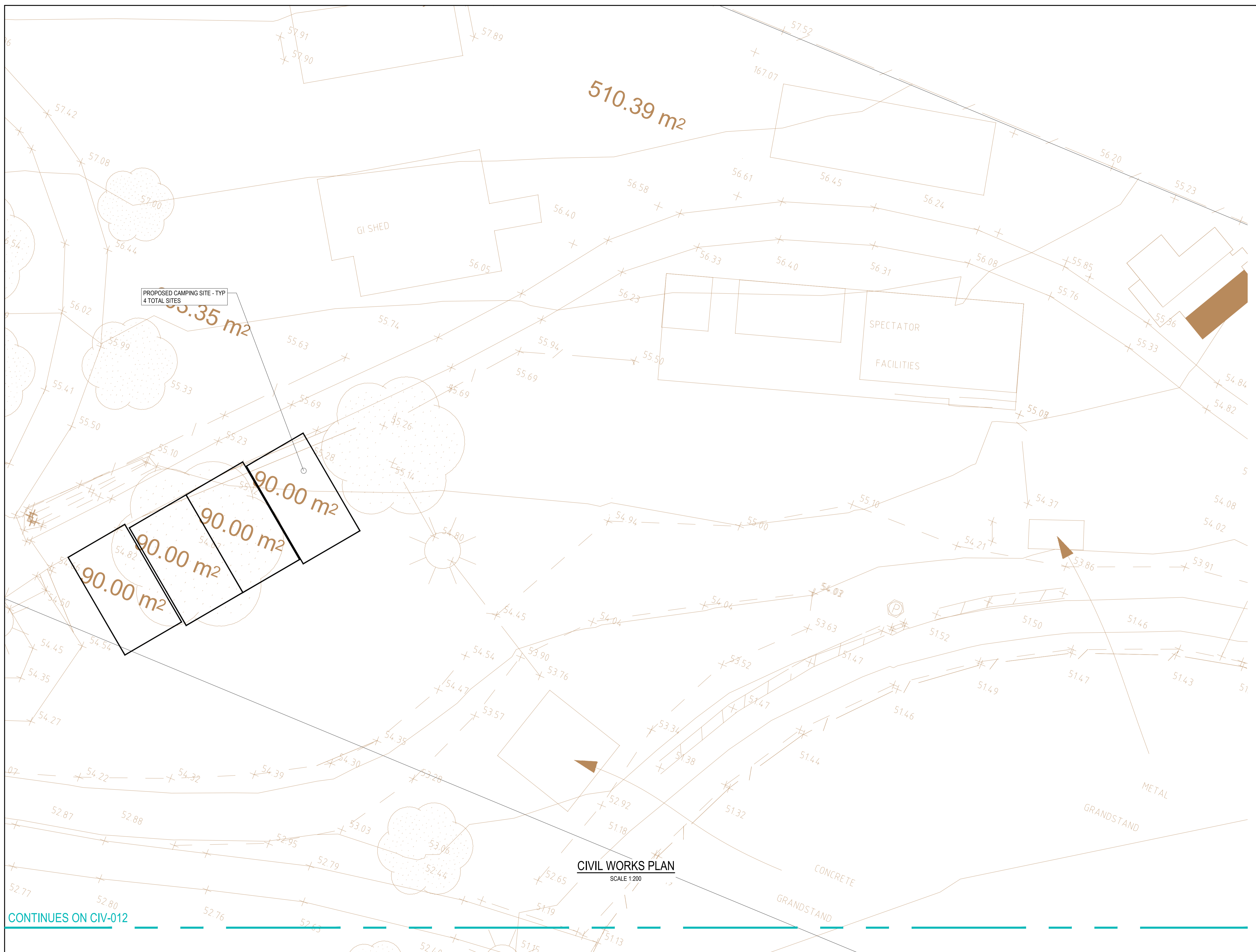
SHEET SIZE  
**A1**

DRAWN  
**M.J.**

REVISION  
**B**

**LEGEND**

- BOUNDARY LINE
- DENOTES EXTENT OF IMPERVIOUS PAVEMENT. DETAILS AT CC STAGE
- Ⓜ(R) x.xx PROPOSED SPOT HEIGHT
- DIRECTION OF GRADE
- EMERGENCY OVERLAND FLOW PATH
- EXISTING CONTOURS
- x 150 EXISTING SPOT LEVEL



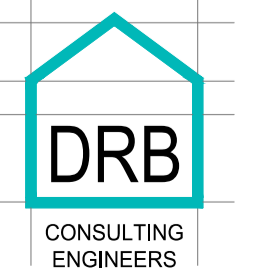
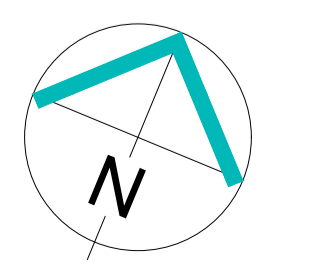
**CIVIL WORKS PLAN**  
SCALE 1:200

CONTINUES ON CIV-012

REV	DATE	DRN	CHK	APP	DRAWING STATUS
B	13/08/24	M.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION
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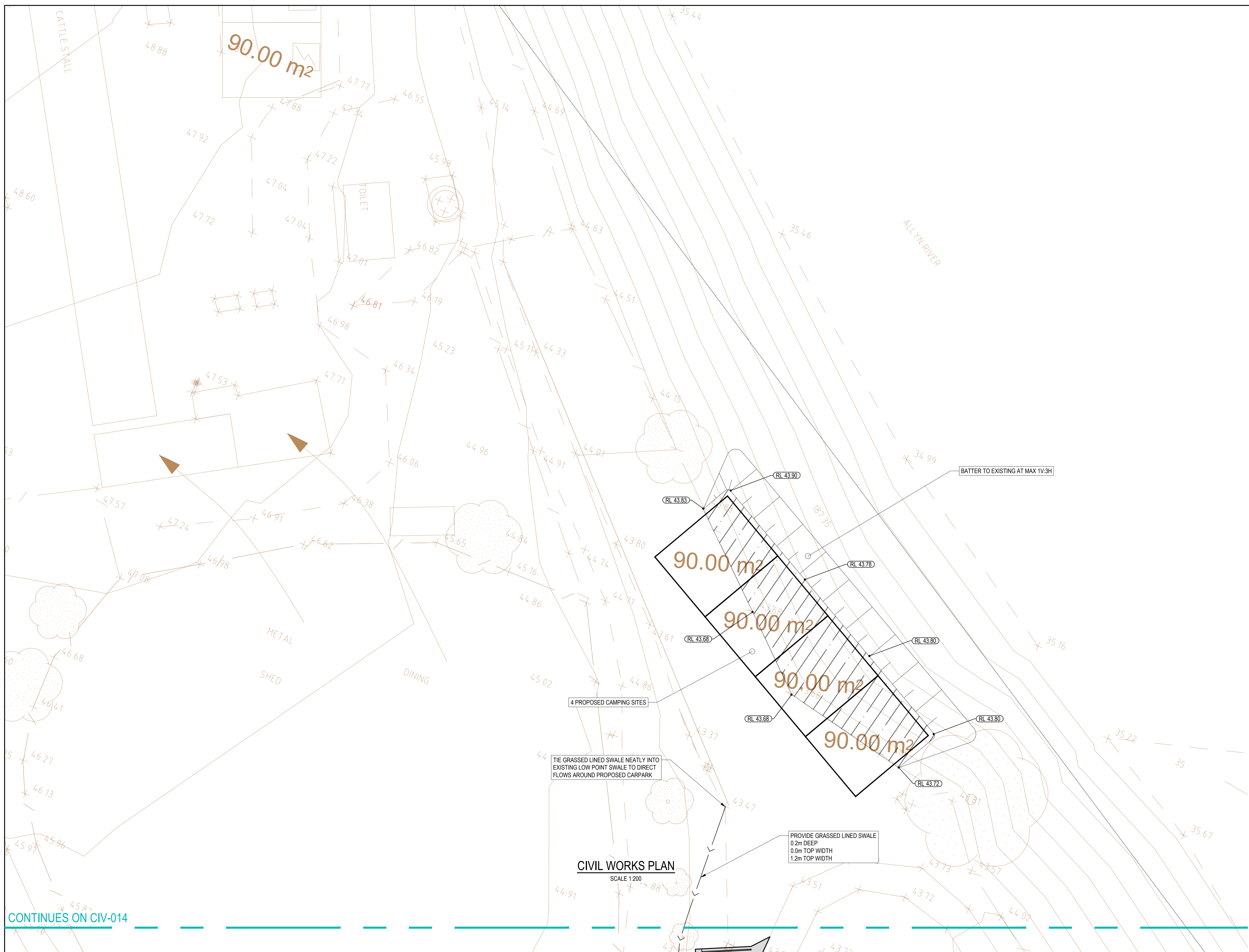
CLIENT  
**GRESFORD PARK LAND MANAGERS**

TITLE  
**CIVIL WORKS PLAN - SHEET 1**

PROJECT  
**GRESFORD SHOWGROUND**

**34 PARK STREET,  
EAST GRESFORD, NSW 2311**

DRAWING STATUS <b>NOT FOR CONSTRUCTION</b>	SHEET SIZE <b>A1</b>
SCALE 1:200 (A1) 0 2 4 6 8 10m	DRAWN <b>M.J.</b>
PROJECT REF No. <b>221917</b>	DRAWING No. <b>CIV-011</b>
	REVISION <b>B</b>



LEGEND	
	BOUNDARY LINE
	DENOTES EXTENT OF IMPERVIOUS PAVEMENT. DETAILS AT CC STAGE
	PROPOSED SPOT HEIGHT
	DIRECTION OF GRADE
	EMERGENCY OVERLAND FLOW PATH
	EXISTING CONTOURS
	EXISTING SPOT LEVEL

CONTINUES ON CIV-014

**CIVIL WORKS PLAN**  
SCALE 1:200

TIE GRASSED LINED SWALE NEATLY INTO EXISTING LOW POINT SWALE TO DIRECT FLOWS AROUND PROPOSED CARPARK

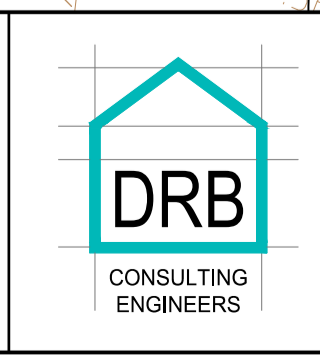
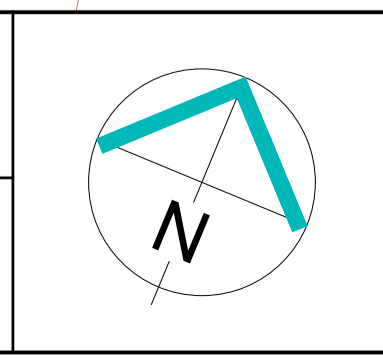
PROVIDE GRASSED LINED SWALE  
0.2m DEEP  
0.0m TOP WIDTH  
1.2m TOP WIDTH

BATTER TO EXISTING AT MAX 1V:3H

REV	DATE	DRN	CHK	APP	DRAWING STATUS
B	13/08/24	M.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION
A	15/03/24	J.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION

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CLIENT  
**GRESFORD PARK LAND MANAGERS**

TITLE  
**CIVIL WORKS PLAN - SHEET 2**

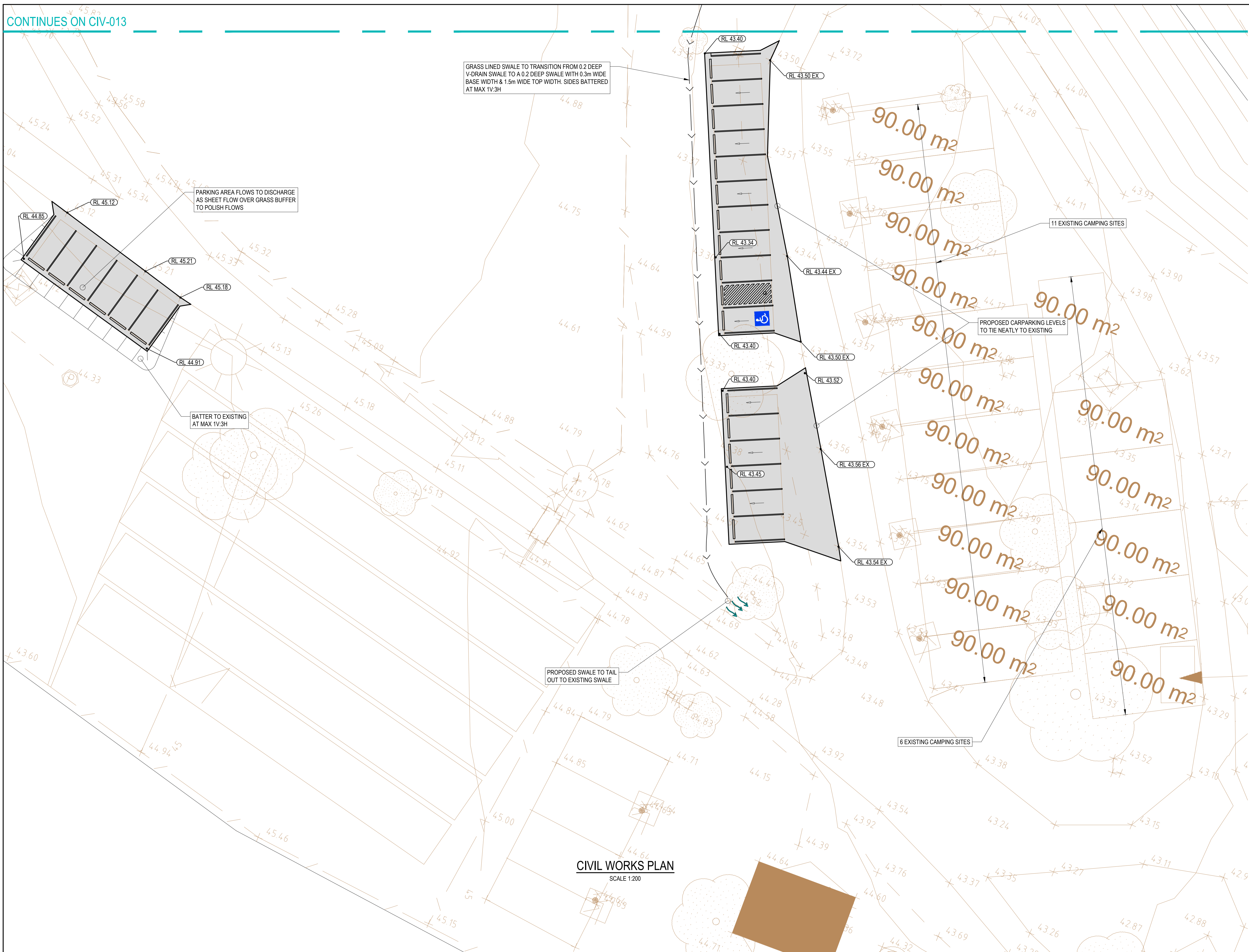
PROJECT  
**GRESFORD SHOWGROUND**

**34 PARK STREET,  
EAST GRESFORD, NSW 2311**

DRAWING STATUS <b>NOT FOR CONSTRUCTION</b>	SHEET SIZE <b>A1</b>
SCALE 1:200 (A1) 	DRAWN <b>M.J.</b>
PROJECT REF No. <b>221917</b>	REVISION <b>B</b>
DRAWING No. <b>CIV-012</b>	

**LEGEND**

- BOUNDARY LINE
- DENOTES EXTENT OF IMPERVIOUS PAVEMENT. DETAILS AT CC STAGE
- PROPOSED SPOT HEIGHT (RL x.xx)
- DIRECTION OF GRADE
- EMERGENCY OVERLAND FLOW PATH
- EXISTING CONTOURS
- EXISTING SPOT LEVEL



GRASS LINED SWALE TO TRANSITION FROM 0.2 DEEP V-DRAIN SWALE TO A 0.2 DEEP SWALE WITH 0.3m WIDE BASE WIDTH & 1.5m WIDE TOP WIDTH. SIDES BATTERED AT MAX 1V:3H

PARKING AREA FLOWS TO DISCHARGE AS SHEET FLOW OVER GRASS BUFFER TO POLISH FLOWS

BATTER TO EXISTING AT MAX 1V:3H

PROPOSED SWALE TO TAIL OUT TO EXISTING SWALE

PROPOSED CARPARKING LEVELS TO TIE NEATLY TO EXISTING

**CIVIL WORKS PLAN**  
SCALE 1:200

REV	DATE	DRN	CHK	APP	DRAWING STATUS
B	13/08/24	M.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION
A	15/03/24	J.J.	C.S.	J.T.	ISSUED FOR DEVELOPMENT APPLICATION

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TITLE  
**CIVIL WORKS PLAN - SHEET 3**

PROJECT  
**GRESFORD SHOWGROUND**

**34 PARK STREET,  
EAST GRESFORD, NSW 2311**

DRAWING STATUS  
**NOT FOR CONSTRUCTION**

SCALE  
1:200 (A1)

PROJECT REF No.  
**221917**

DRAWING No.  
**CIV-013**

SHEET SIZE  
**A1**

DRAWN  
**M.J.**

REVISION  
**B**