

## DRAFT CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. 1098.1/2011  
JOINT REGIONAL PLANNING PANEL NO. 2012SYW004

### PROPERTY:

Stage 4a	Lot 65, D.P. 262453	No.'s 1-25 Hosking Way
	Lot 11, D.P. 1143255	No. 50 Reeves Crescent
	Lot 12, D.P. 1143255	No. 14A Shoemaker Place
	Lots 254 & 255, D.P. 262449	No's 32-34 Bunker Parade
	Lots 256 to 265, D.P. 262449	No.'s 1-10 Shearing Place
Stage 4b	Lot 101, D.P. 262456	No.'s 1-19 Kennedy Way & No.'s 1-10 Brady Way
	Lot 102, D.P. 262456	No. 3 Bishop Place
	Lot 414, D.P. 262456	No. 104 Edensor Road

### DESCRIPTION OF DEVELOPMENT:

Subdivision of the subject site into 5 residue lots, 64 Torrens title lots and 30 Strata title lots, and the construction of 94 residential dwellings comprising 30 garden apartments, 12 attached dwellings and 52 detached dwellings, and ancillary works including site preparation/earthworks, road re-surfacing, public and private landscaping works, stormwater infrastructure upgrades and individual lot servicing.

### APPROVED PLANS

#### 1. Compliance with Plans and Conditions

The development shall take place in accordance with the approved development plans, except as modified in red by Council and/or any conditions of this consent.

## **2. Compliance with Reports**

The development shall take place in accordance with the Statement of Environmental Effects prepared by Urbis, Report No. SA3338, Reference No. SA338\_Stage 4 SEE\_V1, dated December 2011, and all appendices submitted in support of the Development Application.

## **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

**The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.**

### **3. Contract of Insurance or Owner-builder Permit**

Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that:

- a. A contract of insurance that complies with Part 6 of the Home Building Act 1989 is in force in relation to the subject work. A certificate of insurance is to be provided to the other party of the contract; or
- b. An owner-builder has a valid owner-builder permit issued by the Department of Fair Trading.

### **4. Design Report for Energy Efficiency Installations for Buildings Class 2 - 9**

Prior to the issue of a Construction Certificate, a design report shall be submitted to the Certifying Authority, demonstrating that the proposed building complies with the pertinent requirements of Section J – Energy Efficiency of the Building Code of Australia. The design report shall identify and detail the methods required to achieve compliance with the Building Code of Australia.

### **5. Outstanding Long Service Levy Fee**

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment.

Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

#### **6. Service Provider Requirements**

Prior to the issue of a Construction Certificate, the following service provider requirements shall be submitted to the Certifying Authority:

- **Endeavour Energy** – A letter of consent showing satisfactory arrangements have been made to service the proposed development.

#### **7. Vehicular Crossing Application**

Prior to the issue of a Construction Certificate, vehicular crossing applications shall be submitted to and approved by Council. Access to the proposed dwellings shall be via standard vehicular crossings in accordance with Council's requirements. All vehicular crossings shall be located a minimum distance of 1.0 metres from any utility pillar/pole and street pits, including lintels.

#### **8. Demolition and Construction Traffic Management Plan**

A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be submitted to Council for approval prior to the issue of Construction Certificate.

#### **9. Retaining Walls**

Where retaining walls are required as a result of cut and fill for the development, details of the retaining walls or other approved methods necessary to prevent soil movement, together with associated stormwater drainage measures shall be submitted to Council or Principal Certifying Authority prior to the issue of a Construction Certificate. Masonry Retaining walls are the preferred method of construction.

Any development that requires the construction of a retaining wall located within the immediate vicinity of an adjoining boundary shall be wholly within the property boundaries of the subject development site and shall not encroach upon the proposed adjoining properties.

#### **10. Engineering Construction Certificate**

Prior to the issue of a Building Construction Certificate, an Engineering Construction Certificate shall be submitted to the Certifying Authority for the construction of road works and associated drainage and inter-allotment drainage works in accordance with approved plans and specifications at no cost to Council.

For the issue of Engineering Construction Certificate, five (5) copies of plans and specifications giving full details of the design and construction shall be submitted with the application.

#### **11. Final Stormwater Drainage Plans**

The construction certificate application shall include final detailed stormwater drainage plans and specifications suitable for construction, prepared by a suitably qualified and experienced stormwater drainage consultant. The final plans shall be in accordance with the abovementioned stormwater concept plans and the overall "Water Cycle Management" report by Hughes Trueman, 2008 and shall comply with Fairfield City Council's Stormwater Drainage policy, Urban Area On-Site Detention Handbook, AUS-SPEC, AS 3500, the BASIX certificates for the dwellings and conditions of this consent. The final stormwater plans shall in particular include the following:

1. Provision of sufficient number of inlet pits designed to meet the requirements of the above policies and standards.
2. Incorporation of blockage factors specified in Council's Stormwater Drainage policy into the design of the stormwater drainage systems.
3. Minimum of 1.0 metre clearance between street pit lintels and vehicular crossing wings.
4. Location and details of overland flowpaths.
5. Detailed drainage design for the individual lots in accordance with the above policies, standards and the "Water Cycle Management" report prepared by Hughes Trueman 2008.
6. Provision for the collection of stormwater runoff along the western kerb line in Lilac Street, immediately upstream of the northern footway in Palmer Way.

#### **12. Stormwater Drainage Certificate**

Prior to the issue of a Construction Certificate, a certificate shall be submitted to the Certifying Authority certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;

- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;
- c. The piped drainage system has been designed in accordance with Council's Stormwater Drainage policy

**Note:** Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- a. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- b. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

### 13. Temporary On-Site Detention Basin

A temporary on-site detention (OSD) facility shall be provided on the corner of Sandilands Road and Bishop Crescent generally as shown on the concept plan No. CIV-HYD-S04-SK008, issue 01, dated 10/09/2012 prepared by Hyder Consulting Pty Ltd. The construction certificate application shall include final design plans and specifications suitable for construction prepared by a suitably qualified and experienced stormwater drainage consultant. The final plans shall in particular provide the following:

- 1. Construction details upstream of the OSD to provide for the relevant sub-catchment to drain through the OSD facility by pipes and surface flow path routes.
- 2. Stormwater drainage upgrade work downstream of the OSD facility to ensure that the OSD storage is not influenced by the controlling water surface level at the point of connection to the receiving stormwater system.

3. Design details including relevant calculations to demonstrate that the OSD facility complies with Council's Urban Area On-Site Detention Handbook.
4. Landscaping details in accordance with the public realm guidelines contained in the Bonnyrigg Masterplan.

The temporary OSD facility shall be completed prior to the stormwater connections from Stage 4 dwellings and shall remain till completion of construction of the permanent OSD facility works for the "eastern catchment" outlined in "Water Cycle Management" report by Hughes Trueman, 2008. The permanent OSD facility for the eastern catchment shall be completed prior to completion of the next stage in the "eastern catchment".

#### **14. OSD Public Safety**

Prior to the issue of the engineering construction certificate, the applicant shall undertake and submit a risk assessment of the proposed temporary stormwater detention / water quality improvement basin.

### **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

#### **15. Construction Certificate Required**

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

#### **16. Appointment of a Principal Certifying Authority**

Prior to the commencement of any construction works, the person having benefit of a Development Consent, or Complying Development Certificate must:

- a. appoint a Principal Certifying Authority; and
- b. notify Council of the appointment.

**17. Notify Council of Intention to Commence Works**

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

**18. Sydney Water Consent**

Prior to the commencement of any construction works on site, the approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

If the development complies with Sydney Water's requirements, the approved plans will be appropriately stamped and shall be submitted to the Certifying Authority prior to the commencement of any works on site.

For Quick Check agent details please refer to the website [www.sydneywater.com.au](http://www.sydneywater.com.au), see Building Developing and Plumbing then Quick Check or telephone: 13 20 92.

**19. Kerb and Gutter Status Form**

Prior to the commencement of any construction works on site, the developer shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

**20. Erosion and Sedimentation Control**

Prior to the commencement of any construction works on site, controls in accordance with Chapter 3.1.7 of the Fairfield City Wide DCP 2006 shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

**Note:** On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

## **21. Toilet Facility**

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

## **22. Sign During Construction**

Prior to the commencement of construction works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited,
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

**Note:** A \$600 on the spot fine may be issued for non-compliance with this condition.

## **PRIOR TO OCCUPATION OF THE DEVELOPMENT**

**The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.**

## **23. Interim / Final Occupation Certificate Required**

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.



## **24. Site Validation**

Upon completion of any required remedial works, a Stage 4 Validation Report summarising the results of investigations into the premises contamination status, any remediation works completed and final validation sampling for the Stage 3 area, shall be carried out in accordance with the NSW EPA Contaminated Sites Guidelines.

The Stage 4 Validation Report will determine if the site has been validated for the residential purposes and if there is potential for future impact upon human health or the environment.

This Validation Report must then be submitted to and approved by a NSW EPA Accredited Site Auditor, confirming the suitability of the land for the intended use(s).

A copy of the Site Audit Report and Site Audit Statement issued by an accredited Site Auditor shall be submitted to Fairfield City Council prior to occupation of the development.

## **25. Easements for Stormwater Drainage**

Prior to the issue of an occupation certificate, proof of creation of easements to drain water of widths in accordance with Council's Stormwater Drainage Policy, over stormwater pipelines and overland flowpaths within private property which service adjacent roads or properties shall be submitted to the Principal Certifying Authority.

## **26. Section 73 Certificate Required**

A Section 73 Compliance Certificate, under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, as it can take some time to build water/sewer pipes and this may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority before occupation of the development/release of the plan of subdivision.

## **27. Works on Adjacent Roads**

Prior to the issue of the Final Occupation Certificate, the following works are to be completed:

- a. The footway adjacent to the development shall be regarded, topsoiled and turfed in accordance with the approved levels.
- b. All redundant kerb laybacks shall be removed and replaced with the appropriate kerb and gutter or roll top gutter, in accordance with Fairfield City Council's specifications. Any redundant crossings shall be removed and the footpath topsoiled and turfed.
- c. The developer shall remove and replace all damaged or displaced path paving at no cost to Fairfield City Council in accordance with the Voluntary Planning Agreement.

All works to be carried out on adjacent lands under the control of Fairfield City Council, shall be in accordance with the standard requirements and specifications of Fairfield City Council.

## **28. Surveyor's Certificate of Location of Development upon Completion**

Prior to the issue of the Final Occupation Certificate, a registered surveyor's certificate shall be submitted to and approved by the Principal Certifying Authority certifying that the development has been positioned in accordance with the approved plans. It shall show the boundaries of the allotment and the distances of the development from the boundaries.

## **29. Ancillary Development Works Required**

Prior to the issue of the final Occupation Certificate, the following work shall be undertaken to the satisfaction of the Principal Certifying Authority:

- a. All retaining walls and associated drainage shall be constructed;
- b. Grading of the external ground;
- c. Construction of the driveway; and
- d. Turfing, paving and dividing fencing.

## **30. Smoke Alarm Certification**

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate prepared by licensed electrical contractor shall be submitted to the Principal Certifying Authority, certifying that the smoke alarms have been installed in accordance with the Building Code of Australia, AS 3786 and AS 3000.

**31. Termite Protection Certification**

Prior to the issue of the final Occupation Certificate, a certificate of treatment prepared by a suitably qualified pest control contractor shall be submitted to the Principal Certifying Authority. The certificate of treatment shall certify that the building has been protected from subterranean termites in accordance with AS 3660-2000.

**32. Basix Certification**

Prior to the issue of an Occupation Certificate (Whether interim or final), a compliance certificate shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with the commitments identified on the Basix certificates.

Should the design of the dwelling alter or the commitments to Basix change, a new Basix Certificate is required to be completed and submitted to the Principal Certifying Authority and the Consent Authority.

**33. Adjustments to Public Utilities**

Prior to the issue of the Final Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

**34. Mailbox Required**

Prior to the issue of the Final Occupation Certificate, a mailbox shall be provided on site in accordance with the requirements of Australia Post.

**35. House Number Required**

Prior to the issue of the Final Occupation Certificate, the applicant shall contact Council's Information Management branch on ph. 9725 0384 to request allocation of house numbers, and where appropriate, unit numbers. The numbers shall be placed on the mailbox and on the building in a readily visible location.

**36. Mechanical Ventilation Certification**

Prior to the issue of an Occupation Certificate (Interim or Final), a certificate shall be submitted to the Principal Certifying Authority and Fairfield City Council, certifying that:

- a. The mechanical ventilation exhaust system has been installed in accordance with Australian Standard AS1668 Part 1 and 2.

- b. The exhaust hood and air conditioning system has been installed in accordance with Australian Standard AS1668 (Mechanical Ventilation and Air Conditioning Code), and Australian Standard AS1055 (Acoustics – Description and Measurement of Environmental Noise).

### **37. Building in Saline Environments**

The whole of the Fairfield Local Government Area is potentially saline affected, and as such appropriate design features and building materials need to be incorporated into the construction of buildings, to minimise the risk of salt damage.

Prior to the issue of an Occupation Certificate, documentary evidence shall be submitted to the Principal Certifying Authority, certifying that the building has been constructed in accordance with Fairfield City Council's 'Building in Saline Environments Policy'.

### **38. Environmental Report Certification**

Prior to the issue of an Occupation Certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Fairfield City Council, stating that all works / methods / procedures / control measures / recommendations contained within the following documents and relevant to Stage 4 have been completed:

- Statement of Environmental Effects prepared by Urbis, Report No. SA3338, Reference No. SA338\_Stage 4 SEE\_V1, dated December 2011.
- Stormwater Design Stage 4 report prepared by Hyder Consulting Pty Ltd, Report No. DN00319, dated December 2011.
- Arboricultural Assessment prepared by Anderson Environmental Consultants Pty Ltd, Document 1908, dated October 2011.
- Remedial Action Plan prepared by JBS Environmental Pty Ltd, Reference No. JBS 40756-14218, dated December 2011.
- Environment and Construction Management Plan prepared by Hyder Consulting Pty Ltd, Report No. 1, dated 12 December 2011.
- Environmental Assessment Report (EAR) prepared by Urbis, Job No. SA3338, Report No. Concept Plan and Project Application.v12a, dated November 2007.
- Preferred Project Report (PPR) prepared by Urbis, Job No. SA3338, Report No. SA333.PPR-050608 Final, dated 5 June 2008 and the Revised Statement of Commitments dated November 2008.

- Bonnyrigg Masterplan prepared by Urbis (updated March 2012).
- Amended Voluntary Planning Agreement (VPA), dated July 2008.
- Bonnyrigg Infrastructure and Services Delivery Plan prepared by Bonnyrigg Partnerships, Job Code SA3338, Report No. Bonnyrigg Infrastructure and Services Delivery Plan – 180608 – Finals, dated June 2008.
- Transport Management and Accessibility Plan (TMAP) prepared by SKM, Final Report, dated 28 October 2008.
- Stage 4 Storm Water Report prepared by Mott Macdonald Hughes Trueman, dated 25 November 2010.
- Water Cycle Management Report prepared by Hughes Trueman, Revision C, dated 5 August 2008.

### **39. Certification for Drainage Works**

Prior to the issue of the final Occupation Certificate, a certificate shall be submitted to the Principal Certifying Authority, Certifying that all drainage works have been completed in accordance with the approved engineering drawings/Works-As-Executed drawings.

### **40. Works-as-executed Plans for Stormwater Drainage**

Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifying Authority.

### **41. On Site Detention – Works-As-Executed**

On completion of the drainage works and prior to Occupation, Works-As-Executed plans certified by a Registered Surveyor are to be submitted to the Principal Certifying Authority to verify that the drainage works have been completed in accordance with the approved plans. The following details are to be on the Works-As-Executed plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

- a. Sufficient levels and dimensions to verify the On-Site Detention storage volumes.
- b. Location and surface levels of all drainage pits, weir levels and dimensions.

- c. Invert levels of - the internal drainage lines.
  - orifice plates.
  - outlet control pit.
- d. Finished floor levels of structures such as units and garages.
- e. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
- f. Verification that a trash screen is installed.
- g. Location and levels of any overland flow paths through the site.
- h. Details of any variations made from approved plans.

#### **42. Registration of Restriction and Covenant over OSD System**

Prior to the issue of the final Occupation Certificate, proof of the creation of a 'restriction on use of land' and 'positive covenant' over the on-site detention system in accordance with Council's On-Site Detention Handbook (February 1997) shall be submitted to the Principal Certifying Authority.

#### **43. On-Site Detention – Certification of Works**

A Certificate shall be issued to the Principal Certifying Authority upon completion of the drainage works and prior to issue of the Occupation Certificate certifying the following:

- i. That the On-Site Detention system will function in accordance with the approved drainage design.
- ii. Any variations from the approved drainage design.
- iii. That these variations will not impair the performance of the On-Site Detention system, or alternatively provide details of the remedial works required to make the system function according to design control standards.

#### **44. OSD – Marker Plate**

Each On-Site Detention basin shall be indicated by fixing a standard marker plate, details of which are as follows:

Minimum size: 150mm x 100mm

Material: Non Corrosive metal or 4mm thick laminated plastic

- Location: Fixed in a prominent position to the nearest concrete or permanent surface and be above the expected water level in the basin. If in doubt, contact Council on 9725-0222.
- Wording: A minimum letter height of 5mm is required. The wording is to consist of:-

**THIS IS AN ON-SITE DETENTION STRUCTURE  
DO NOT TAMPER WITH  
CONTACT FAIRFIELD CITY COUNCIL PRIOR  
TO ANY PROPOSED WORKS IN THIS AREA**

The marker plate is to be attached prior to occupation of the proposed development.

## **GENERAL CONDITIONS**

**The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.**

### **45. Compliance with the Building Code of Australia**

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
  - i. complies with the performance requirements; or
  - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

### **46. Compliance with Approved Waste Management Plan**

The Waste Management Plan submitted to and approved by Council must be adhered to throughout all stages of the demolition and/or construction process. Source separation of materials and maximum reuse and recycling of materials are requirements of Fairfield City Council's Waste Not DCP. The applicant is required to keep supporting documentation (receipts/dockets), of reuse/recycling/disposal methods carried out, which are to be produced upon request by Council.

**Note:** Any non-compliance with this requirement will result in penalties being issued.

In addition, the applicant is to supply Council with the name and address of the waste disposal facility where the fill materials will be disposed. The applicant must keep supporting documentation (dockets/receipts), which is to be produced upon request by Council.

**Note:** Any non-compliance with this requirement will result in penalties being issued.

**47. Filling within a Building Envelope**

Filling shall be sourced on-site and shall remain wholly within the confines of the external walls. Any fill imported into the site to fill within the building envelope must meet the criteria of "Virgin Excavated Natural Material" as defined in EPA Environmental Guidelines – Assessment Classification and Management of Liquid and Non-Liquid Wastes 1999 and written verification provided to the satisfaction of the Principal Certifying Authority.

**48. Administration Fee for the Lodgement of Certificates**

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

**49. During Construction or Demolition**

During the construction or demolition period, the applicant must ensure that:

- a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;
- b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and
- c. Any building work is to be carried out within the following hours:
  - Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

**Note:** On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement.



**50. Hoarding / Fencing**

During construction, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

**51. Surveyor's Certificate of Location of Development during Construction**

Prior to the positioning of wall panels/bricks or block work, a registered surveyor's certificate shall be submitted to and approved by the Principal Certifying Authority certifying that the development has been positioned in accordance with the approved plans. It shall show the boundaries of the allotment, distances of the development from the boundaries, and the dimensions of the building.

**52. Surveyor's Certificate of Location of Development prior to Pour**

Prior to the placement of any concrete in the development, an offset peg out survey prepared by a registered surveyor shall be submitted to and approved by the Principal Certifying Authority certifying that the development has been positioned in accordance with the approved plans. It shall show the boundaries of the allotment and the distances of the development from the boundaries.

**53. Decorative Driveway Finish**

Driveways are to be constructed using decorative paving materials such as pattern stencilled concrete, or paving bricks. The finishes of the paving surfaces are to be non-slip. Plain, exposed aggregate, stamped or coloured concrete is not acceptable.

**54. Method of Stormwater Drainage**

The stormwater drainage generated from the development shall be directed to the existing stormwater drainage system.

**Note:** Drainage lines across the footpath shall be of 75mm x 200mm galvanised R.H.S laid at a fall not exceeding 1:40 (A 100mm sewer grade pipe is an acceptable alternative for single lot residential applications).

**Note:** If a street outlet is required it shall be constructed using a 100mm x 50mm galvanised rectangular connector laid into the kerb with the invert of the converter to be 10mm above the invert of the gutter.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

#### **55. Encroachment of Easements**

- a. This consent does not authorise the encroachment or overhang of any stormwater drainage easement. Any encroachment of other easements must be separately approved by the relevant service authority and evidence of any consent shall be submitted to the Principal Certifying Authority.
- b. The structures shall not exert any loads on the utilities within the easements. Maintenance works may be required on the utilities and therefore the structures shall be designed such that a trench can be excavated to enable replacement of the existing utilities without affecting the stability of the structure.
- c. The proposed structures shall not encroach (including overhangs and footings) onto the easement located within this property.

#### **56. Critical Stage Inspections**

In accordance with Section 109E of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E (3) (d) Environmental Planning and Assessment Regulation 2000.

**Note:** A \$600 on the spot fine will be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

#### **57. Vehicular Crossings**

All vehicular crossings shall be located a minimum of one (1) metre from any utility pole, unless otherwise approved by the Service Authority.

#### **58. Driveways**

The gradient of proposed driveways shall comply with AS/NZS 2890.1:2004. All driveways shall be perpendicular to the kerb line.

**59. Bus Shelters & Seats**

Council's asset section and the local bus companies shall be consulted in regard to the location and installation of internal local bus shelters and seats.

**60. Enclosed Garages**

The dimensions of all enclosed garages shall comply with AS/NZS 2890.1:2004.

**61. Landscape Protection Works**

Prior to the commencement of any construction works on site, the following works shall be undertaken to protect existing trees and other landscaping to be retained as part of the development. These works shall be consistent with any other requirements of the approved landscape plan:

- a. Isolate the root zone to the drip line (canopy line) of individual or groups of trees through the erection of a clearly marked fence, prior to land clearing or construction work.
- b. No dumping of materials, parking of vehicles, excavation or filling is to be permitted within the fenced root zone.
- c. Minimise soil disturbance in the surrounding area (to twice the canopy width).
- d. Where trenches for services cannot be laid outside the fenced zone, roots greater than 75mm wide in diameter are to be clean cut and treated with an approved hormone compound and sealed with bitumen.
- e. Tree guards, barriers or other measures as necessary are to be provided.

**62. Tree Preservation Order**

Unless identified in the Tree Removal Plan for Stage 3, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside the building envelope unless you have obtained prior written consent from Fairfield City Council. Fines may be imposed if you contravene Fairfield City Council's Tree Preservation Order.

**63. Clothes Drying Areas**

The clothes drying areas for the individual dwelling units shall be positioned and screened from public view.

#### **64. Carparking – Residential**

You shall provide and maintain the following number of carparking spaces for the residential flat buildings as follows:-

- a) Thirty (30) off-street car parking spaces for residents; and
- b) Eight (8) off-street car parking spaces for visitors.

Each space shall be permanently line marked and maintained free from obstruction at all times. Residents and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

### **CONDITIONS OF APPROVAL FOR SUBDIVISION**

#### **APPROVED PLANS AND REPORTS**

#### **65. Compliance with Plans**

The development shall take place in accordance with the approved plans prepared by Vince Morgan Surveyors, Reference No.15785-4C, Sheets 1 – 3 of 3, Reference No. 15785-4C2, Sheets 1 – 4 of 4, Reference No. 15785-4C3, Sheets 1 – 4 of 4, Reference No. 15785-4C4, Sheets 1 – 4 of 4, except as modified in red by Council and/or any conditions of this consent.

#### **66. Environmental Reports Certification**

Prior to the release of the Subdivision Certificate, written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Fairfield City Council stating that all critical works, methods, procedures, control measures and recommendations relevant to stage 4 Development Application within the following reports have been completed;

- Stormwater Design Stage 4 report prepared by Hyder Consulting Pty Ltd, Report No. DN00319, dated December 2011.
- Environment and Construction Management Plan prepared by Hyder Consulting Pty Ltd, Report No. 1, dated 12 December 2011.
- Bonnyrigg Masterplan prepared by Urbis (updated March 2012).
- Statement of Environmental Effects prepared by Urbis, Report No. SA3338, Reference No. SA338\_Stage 4 SEE\_V1, dated December 2011.

- Remedial Action Plan prepared by JBS Environmental Pty Ltd, Reference No. JBS 40756-14218, dated December 2011.

## **CONDITIONS ADVISING OF FEES AND CHARGES APPLICABLE TO THE SUBDIVISION.**

The following conditions have been imposed to provide for various facilities and services required to meet the demands arising from the proposed subdivision.

### **67. Subdivision Certificate Release Fee**

The payment to Council of a Subdivision Certificate release fee in accordance with Council's Annual Schedule of Fees and Charges. Please note that this fee is subject to review each financial year. The value of this fee will be reviewed by Council in accordance with the rates listed in Council's Annual Schedule of Fees and Charges following compliance with the conditions of approval and the submission of the Subdivision Certificate.

At the time of issuing this consent, the fee is;

Lots 4100 – 4140	41 Lots	\$3895.00
Lots 4200 – 4229	30 Lots	<u>\$2850.00</u>
<b>Total Due</b>		<b>\$6,745.00</b>

### **68. Issue of Strata Certificate**

Should Council be nominated to issue the Strata Certificate, Council will require the final plan proposed to be lodged with the Office of Land and Property Information and six (6) copies thereof. A fee in accordance with Council's Annual Schedule Fees and Charges is applicable for issue of a Strata Certificate. Please note that this fee is subject to review each financial year. The value of this fee will be reviewed by Council in accordance with the rates listed in Council's Annual Schedule of Fees and Charges following compliance with the conditions of approval and the submission of the final plan of subdivision. At the time of issue of the development consent this fee is;

Proposed Lot 4225	18 Strata Lots	\$1,260.00
Proposed Lot 4226	12 Strata Lots	<u>\$840.00</u>
<b>Total Due</b>		<b>\$2,100.00</b>

**69. Engineering Works Inspection Fee**

The payment to Council of engineering works inspection fee (if Council is the Principal Certifying Authority). The value of this fee will be determined in accordance with Council's Schedule of Fees and Charges with inspections being carried out in accordance with Council's Specification for Roadwork and Drainage associated with Subdivision or other Development. This fee will need to be paid prior to release of the Subdivision Certificate.

**CONDITIONS RELATING TO WORKS ASSOCIATED WITH THE SUBDIVISION**

**The following conditions have been imposed to ensure that adequate and safe public access is available to the subdivision for both pedestrian and vehicular traffic and that the subdivision will not have detrimental effects on the environment.**

**70. Satisfactory Access to all Lots**

The provision of satisfactory access to all lots. In this regard, a vehicular layback, in accordance with Council's specification, is to be provided in the kerb adjacent to all proposed allotments.

**71. Erosion and Sediment Control Plan**

A detailed Erosion and Sediment Control plan prepared in accordance with Council's policy for Urban Erosion and Sediment Control shall be issued with an Engineering Construction Certificate by an Accredited Certifier or by Fairfield City Council. The control measures detailed in the approved plan shall be implemented prior to commencement of any works, including stripping or clearing, on site.

**72. Tree Preservation Order**

No trees shall be pruned or removed without prior written consent in the form of a Tree Preservation Order from Fairfield City Council.

**73. Alignment of Roadway**

The alignment of part Newleaf Parade, Palmer Way, Bishop Crescent and Lilac Place, to be in accordance with plans issued with an Engineering Construction Certificate by an Accredited Certifier or by Fairfield City Council prior to the commencement of works on site.

**74. Construction of Roadway**

The construction of full width of part Newleaf Parade, Palmer Way, Bishop Crescent and Lilac Place, adjacent to the proposed allotments in accordance with plans and specifications issued with an Engineering Construction Certificate by an Accredited Certifier or by Fairfield City Council prior to the commencement of works on site.

**75. Dedication of Roadway**

The dedication to the public as road on the final plan of subdivision at no cost to Council of proposed extensions of. Roads, Newleaf Parade, Palmer Way, Bishop Crescent and Lilac Place.

**76. Road Construction Plans**

Road construction shall not commence until the plans and specifications giving full details of the proposed construction have been issued with an Engineering Construction Certificate by an Accredited Certifier or by Fairfield City Council.

**77. Redundant Vehicular Layback**

The redundant vehicular layback adjacent to the subject subdivision shall be removed and replaced with the appropriate kerb and gutter in accordance with Council's specifications.

**78. Kerb and Gutter Status Form**

Prior to the commencement of any works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

**79. Site During Construction**

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

- a. Stating that unauthorised entry to the work site is prohibited;
- b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours; and
- c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

**NOTE:** A \$600 on the spot fine may be issued for non-compliance with this condition.

(Environmental Planning & Assessment Regulation 2000 Section 98A).

**80. Works as Executed Drawings**

Following completion of the works the applicant shall provide a detailed "work as executed" drawing signed by a registered surveyor showing the finished surface levels of the access, interallotment drainage, road and drainage works and any lot filling, carried out under this consent.

**NOTE:** Council will not accept "work as executed" plans with coloured highlighter markings on the plans. All dimensions and levels are to be handwritten in blue or red pen only.

**81. Lot Filling**

Any lot filling operations to be carried out in accordance with this consent shall be compacted and tested in accordance with AS 3798, Guidelines for Commercial and Residential Development. A report from a suitably qualified Geotechnical Engineer shall be submitted in this regard.

**82. Validation of Fill**

Any fill imported to the site shall be validated in accordance with the EPA's Contaminated Sites Sampling Design guidelines 1995.

**83. Wheel Wash Facility**

All trucks leaving the site, having had access to unpaved or contaminated areas, shall depart via a wheel wash facility in order to prevent mud, dust or debris from being deposited on Council roads. In order to achieve this, a wheel wash facility shall be constructed prior to any truck movements occurring. A plan and operational guidelines for the wheel wash facility shall be submitted for approval prior to the commencement of the removal of fill material from the site. Any direction of Council with regard to cleansing trucks or the clean up of road pavements adjoining the site shall be complied with immediately.

**84. Monitoring of State of Roadways**

The applicant shall monitor the state of roadways leading to and from the site and shall take all necessary steps to clean up any adversely impacted road pavements as directed by Council.



#### **85. Backfilling of Trenches**

After laying and jointing of pipes has been carried out and passed by the Engineer, backfilling of the trenches shall proceed.

Trenches shall be filled with sand, gravel or metal dust to at least the level of the horizontal diameter of the pipes, filling being placed evenly on both sides of pipes and thoroughly compacted. Where the pipeline crosses any carriageway, footpath, pathway or road shoulder or is laid in the line of the kerb and gutter, the remainder of the trench shall be backfilled with sand, and thoroughly compacted. Where a pipeline is laid under an existing road, restoration of the road pavement and surfacing shall be made to the Engineer's requirements.

At other locations, the remainder of the trench shall be carefully filled with approved filling, free from large stones, or sods, well rammed and watered, if necessary. Filling shall be moulded up over the position of the pipe trenches and well compacted. Any subsidence shall be rectified to the Engineer's satisfaction.

Sand or other approved granular material used for filling shall contain not more than 5% by weight of particles passing a 0.075mm sieve and shall be placed in layers not thicker than 225mm loose. The material shall be compacted to at least 70% relative density as determined from tests AS 1289.5.5.1-1998 of the SAA Code Methods of Testing Soils for Engineering Purposes, AS 1289 as amended.

### **CONDITIONS RELATING TO THE PROVISION OF SERVICES TO THE SUBDIVISION.**

**The following conditions have been imposed to ensure that the subdivision is provided with adequate services.**

#### **86. Inter-Allotment Drainage Construction**

The provision of inter-allotment drainage to all lots which do not wholly slope toward the street. Details of the proposed drainage works are to be issued with a Construction Certificate by an Accredited Certifier or by Fairfield City Council prior to the commencement of works on site.

#### **87. Easements for all Services**

Easements shall be created over all services and/or stormwater pipelines within private property which service adjacent roads or properties.

**88. Registered Surveyor Certification**

Written confirmation to be provided from a Registered Surveyor that easements have been created for all encroaching services connections, or alternatively that all services are contained wholly within their respective allotments.

**89. Sydney Water Compliance Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act, 1994 must be obtained.

Application must be made through an authorised Water Servicing Co-ordinator, for details see the Sydney Water web site [www.sydneywater.com.au/customer/urban/index](http://www.sydneywater.com.au/customer/urban/index) or telephone 13 20 92.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority

**90. Integral Energy Notification of Arrangement**

The submission of "Notification of Arrangement" from Integral Energy stating that satisfactory arrangements have been made for the provision of underground low voltage electricity installation.

**NOTE:** The attached application form should be completed and submitted to The Project Manager, Integral Energy, Hoxton Park Road, Hoxton Park together with a set of plans detailing all engineering works to be constructed in association with the subdivision and a plan detailing the proposed lot dimensions.

**NOTE:** It is considered that the provision of natural gas services is desirable to new subdivisions and in this regard, the developer is requested to liaise with Jemena, Sydney ([www.jemena.com.au](http://www.jemena.com.au)).

**91. Telecommunications Compliance Certificate**

The submission of a Compliance Certificate from a Telecommunications carrier as evidence that satisfactory arrangements have been made for all communications plant to be laid underground.

**NOTE:** For further enquiries regarding the issue of the Compliance Certificate, contact Telstra at postal address Locked Bag 5390 Parramatta NSW 2124.

**NOTE:** It is considered that the provision of natural gas services is desirable to new subdivisions and in this regard, the developer is requested to liaise with the Australian Gas Light Company, Sydney.

## **GENERAL CONDITIONS**

**The following conditions have been imposed to ensure that the subdivision does not prejudice the amenity of the local environment and/or to achieve the objectives of the relevant planning instruments and statutory authorities.**

### **92. Easements for Support**

Creation of suitable easements for support over all walls encroaching on adjoining properties in accordance with Section 181(b) of the Conveyancing Act, 1919.

### **93. Fencing Restrictive Covenant**

The creation of a restrictive covenant over proposed Lots and Strata Lots that no fencing shall be erected without Council approval and that all fencing shall be in accordance with Council's Fencing Code;

Lot 4100, Lot 4134, Lot 4221, Lot 4224, Lot 4225.

### **94. Dedication of Road Splay**

The dedication to the public as road on the final plan of subdivision at no cost to Council, of a 3m x 3m splay on the;

Cnr Barseden Road and Bishop Crescent adjacent to proposed lot 4100,  
Cnr Barseden Road and Donovan Place adjacent to proposed lot 4134,  
Cnr Lilac Place and Palmer Way adjacent to proposed lot 4221,  
Cnr of Newleaf Parade and Palmer Way and Lilac Place adjacent to proposed lot 4224,  
Cnr of Newleaf Parade and Palmer Way adjacent to proposed lot 4225,

### **95. Registration of Easements and Covenants**

Prior to the issue of the final Occupation Certificate, proof of the creation of reciprocal easements and positive covenants to drain water and maintain gutters, downpipes and stormwater lines shall be submitted to the Principal Certifying Authority for proposed lots where the roof stormwater encroaches an adjoining property.

The terms of the easement and the positive covenant shall be as below:

### **Terms of Easement**

An easement to drain storm water to permit the storm water from the roof of the benefited lot across the roof, along the guttering and through the storm water pipes of the affected lot while the building erected on the benefited lot at the time of granting this easement shall remain on the lot benefited.

### **Terms of Positive covenant**

The registered proprietor(s) of the burdened lots covenant with the Council that they will maintain and repair the structure and works on the land in accordance with the following terms and conditions:

The registered proprietor(s) of the burdened lots covenant with the Council that they will maintain and repair the structure and works on the land in accordance with the following terms and conditions

- i. The registered proprietor(s) will:
  - (a) Keep the structure and works clean and free from silt, rubbish and debris;
  - (b) Maintain and repair at the sole expense of the registered proprietor(s) the whole of the structure and works so that it functions in a safe and efficient manner.
- ii. For the purpose of ensuring observance of the covenant the Council may by its servants or agents at any reasonable time of the day upon giving to the person against whole the covenant is enforceable not less than two days notice (but at any time without notice in the case of an emergency)\_ enter the land and view the condition of the land and the state of construction maintenance or repair of the structure and works on the land.
- iii. By written notice the Council may require the registered proprietor(s) to attend to any matter and to carry out such work within such time as the Council may require to ensure the proper and efficient performance of the structure and works and to the extent Section 88F(2)(a) of the Act is hereby agreed to be amended accordingly.
- iv. Pursuant to Section 88F(3) of the Act the authority shall have the following additional powers pursuant to this consent:

- (a) in the event that the registered proprietor(s) fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorized agents may enter the land with all necessary equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice referred to in 3 hereof;
- (b) the Council may recover from the registered proprietor(s) in a Court of competent jurisdiction:
  - i. any expense reasonably incurred by it in exercising its powers under subparagraph (a) hereof. Such expense shall include reasonable wages for the Council's own employees engaged in effecting the said work, supervising the said work and administering the said work ;
  - ii. legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to 88F of the Act, or providing any certificate required pursuant to Section 88G of the Act, or obtaining any injunction pursuant to Section 88H of the Act.
- v. This covenant shall bind all persons who claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Act.

For the purposes of this covenant:

**Structure and works** shall mean the storm water drainage system constructed on the land including all roof gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to control storm water on the land.

Name of Authority having the power to release vary or modify the Easements shall be Fairfield City Council.