

Development Application Number: 556/2014/DA-SW Stage 2 Subdivision UWS Residential Project

Draft Conditions of Consent for review as at 15 October 2014

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.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit from the development consent.

1. Approved Development

Development is to be carried out in accordance with the plans, referenced below, containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.

Stage 2 Subdivision Works

J.Wyndham Prince Plan No. 9435/DA201 Plan of Subdivision Sheet 1

J.Wyndham Prince Plan No. 9435/DA202 Plan of Subdivision Sheet 2

J.Wyndham Prince Plan No. 9435/DA203 Overall Site Plan

J.Wyndham Prince Plan No. 9435/DA204 Engineering Plan

J.Wyndham Prince Plan No. 9435/DA205 Typical Road Cross Sections & Kerb Blister Details

J.Wyndham Prince Plan No. 9435/DA206 Stormwater Drainage Plan

J.Wyndham Prince Plan No. 9435/DA207 Cut/Fill & Site Sections Plan Sheet 1

J.Wyndham Prince Plan No. 9435/DA208 Cut/Fill Plan Sheet 2

J.Wyndham Prince Plan No. 9435/DA209 Road Longitudinal Sections Sheet 1

J.Wyndham Prince Plan No. 9435/DA210 Road Longitudinal Sections Sheet 2

J.Wyndham Prince Plan No. 9435/DA211 Road Longitudinal Sections Sheet 3

J.Wyndham Prince Plan No. 9435/DA212 Road Longitudinal Sections Sheet 4

J.Wyndham Prince Plan No. 9435/DA213 Road Longitudinal Sections Sheet 5

J.Wyndham Prince Plan No. 9435/DA214 Road Longitudinal Sections Sheet 6

J.Wyndham Prince Plan No. 9435/DA215 Site Sections Sheet 1

J.Wyndham Prince Plan No. 9435/DA216 Site Sections Sheet 2

J.Wyndham Prince Plan No. 9435/DA217 Site Sections Sheet 3

J.Wyndham Prince Plan No. 9435/DA218 Soil and Water Management Plan Sheet 1

J.Wyndham Prince Plan No. 9435/DA219 Soil and Water Management Plan Sheet 2

J.Wyndham Prince Plan No. 9435/DA220 Soil and Water Management Calculations & Notes

J.Wyndham Prince Plan No. 9435/DA221 Soil and Water Management Details & Rock Retaining Wall Details and Notes

J.Wyndham Prince Plan No. 9435/DA222 Tree Management Plan Sheet 1

J.Wyndham Prince Plan No. 9435/DA223 Tree Management Plan Sheet 2

Stage 2 Landscaping Works

Clouston Associates Drawing No.SMC-0006 DA01.00 Issue B Design Intent

Clouston Associates Drawing No.SMC-0006 DA01.01 Issue B General Arrangement Plan

Clouston Associates Drawing No.SMC-0006 DA02.00 Issue B Stage 2 Sheet 1 of 2

Clouston Associates Drawing No.SMC-0006 DA03 Issue B Stage 2 Sheet 2 of 2

Clouston Associates Drawing No.SMC-0006 DA04.00 Issue B Typical Details

Clouston Associates Drawing No.SMC-0006 DA05.00 Issue B Planting Schedule

2. Landscaping, Tree Planting and Riparian corridor

The final location of batter, retaining walls and raingardens as nominated on the approved plans may be varied along with the bush corridor/riparian edge where it can be demonstrated that additional trees can be preserved or where there may be improvements in pedestrian safety and access without conflicting with the requirements of the Office of Water or other conditions of this consent.

3. Slope Stability

Compliance with the recommendations of the Slope Stability Assessment report prepared by Douglas Partners March 2012.

4. Contamination

Compliance with the recommendations of the Detailed Site Assessment report prepared by JBS & G dated 24 March 2014, including the preparation of an unexpected finds protocol, with details to be provided as part of the Construction Certificate application.

5. Construction Management

Preparation of a Construction Management Plan prior to commencement of works, which is complementary to the Soil and Water Management Plans prepared by J Wyndham Prince referred to in Condition 1.

6. Bushfire

Compliance with the recommendations of the Bushfire Hazard Assessment Report prepared by Building Code and Bushfire Hazards Solutions 25 February 2014, the supplementary letter from Building Code and Bushfire Hazards Solutions dated 15 September 2014 and with the General Terms of Approval issued by the Rural Fire Service in their letter to Campbelltown City Council dated 30 June 2014.

7. Aboriginal Archaeology

Compliance with the recommendations of the Aboriginal Archaeological and Cultural Assessment report prepared by Austral Archaeology Pty Ltd September 2012, the addendum report from Austral Archaeology Pty Ltd dated 28 February 2014 and with the General Terms of Approval issued by the Office of Environment and Heritage in their letter to Campbelltown City Council dated 9 April 2014.

8. Noise mitigation

Compliance with the recommendations of the Acoustic Assessment Report prepared by Renzo Tonin and Associates dated 5 March 2014. (refer also to Condition 44)

9. Ecology

a. Compliance with the General Terms of Approval issued by the Office of Water in their letter to Campbelltown City Council dated 25 July 2012.

b. Compliance with the terrestrial and aquatic ecology recommendations of the Ecology Assessment Report prepared by Hayes Environmental February 2012 and the supplementary letter from Hayes Environmental dated 7 March 2014.

c. The draft *UWS Campbelltown Vegetation Management Plan Riparian Zones 1 to 6*, prepared by Greening Australia dated August 2014, must be submitted and approved by Council prior to any works commencing in the identified riparian corridors. This Plan must be consistent with the best practice standard for bushland management and restoration contained in the *Cumberland Plain Recovery Plan (DECC 2010)*, and the *Recovering Bushland on the Cumberland Plain: Best Practice Guidelines for the Management and Restoration of Bushland (DEC 2005)*.

This plan should provide for the protection of retained CPW during construction, a protocol for construction staff to ensure they are aware of retained CPW, appropriate erosion and sedimentation control and the provision for salvage and reuse of native tree trunks.

d. Preparation of a Construction Environmental Management Plan that includes a Noxious Weed Management Plan must be prepared and submitted to Council for approval prior to the issue of a Construction Certificate that includes measures to prevent the spread of plant diseases such as myrtle rust and phytophthora during construction and the introduction of other weeds or plant diseases to the site.

10. Traffic

The new signalised intersection at Gilchrist Drive and Goldsmith Avenue, as required by Condition 11(d) of the development consent issued for Stage 1 (Development Consent 387/2012/DA-S), shall be completed prior to the issue of a Subdivision Certificate for any allotment within Stage 2.

11. Planning Agreement

A Planning Agreement consistent with Landcom's letter of offer to Council dated 14 November 2012 and as may be amended following the required public notification, is to be executed prior to release of the Subdivision Certificate for any residential allotment within Stage 2.

12. Built form

a. Compliance with the *Fencing and Landscape Guidelines for Macarthur Heights* prepared by UrbanGrowth to ensure consistency at the interface of private and public domains.

13. Engineering Design and Standards

a. Retaining walls exceeding 1m in height shall include either treatment or landscaping in front to prevent climbing and be designed and certified by an appropriately qualified engineer.

b. Any rock to be used in the retaining walls is to be certified by a geotechnical engineer as suitable for the required design life.

c. Final landscaping and improvements within riparian areas to be designed having regard to Crime Prevention Through Environmental Design (CPTED) principles to ensure that all areas can be monitored by passive surveillance.

d. The Construction Certificate plans are to document proposed measures for the safety of vehicles adjacent to the bush/riparian corridor, consistent with the requirements of

Austroroads.

e. Fencing or other barriers as appropriate shall be provided on top of all retaining walls to public places above 1m in height to ensure safety of pedestrians. Details are to be shown on the Construction Certificate plans.

f. All raingardens and Gross Pollutant Trap devices must be accessible for regular maintenance and reconstruction. All weather accesses are to be provided. Details are to be shown on the Construction Certificate plans.

g. Footpaths are required to all streets. Details to be included on Construction Certificate plans.

h. Appropriate measures are to be implemented to ensure that the cut and fill areas are managed to minimise erosion and siltation leaving the site and impacting on the environment. Details are to be shown on the Construction Certificate plans.

i. Details of scour protection to be included on the Construction Certificate plans for creek works involving drop structures or other areas with high predicted velocities.

j. The bio-retention systems are to accord with the Standard Drawings issued by the Sydney Metro CMA. The Construction Certificate documentation is to include the following matters:-

- i. Details of how flows in excess of the 1 year ARI are managed to the creek.
- ii. Scour protection (including upstream or downstream of culverts and at locations where pipes enter the raingarden, or discharge from the raingardens at the invert of the creek) to be in accordance with Council's Engineering Design Guide.
- iii. Flushing points for sub soil drains are to be located so as to be easily accessible.
- iv. Downstream batters to raingardens are to be designed and treated to ensure protection from scour.

k. Trees in or adjacent to the creekline where works are required shall be protected. A Construction Management Plan detailing safeguards for the retention of trees shall be submitted prior to the commencement of construction.

l. Compliance with the recommendations of the hydraulic report (flood modelling) for Stage 2 to confirm no adverse impacts arise downstream of the development, in particular from the timing of peak flows.

m. Creek cross-sections modelled in HEC_RAS are to consider the effect of rain gardens where they encroach into the waterway area. Details to be provided on the Construction Certificate Drawings.

n. No timber edges are to be provided around tree pits on public roads.

o. Side -retaining walls to be located on the high side of lots with the wall footing and fencing contained in that lot.

p. Retaining walls are to have a design life of 100 years and include drainage and flushing points with details to be provided with the Construction Certificate documentation.

q. The management strategies and recommendations outlined in the *Salinity Assessment Development Stages 2 & 3, University of Western Sydney, JBS & G 27th March 2014 43279-57228 (Rev A)* should be implemented during construction.

r. The drainage design and plant species selected are to have regard to the *Salinity Assessment Development Stages 2 & 3, University of Western Sydney, JBS & G 27th March 2014 43279-57228 (Rev A)*.

14. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

15. Access Denied

Various lots within the proposed subdivision will require appropriate restrictions to be created on the title of the land, under *Section 88B of the Conveyancing Act*, to either restrict or deny access/egress across the boundaries of the burdened lots.

The lots requiring this restriction will be identified by Council during the subdivision process.

16. Engineering Design Works

The design of all infrastructure that will be under the future control of Council shall be carried out in accordance with the requirements detailed in the *Campbelltown (Sustainable City) DCP Volumes 1 and 3 (as amended)*.

17. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a principal certifying authority; and
- c. The private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works

18. Batter Slopes

Where batter slopes exceed Council's adopted standard and it is considered that they may present maintenance or stability problems, the slopes of the batters shall be reduced, or an alternative method of support shall be utilized.

19. Rock Retaining Walls

Where it is proposed to use rock in the construction of permanent retaining structures, the rock shall be certified by an appropriately qualified engineer as being suitable for its intended purpose and is capable of performing, as intended, over its entire design life.

20. Bulk Earthworks

Prior to commencement of the bulk earthworks for the proposed development, the applicant shall ensure that all erosion and sediment control devices have been installed.

The facilities are to be maintained to the satisfaction of the principal certifying authority during the earthwork operations and until such time as the disturbed areas have been stabilized and fully re-vegetated.

21. Operation and Maintenance Manual

The applicant shall submit to Council for approval a Maintenance and Operation manual for all proposed water quality facilities. The manual shall address, but not be limited to, items such as access arrangements, the frequency of cleaning operations, plant/equipment required etc. Off road facilities are to be provided for the maintenance of all gross pollutant traps.

22. Salinity

Prior to the issue of a Construction Certificate, and if required, a Salinity Management Plan, will be prepared, consistent with the investigations undertaken by the *Salinity Assessment Development Stages 2 & 3, University of Western Sydney, JBS & G 27th March 2014 43279-57228 (Rev A)*.

23. Landscaping and Fencing

Site landscaping is to be undertaken in accordance with the plans prepared by Clouston Associates referred to in Condition 1 of this consent. The applicant shall submit a detailed plan of the proposed landscaping works for approval by Council's horticulturalist staff as part of the Construction Certificate including suitable alternative trees (if required). All trees that are proposed to be planted within road reservations are to have approved root barriers, to prevent damage to the adjacent infrastructure.

All private fencing that is to be constructed along a boundary of an area open to the public or public space, shall be of a type or arrangement that prevents graffiti attack while providing a suitable level of security and privacy. This could be achieved through a combination of open style fencing incorporated with dense hedging of an appropriate height although a range of solutions could be suitable.

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 either Campbelltown 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.

24. Construction Certificates

Construction Certificates may be issued for separate packages of works to deliver this development consent.

25. Geotechnical Report

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report based on testing by a NATA registered laboratory, shall be submitted stating that the land will not be subject to subsidence, slip, slope failure or erosion, where proposed excavation and/or filling exceeds 900mm in depth, or where the land is identified as having previously been filled.

26. Soil and Water Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

27. Pollution Control

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide engineering details to Council for approval of a suitable gross pollutant trap(s) and/or water quality treatment device(s) in accordance with the relevant guidelines of the Office of Environment and Heritage - NSW (OEH) and the design requirements detailed in the *Campbelltown (Sustainable) City DCP - Volumes 1 and 3 (as amended)*, for the stormwater drainage system prior to discharge from the site.

28. Road Construction

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit engineering details of the required road construction described below:

Full construction of all new roads in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the design requirements detailed in the *Campbelltown (Sustainable City) DCP – Volume 3 (as amended)*

All inspections are to be undertaken by Council or an accredited certifier and the Principal Certifying Authority shall not issue a subdivision certificate until Council or an accredited certifier has issued a compliance certificate for the road construction.

29. Traffic Committee

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall

submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting for the roads within the proposed subdivision.

30. Stormwater Management Plan (Subdivison)

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit engineering details of a formal drainage system designed to conform with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 3 9as amended*), including the creation of appropriate drainage reserves and/or easements.

Where adjacent properties are affected, drainage formalisation shall be extended to include these properties to the satisfaction of the adjacent owners and Council.

In preparing the design plans, the applicant's consultant shall pay particular attention to such matters as, the need for passive surveillance within the riparian zones when assessed against CPTED principles, scour protection, tail out drains, bio-retention systems etc.

The design of the stormwater system shall comply with any requirements of the Office of Water, the Sydney Metro Catchment Management Authority and Council.

31. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto the public road system. Single sized aggregate, 40mm or larger and placed 150mm deep, extending from a sealed section of road to the boundary of the subject site, shall be provided as a minimum requirement.

32. Public Property

Prior to the commencement of any works on the subject site, the applicant shall advise Council of any damage to property which is controlled by Council/RMS and adjoins the site, including kerbs, gutters, footpaths, pathways and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

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. These conditions are to be complied with during the construction of the development on site.

33. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday 7.00am to 6.00pm

Saturday 8.00am to 4.00pm

Sunday and public holidays No Work.

34. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

Note: On the spot penalties of up to \$1500 will be issued for any non-compliance with this requirement without any further notification or warning.

35. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

36. Earth Works/Filling Works

All earthworks, including stripping, filling, and compaction shall be:

- a. Undertaken in accordance with Council's '*Specification for Construction of Subdivisional Roads and Drainage Works*' (as amended), AS 3798 '*Guidelines for Earthworks for Commercial and Residential Development*' (as amended), and the approved construction drawings;
- b. Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) **Level 1** and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and
- c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.

37. Revegetation

Revegetation to the requirements of the manual – '*Soils and Construction (2004) (Bluebook)*' shall be applied to all disturbed areas within seven days after the completion of the bulk earthworks.

38. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, a minimum of 1.2 metres wide and separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the RTA manual '*Traffic Control at Work Sites*' (as amended) and all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all *Work Cover Authority* requirements are complied with. Council/RMS may at any time and without prior notification make safe any such works that are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

39. Compliance with Relevant Specifications

All design and construction work shall be in accordance with:

- a. Council's '*Specification for Construction of Subdivisional Road and Drainage Works*' (as amended);
- b. *Campbelltown (Sustainable City) DCP Volumes 1 and 3* (as amended),
- c. '*Soils and Construction (2004) (Bluebook)*'; and
- d. Relevant Australian standards and State Government publications.

40. Footpaths/Cycleways

The footpath area adjoining the subject land shall be regraded in accordance with levels obtained from Council, and concrete footpath paving 1.5 metres wide, or in the case of cycleways, 2.5 metres wide, shall be constructed where shown on the approved design plans. The footpath/cycleway construction shall be to the satisfaction of Council and in accordance with Council's '*Specification for Construction of Subdivisional Road and Drainage Works*' (as amended) and with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Vol. 2* (as amended).

A 300mm wide strip of turf shall be laid immediately behind the kerb to assist with sediment control.

Where necessary, the footpath formation may need to be extended beyond the site boundaries to provide an acceptable transition to the existing footpath levels.

41. Pavement Thickness Determination

A road pavement design and pavement thickness report, from a N.A.T.A. registered laboratory, appointed by the applicant, in accordance with Council's '*Specification for Construction of Subdivisional Road and Drainage Works*' (as amended) shall be forwarded to the principal certifying authority a minimum of 2 working days prior to the inspection of the exposed subgrade for pavement thickness determination for all new road construction.

42. Residential Footpath Crossing and Layback

The applicant shall provide a layback in the kerb and gutter at the entrance to all residential lots that have a frontage to barrier kerb. Construction shall be in accordance with Council's *Residential Vehicle Crossing Specification* and the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*. Generally the laybacks will be located on the lower side of the lot frontage.

43. Section 73 Certificate

Prior to the principal certifying authority issuing an occupation certificate, a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

44. Restriction on the Use of Land

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.

- a. Floor Level Control – Lots to be determined
- b. No Alteration To Surface Levels – Lots to be determined.
- c. Lots Filled – Where applicable.
- d. Access Denied – Lots to be determined.
- e. Uncontrolled Fill – If applicable.
- f. No Cut Or Fill - (Exist. Geotech Report from N.A.T.A. reg. Lab.) – All lots.
- g. Battle-Axe Lots where reciprocal rights of carriageway are proposed – If applicable.
- h. Necessary noise attenuation works on lots as identified in Renzo Tonin Noise report (refer also to Condition 8)

The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

45. Classification of Residential Lots

Prior to the principal certifying authority issuing a subdivision certificate, all proposed residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard for Residential Slabs and Footings - *AS2870.1996 (as amended)*.

A copy of the lot classifications is to be submitted to Council for its records.

46. Splay Corners

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall dedicate 4m x 4m splay corners, or as required by Roads and Maritime Services, as road widening and at no cost to Council, in the property boundaries of all lots immediately adjacent to road intersections.

47. Works as Executed Plans

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council, one A1 size set of fully marked up and certified work as executed plans and one copy in PDF format. The plans shall be prepared in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

The applicant shall **also** submit an electronic copy of the Works as Executed information in accordance with the following requirements:

Survey Information

- ☐ Finished ground and building floor levels together with building outlines.
- ☐ Spot levels every five metres within the site area.

- ☐ ☐ Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.
- ☐ ☐ A minimum of 15 site levels.
- ☐ ☐ If the floor level is uniform throughout, a single level is sufficient.
- ☐ ☐ Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- ☐ ☐ All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- ☐ ☐ The surface levels of all other infrastructure.

Format

- ☐ ☐ MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- ☐ ☐ All level information to Australian Height Datum (AHD)

AutoCAD Option

- ☐ ☐ The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type - zip

File Format - AutoCAD 2004 Drawing Format or later

Transmittal Options - Include fonts

Include textures from materials

Include files from data links

Include photometric web files

Bind external references

The drawing is **not** to be password protected.

MapInfo Option

- ☐ ☐ Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif. All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

48. Public Utilities

Prior to the principal certifying authority issuing a subdivision certificate any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

49. Service Authorities

Prior to the principal certifying authority issuing a subdivision certificate, two copies of all servicing plans shall be forwarded to Council in accordance with the following:

Written advice from *Sydney Water*, *the relevant energy authority* and where applicable, the relevant gas company, stating that satisfactory arrangements have been made for the installation of either service conduits or street mains in road crossings, prior to the construction of the road pavement shall be forwarded to Council. All construction work shall conform to the relevant authority's specification/s.

The final Asphaltic Concrete seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, a letter of undertaking to cover the cost of the final seal and trench restoration.

50. Lot Numbers

Prior to the principal certifying authority issuing a subdivision certificate, house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using approved pavement marking grade paint.

51. Line Marking / Sign Posting Documentation

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council, for the Local Traffic Committee's records, two copies of a work as executed plan showing any line marking and/or sign posting that was undertaken in conjunction with the subdivision works. The plan shall also indicate the dates of application/installation.

52. Residential Inter-Allotment Drainage

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall demonstrate on the works as executed plans that inter-allotment drainage and the associated easements have been provided for all residential lots that cannot be drained to the kerb and gutter. Inter-allotment drainage systems shall be designed and constructed in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the *Campbelltown (Sustainable City) DCP Volumes 1 and 3 (as amended)*.

53. Council Fees and Charges

Prior to the principal certifying authority issuing a subdivision certificate the applicant shall ensure that all applicable Council fees and charges, associated with the development, have been paid in full.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy any tree upon the subject site unless you have obtained prior written consent from Council to do so. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self-supporting stems that are more than 3 metres in length or has a trunk diameter of more than 150mm, measured 1 metre above ground, and excludes any tree declared under the Noxious Weeds Act (NSW).

Advice 3. Inspections – Civil Works

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council.

a. EROSION AND SEDIMENT CONTROL –

- ☐ Direction/confirmation of required measures.
- ☐ After installation and prior to commencement of earthworks.
- ☐ As necessary until completion of work.

b. STORMWATER PIPES – Laid, jointed and prior to backfill.

c. SUBSOIL DRAINS – After:

- ☐ The trench is excavated.
- ☐ The pipes are laid.
- ☐ The filter material placed.

d. SUBGRADE – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.

e. SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles

prior to placement of sub-base.

f. CONDUITS – Laid and jointed prior to backfilling.

g. PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of kerb and gutter and final trimming of sub-base.

h. SUB BASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.

i. BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.

j. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.

k. CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.

l. ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.

m. FINAL INSPECTION – All outstanding work.

Advice 4. Principal Certifying Authority

Council is the principal certifying authority for the construction of the proposed subdivision and issue of the subdivision certificate and shall carry out all inspections required by the development consent. Work must not proceed past any inspection point until Council has approved the work inspected.

Advice 5. Linen Plan and Copies

A plan of subdivision and 88B Instrument together with thirteen copies, shall be submitted to Council prior to the release of the subdivision certificate.

Advice 6. Plan Checking Fee

Where Council is the principal certifying authority a plan checking fee is payable on submission of the plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the plans.

Advice 7. Asbestos Warning

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

Advice 8. Dial 1100 Before you Dig

Underground cable and pipes may exist in the area. In your own interest and for safety, telephone 1100 before excavation or erection of structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website - www.dialbeforeyoudig.com.au

Advice 9. Telecommunications Act 1997 (Commonwealth)

Please note that under the Telecommunications Act 1997 (Commonwealth) Telstra's written authorisation is required before any person can enter land or undertake work on any Telstra's assets. Any person caught interfering with a facility or installation owned or operated by Telstra is committing an offence under the Criminal Code Act 1995 (Commonwealth) and is liable for prosecution. If you are aware of any works or proposed works which may affect or may impact on Telstra's assets in any way please contact Telstra's Network Integrity Team on phone number 1800 810 443.

End of Conditions

DRAFT