

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Ref: 10200(4)DA-RES Sheet 1 of 1 Issue B	Plan Showing Residue Lots	JMD Development Consultants	24 July 2015
Ref: HIXCP-3-003 Rev: F	Stage 4 Subdivision Plan – Sub Staging	Design + Planning	19 August 2016
Ref: 10200(4)STAGING Sheet 1 of 3	Sub-Staging Plan	JMD Development Consultants	9 August 2016
Ref: 10200(4)STAGING Sheet 2 of 3	Sub-Staging Plan	JMD Development Consultants	9 August 2016
Ref: 10200(4)STAGING Sheet 3 of 3	Sub-Staging Plan	JMD Development Consultants	9 August 2016
Ref: HIXCP-5-021	Shared Path Network	Design + Planning	30 July 2015
Dwg No.: DA-1305-S4-01 Issue C	Masterplan	Sturt Noble Associates	7 April 2016
Dwg No.: DA-1305-S4-02 Issue D	Streetscape Concept Plan	Sturt Noble Associates	7 April 2016
Dwg No.: DA-1305-S4-03 Issue D	Sports Park Concept Plan	Sturt Noble Associates	7 April 2016
Dwg No.: DA-1305-S4-04 Issue E	Dog Park Concept Plan	Sturt Noble Associates	29 March 2016
Dwg No.: DA-1305-S4-05 Issue B	Indicative Planting Schedules	Sturt Noble Associates	31 July 2015
Dwg No.:	Carparking Slip	Calibre	16 November

X12249.04_SK04 Rev 4		Lane Access	Consulting	2016
Project X12249.04 Rev: 6 000	No.:	Engineering Drawings – Road and Drainage Design	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 001	No.:	Engineering Drawings – Road and Drainage Design Standard Notes and Legend	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 002	No.:	Engineering Drawings – Road and Drainage Design General Layout Plan	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 101	No.:	Sediment and Erosion Control Plan	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 201 to inclusive	No.: 206	Site Regrading Plan	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 211 to inclusive	No.: 216	Site Section Sheets – Cut and Fill	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 301 to 306	No.:	Engineering Plan	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 401	No.:	Catherine Park Drive Longitudinal and Typical Cross Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 402 & 403	No.:	Road No.401 Longitudinal Sections and Typical Cross Sections	Calibre Consulting	24 April 2015
Project X12249.04	No.:	Road No.402 and 403	Calibre Consulting	24 April 2015

Rev: 6 404		Longitudinal and Typical Cross Sections		
Project X12249.04 Rev: 6 405	No.:	Road No.404 Longitudinal and Typical Cross Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 406	No.:	Road No.405 and 406 Longitudinal and Typical Cross Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 407	No.:	Road No.407 and 408 Longitudinal and Typical Cross Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 408	No.:	Road No.409 and 410 Longitudinal and Typical Cross Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 409	No.:	Road No. 411 and 801 Longitudinal Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 501	No.:	Basin No.04A Layout Plan	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 502	No.:	Basin No.9A (Interim) Layout Plan	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 503	No.:	Basin No.04B Layout Plan	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 504	No.:	Basin Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 505	No.:	Basin Sections	Calibre Consulting	24 April 2015
Project X12249.04 Rev: 6 701	No.:	Signage and Linemarking Plan	Calibre Consulting	24 April 2015

Document Title	Prepared by	Date
Statement of Environmental Effects (including appendices 1 to 5)	Design + Planning	August 2015
Salinity Investigation and Management Plan	Douglas Partners	November 2015
Fill Management Protocol	Douglas Partners	June 2015
Remediation Action Plan	Douglas Partners	October 2016
Phase 2 Contamination Assessment	Douglas Partners	May 2013
Waste Management Plan	Hixson Pty Ltd	25 September 2015
Heritage Impact Statement Issue 03	Tropman & Tropman Architects	21 October 2015
Vegetation Management Plan	Eco Logical	July 2015
Flora and Fauna Assessment	Eco Logical	23 July 2015
Bushfire Protection Assessment	Eco Logical	24 July 2015
Traffic Impact Review	Christopher Hallam & Associates	27 July 2015
Engineering Report Issue 02	Calibre Consulting	7 August 2015
Stormwater Concept Plan Issue 02	Calibre Consulting	21 July 2015

- (2) **VPA** - The proposed development shall be carried out in accordance with the Voluntary Planning Agreement executed between Council and Hixson Pty Ltd, Dandaloo Pty Ltd and Edgewater Homes Pty Ltd dated 16 December 2016.
- (3) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. Rural Fire Service letter dated 2 October 2015 (Ref: D15/2606); and
 2. Department of Primary Industries Water letter dated 12 October 2015 (Ref: 10 ERM2015/0859).
- (4) **Recreation Working Group Letter** – The development must be carried out in accordance with the requirements stipulated within Camden Council's Recreation Working Group letter dated July 2016.

- (5) **Transgrid Letter** – The development must be carried out in accordance with the requirements stipulated within Transgrid's letter dated 9 September 2016.
- (6) **Endeavour Energy** – The following requirements from Endeavour Energy must be complied with before, during and after works where relevant:

a) Network Capacity / Connection

In due course the applicant will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any padmount substations required for the subdivision will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666.

b) Earthing

The construction of any building or structure that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with AS/NZS 3000:2007 'Electrical installations' to ensure that there is adequate connection to the earth. Inadequate connection to the earth places persons and the electricity network at risk.

c) Public Safety

As the proposed development will involve work near electricity infrastructure, workers run the risk of receiving an electric shock and causing substantial damage to plant and equipment. Public safety training resources are available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

- (7) **Access off Catherine Park Drive to the Car Park** – The access off Catherine Park Drive to the public car park must be in accordance with approved drawing: "Carparking Slip Lane Access", dwg No. X12249.04_SK04, Rev 4, prepared by Calibre Consulting dated 16 November 2016.
- (8) **Car parking and Roundabout** - All car parking areas must comply with AS 2890.1 – Off street parking, AS 2890.5 – On street parking, and AS 2890.6 Parking for people with a disability.

The roundabout at the intersection of Catherine Park Drive and Road 801 must be designed in accordance with Austroad Guidelines.

- (9) **Bicycle and Motorcycle Parking** – Bicycle and Motorcycle Parking is to be provided as part of the open space lot 4178 in accordance with the requirements of the Camden DCP at a rate of 1 bicycles and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces.
- (10) **Catherine Park Drive Extension** – Cross sections for the Catherine Park Extension must be in accordance with Figure 2-14 of the Camden Growth Centres Development Control Plan 2016 (identified in Figure 2-14 as “Rickard Road Extension”).
- (11) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.
- (12) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (13) **Aboriginal Heritage** – All works must be carried out in accordance with the Aboriginal Heritage Impact Permit (AHIP) No. C0000562 and C0001014 issued by the Office of Environment and Heritage.
- (14) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting or other fixtures must be provided for each approved residential lot. This area is to be 3 metres long x 0.9 metres wide and provide a 3.9 metre clear vertical space to allow for the truck-lifting arm.
- (15) **Movement of Bins** - The space between the bin collection point and bin storage area for bin transportation must be free from obstructions, steps or steep gradients and must provide a hard surface for easy transportation of bins.
- (16) **Separate Approval for Signs** - A separate development application for any proposed signage shall be provided to, and approved by, the Consent Authority prior to the erection or display of any such signs.
- (17) **Street Lighting** – Street lighting for the subdivision shall be designed and installed in accordance with relevant Australian Standards and to the satisfaction of the Roads Authority (Council).
- (18) **Noxious Weeds Management** – The applicant must fully and continuously suppress and destroy by appropriate means, any noxious or environmentally invasive weed infestations that occur during or after works. New infestations must be reported to Council.

Pursuant to the *Noxious Weeds Act 1993*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material.

- (19) **Street Tree Planting** – Street tree planting must be provided at a rate of 1 street tree per lot. More than 1 street tree per lot frontage can be provided if the following can be achieved:
- a) Space for future driveways and waste storage collections points;
 - b) Street lighting, utilities, bus stops and pedestrian crossings; and
 - c) Appropriate sight distances in accordance with relevant standards.
- (20) **Tree Species** - Some of the trees proposed along Catherine Park Drive are infrangible (unbreakable) species and do not comply with Austroads standards. The infrangible trees must be replaced with an alternative compliant frangible species that will break apart upon impact with a vehicle.
- (21) **Remediation Works** - All works proposed as part of the Remediation Action Plan that includes: remediation, excavation, stockpiling, onsite and offsite disposal, cut, backfilling, compaction, monitoring, validations, site management and security, health and safety of workers, must be undertaken on the site in accordance with the Remediation Action Plan titled *“Report on Remediation Action Plan: proposed Residential Subdivision Stages 4 to 10 Catherine Park NSW, Prepared by Douglas Partners, Project 76559.10, Dated October 2016.” EXCEPT AS STATED IN ANY OTHER CONDITION OF THIS CONSENT.*

Any further variation or modification to the Remediation Action Plan in terms of compliance work or remediation work beyond what is contained in the approved RAP or conditions of this consent must be requested from the Consent Authority (Camden Council) in writing prior to works being undertaken. Significant variations may require additional consent approval.

All remediation work must also comply with the following:

- a) Contaminated Land Management Act 1997;
- b) Department of Urban Affairs and Planning – Contaminated Land Planning Guidelines 1998;
- c) SEPP 55 – Remediation of Land;
- d) Sydney Regional Plan No. 20 Hawkesbury Nepean River (No.2 –1997); and
- e) Camden Council's Adopted Policy for the Management Of Contaminated lands.

2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention

and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (2) **Traffic Management Plan** - A Traffic Management Plan (TMP) shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Turning Facilities** - Turning facilities shall be provided at all dead end roads. All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc. shall be designed in accordance with Council's Engineering Specifications.
- (4) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

A detailed on-site detention and water quality report reflecting the Construction Certificate plans shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (6) **Staging of Construction Works** - The development is to be completed in stages in accordance with the approved Staging Plan/s "Stage 4 Subdivision Plan – Sub Staging," prepared by Design + Planning, dated 19 August 2016.

One Construction Certificate may be issued for all stages, or a single construction certificate may be issued with respect to each stage or a combination of stages.

- (7) **Retaining Walls** – All retaining walls shall be designed and certified by a suitably qualified structural engineer, in accordance with Council's Engineering Specifications. An anti-graffiti coating must be applied to any retaining walls. The following restrictions apply to any retaining wall erected within the allotment boundaries:
 - a) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - b) retaining walls shall not be erected within drainage easements;

- c) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (8) **Bush Fire Safety – Subdivision** - The site is located within a bush fire prone area. Certification from a suitably qualified bush fire consultant shall be provided to certify that the development complies with:
 - a) the RFS' General Terms of Approval for the DA (provided at Attachment C).
- (9) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.
- (10) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.
- (11) **Local Traffic Committee Concurrence** – Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Council's Local Traffic Committee on local roads, and the Roads and Maritime Services on State roads.

These concurrences (as required) must be obtained prior to the installation of or any changes to regulatory signage, line-marking and devices.

Signage and line marking must be provided at the intersection of Roads 401 and 404. Roads 402 and 404 must have signage and line marking that indicates which vehicles have priority at this intersection.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Remediation Works** – Where remediation is required, all works proposed as part of the Remediation Action Plan that includes: remediation, excavation, stockpiling, onsite and offsite disposal, cut, backfilling, compaction, monitoring, validations, site management and security, health and safety of workers, must be completed prior to works commencing for any subdivision stage that requires remediation in accordance with the Remediation Action Plan titled "*Report on Remediation Action Plan: proposed Residential Subdivision Stages 4 to 10 Catherine Park NSW, Prepared by Douglas Partners, Project 76559.10, Dated October 2016.*" **EXCEPT AS STATED IN ANY OTHER CONDITION OF THIS CONSENT.**

Works located outside of the identified areas that require remediation are not affected by this control and may commence.

Any further variation or modification to the Remediation Action Plan in terms of compliance work or remediation work beyond what is contained in the approved RAP or conditions of this consent must be requested from the Consent Authority (Camden Council) in writing prior to works being undertaken. Significant variations may require additional consent approval.

All remediation work must also comply with the following:

- d) Contaminated Land Management Act 1997;
 - e) Department of Urban Affairs and Planning – Contaminated Land Planning Guidelines 1998;
 - f) SEPP 55 – Remediation of Land;
 - g) Sydney Regional Plan No. 20 Hawkesbury Nepean River (No.2 –1997); and
 - h) Camden Council's Adopted Policy for the Management Of Contaminated lands.
- (2) **Vegetation Restoration Work** - Works are not to commence until vegetation and Australasian Bittern habitat restoration work for Stages 1-3 Implementation and vegetation and Australasian Bittern habitat restoration work for Stages 4 Implementation as per the Vegetation Management Plan and Addendum (dated July 2015) have substantially commenced.
- (3) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc.) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.
- (4) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;

- e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes.
- (5) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (6) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (7) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;

- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
- c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (8) **Performance Bond** - Prior to commencement of works a performance bond of 10% the value of works must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (9) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)' and any Sediment and Erosion plans approved with this development consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (10) **Site is to be Secured** - The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction) is to be removed upon the completion of works.
- (11) **Traffic Management Plan** – A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. Details demonstrating compliance shall be provided to the PCA.
- (12) **Construction Management Plan** - A construction management plan that includes construction waste, dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the PCA.
- (13) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable and be kept on site for compliance until the completion of all construction works. The plan must detail the approximate tonnes of waste generated, licensed waste disposal contractor and subsequent waste disposal facility.
- (14) **Fill Management Plan** – A fill management plan (FMP) must be submitted with the Construction Certificate application. The FMP shall include procedures and controls for the managing of imported fill (VENM only) to facilitate earth and

construction works as part of the site development. The FMP must also facilitate compliance with the condition of this consent entitled “Fill Material”.

- (15) **Environmental Management Plan** – An Environmental Management Plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the Certifying Authority.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment is not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
- b) measures to suppress odours and dust emissions;
- c) soil and sediment control measures;
- d) measures to control air emissions that includes odour;
- e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
- f) any other recognised environmental impact; and
- g) community consultation.

- (16) **Protection of adjoining Bushland and/or Waterfront Areas** – To limit the potential for damage to the adjoining bushland areas and/or waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject trees and vegetation areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

- (17) **Licenses** – It is the responsibility of the applicant / land owner / site operator to ensure that all relevant licenses are obtained from all appropriate authorities in accordance with relevant legislation requirements prior to the commencement of remediation works.

- (18) **Storage & Water Quality Controls** – Prior to the establishment of stockpile and compound sites, temporary stormwater and water quality control devices and sediment controls must be implemented.

- (19) **Bulk Earthworks** – Bulk earthworks approved via DA 710/2014 must have been completed for works in any corresponding area approved under this development consent (DA 902/2015).
- (20) **Dilapidation Report – Council Property** - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to works commencing.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Site Management Plan** - The following practices are to be implemented during construction:
 - a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) waste shall not be burnt or buried on site, nor shall windblown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal facility;
 - c) a waste control container shall be located on the site;
 - d) all building materials, plant, equipment and waste control containers shall be placed on the site. Materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc.);
 - e) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (2) **Salinity Management Plan** - All proposed construction works that includes earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within

the Salinity Management Plan/s within the reports titled "*Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision: Catherine Park, Prepared by Douglas partners, Project No 76559.00 Dated November 2015.*"

- (3) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (4) **Traffic Management Plan Implementation** - All construction traffic management procedures and systems identified in the approved Construction Traffic Management Plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (5) **Site Signage** – A sign shall be erected at all entrances to the subdivision site and be maintained until the subdivision has reached 80% occupancy. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

"WARNING UP TO \$1,500 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution."

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

- (6) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (7) **Unexpected Finds Contingency (Remediation)** – Should any additional contamination or hazardous materials be encountered during any stage of the remediation process, all remediation works in the vicinity of the findings shall cease and compliance with the contingency recommendations in the approved remediation action plan shall be adopted.
- (8) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (9) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect

these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.

- (10) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (11) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks;
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics;
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity"; and
 - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW".
- d) confirm that the fill material;
- i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;
 - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv) is suitable for its intended purpose and land use; and
 - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m³ - 3 sampling locations;
- f) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (12) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).
- (13) **Additional Approvals Required** - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:
 - a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc., an application shall be made for a Road Opening Permit and an approval under Section 138 of the *Roads Act 1993*;
 - b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138 of the *Roads Act 1993*.

Note: Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

- (14) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.

- (15) **Vegetation Management Plan** - A monitoring report on the progress of the implementation of the vegetation management plan shall be provided to Council upon completion of the primary planting and then at 6 monthly intervals until the end of the 2 year minimum maintenance period, or as otherwise specified in the approved VMP. A final report shall be provided to Council upon completion of the maintenance period.
- (16) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (17) **Fill Management Plan Compliance** - All fill material approved to be imported onto the site must be assessed and determined to comply with all procedures, controls and protocols contained within the approved fill management plan before the material is placed on the site.
- (18) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (19) **Remediation Works Inspections** – A qualified environmental consultant or scientist must frequently inspect the remediation works to confirm compliance with the RAP including all health and safety requirements.
- (20) **Reuse Or Placement Of Remediated Or Validated Fill Material** – The placement or reuse of remediated or validated fill material on Council land (this includes under roads, open space) or on land to be dedicated to Council is prohibited.
- (21) **Excavation Backfilling** – Remediated and Validated fill material is not to be placed back into excavations if the land is owned by Council or is going to be dedicated to Council. This includes under roads or in open space.
- (22) **Off-Site Disposal of Contaminated Soil / Materials** – All contaminated materials proposed to be disposed off-site must be disposed to a Licensed Landfill Facility able to accept the classification of waste material.

- (23) **Removal Of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008).

Refer: www.environment.nsw.gov.au/waste/envguidlms/index.htm

Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.

- (24) **Workcover Authority** - All remediation work must comply with relevant requirements of NSW WorkCover Authority.
- (25) **Fencing and Signage of Contaminated Stockpiles** - All stockpiles of contaminated materials must be suitably fenced or cordoned off with suitable signage to be provided warning of any potential danger.
- (26) **Remediation and Construction Noise Levels** – Noise levels emitted during demolition and remediation works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (27) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.
- (28) **Removal of Foraging Habitat** - The removal of any foraging habitat for the Australasian Bittern should be undertaken outside September to February, which includes the breeding season of October to January with a buffer of one month.

5.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Landscaping Maintenance Establishment Period** - Commencing from the date of practical completion, the applicant will have the responsibility to establish and maintain all hard and soft landscaping elements associated with this consent.

The 12 month maintenance and establishment period includes the applicant's responsibility for the establishment, care and repair of all landscaping elements including all street tree installations, plantings, lawn and hardscape elements including paths, walls, bins, seats, BBQs, shelters, playground equipment and soft fall treatments.

The date of practical completion is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation, street tree installation and mulching.

At the completion of the 1) month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc.) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans.

6.0 - Prior to Issue of a Subdivision Certificate

The following conditions of consent shall be complied with prior to the issue of a Subdivision Certificate.

- (1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.
- (2) **Show Easements/Restrictions on the Plan of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (3) **Burdened Lots to be Identified** - Any lots subsequently identified during construction of the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete, unless otherwise approved in writing by the PCA.
- (5) **Fill Plan** - A fill plan shall be provided to the PCA prior to the issue of any Subdivision certificate. The plan must:
- a) Show lot boundaries;

- b) Show road/drainage/public reserves;
- c) Show street names;
- d) Show final fill contours and boundaries; and
- e) Show depth in filling in maximum 0.5m Increments.

It is to be provided electronically in Portable Document Format (.PDF) at 150dpi with a maximum individual file size not exceeding 2 megabytes and provide both on compact disk and an A1 paper plan.

- (6) **Incomplete Works** - Prior to the issue of the Subdivision Certificate the applicant is to lodge a bond with Camden Council for the construction of incomplete works, including concrete footpath and/or pedestrian/cycle shared way, in accordance with Camden Council's current Engineering Construction Specifications.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (7) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (8) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.
- (9) **Electricity Notice of Arrangement** – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the Principal Certifying Authority (Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.
- (10) **Soil Classification** - A soil classification report prepared by a suitably qualified person in accordance with AS 2870 'Residential Slabs and Footings', detailing the general classification of soil type generally found within the subdivision, shall be provided to the PCA. A classification shall be provided for each lot within the subdivision. The soil classification report shall also be provided to Council.
- (11) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:
 - a) Energy supplier – Evidence demonstrating that satisfactory arrangements have been made with the energy supplier to service the proposed development;

- b) Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development; and
 - c) Water supplier – Evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- (12) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.

Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).

- (13) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:
- a) Easement for services.
 - b) Easement to drain water and drainage easement/s over overland flow paths.
 - c) Easement for transmission of electricity.
 - d) Rights of carriageway.
 - e) Acoustic Boundary Fence – 1.8 metre high acoustic rated boundary fences are required to be constructed around the rear (backyard) and side boundaries of properties on lot 4001, lot 4013 and lot. The fence should be located consistent with the plan “1” identified in the assessment report titled *“Road Traffic Noise Impact Assessment: Catherine Park Estate Residential Subdivision Stage 4, Prepared by AECOM, Dated 11 Sept 2015.”*
 - f) Dwelling Internal Layout – For lots 4001, 4013, 4083, 4056-4059, and lots 4070-4075, the dwelling layout is recommended to be consistent with *“Section 4.2.1 Building Layout and Design”* contained within the *“Road Traffic Noise Impact Assessment: Catherine Park Estate Residential Subdivision Stage 4, Prepared by AECOM, Dated 11 Sept 2015.”* “For the above lots, the internal noise levels contained within the current Camden Growth Centres Precinct DCP incorporating Schedule 4 Catherine Fields (Part) Precinct must be achieved for each dwelling.
 - g) Construction Materials and Dwelling Design – For 4001, 4013, 4083, 4056-4059, and lots 4070-4075, construction material and design requirements that includes window and door treatments are to be consistent with *“Section 4.2.2 – Construction Materials and methods”* contained within the *“Road Traffic Noise Impact Assessment: Catherine Park Estate Residential Subdivision Stage 4, Prepared by AECOM, Dated 11 Sept 2015.”* For the above lots, the internal noise levels contained within the current Camden Growth Centres Precinct DCP incorporating Schedule 4 Catherine Fields

(Part) Precinct must be achieved for each dwelling. Compliance with the above is to be demonstrated for each dwelling application.

- h) Alternative Ventilation for Habitable Rooms - For lots 4001, 4013, 4083, 4056-4059, and lots 4070-4075, some facades identified in the report may require windows to be closed (but not necessarily sealed) to meet internal noise criteria. As a result, the provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to habitable rooms on these facades to ensure fresh airflow inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required. Compliance with the above ventilation requirement is to be demonstrated for each dwelling application on the affected lots.
 - i) Salinity Management Plan – For all lots, all proposed construction works that includes earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the Salinity Management Plan/s within the reports titled *“Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision: Catherine Park, Prepared by Douglas partners, Project No 76559.00 Dated November 2015.”*
- (14) **Maintenance Bond** - The applicant is to lodge a maintenance bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works, with Council prior to the issue of a Subdivision Certificate.

The bond covers the maintenance during or after subdivision works for a stipulated period (6 months) for matters such as riparian corridor and WSUD, public reserves or other public property that require on-going maintenance as a result the Development Consent conditions.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (15) **Road Surface Bond** - The applicant is to lodge a bond in the form of an unconditional bank guarantee or cash bond with Council for the placement of the final layer of asphaltic concrete (AC) wearing course for any proposed Public Road within the subdivision.

The bond is to be in the form of cash or unconditional bank guarantee, in favour of Council and shall be equivalent to 150% of the value of the works, including the cost of all reinstatement works. The bond amount shall be determined by making reference to Council's current unit rates for such works.

The bond period is to commence on the date of issue of Subdivision Certificate and is to be held until at least 80% of the subdivision occupancy, or when determined by Council.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (16) **Footpath Bond** - The applicant is to lodge a bond in the form of an unconditional bank guarantee or cash bond with Council for the construction of a concrete footpath and/or pedestrian/cycle shared way. This applies only where such a facility is located in existing and/or proposed public land.

The bond is to be in the form of cash or unconditional bank guarantee, in favour of Council and shall be equivalent to 125% of the value of the works, including the cost of all reinstatement works. The bond amount shall be determined by making reference to Council's current unit rates for such works.

The bond period is to commence on the date of issue of Subdivision Certificate and is required to be held until at least 80% of the subdivision occupancy, or when determined by Council.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (17) **Defects and Liability Bond** - The applicant is to lodge a defects and liability bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works, with Council.

The bond covers any defects and liabilities of the public infrastructure.

Note – An administration fee is payable upon the lodgement of a bond with Council.

- (18) **Validation Report** - A validation report prepared by a suitable qualified person shall be provided to the PCA within 30 days of completion of the remediation works, and prior to the issue of a Subdivision Certificate, which demonstrates:

- a) compliance with objectives of the approved RAP;
- b) that the remediation acceptance criteria (in the approved RAP) has been fully complied with;
- c) that all remediation works comply with the contaminated lands planning guidelines, *Contaminated Lands Management Act 1997* and SEPP 55;

and includes:

- d) Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
- e) a "notice of completion of remediation work" as required under Clause 18 of SEPP 55; and

- f) a statement confirming that the site following remediation of contamination is suitable for the intended use.
- (19) **Locks to Access Gates** - All gates and removable bollards that provide restricted access to Council reserves and other public property shall be fitted with a padlock, which is required to be master keyed to Council's requirements. The supply of the padlocks is at the applicant's cost.
- (20) **Special Infrastructure Contribution** - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E.

Evidence of payment of the SIC shall be provided to Council and the PCA.

- (21) **Bushfire Prone Land Maps** - Prior to the issue of the Subdivision Certificate, a revised draft Bush Fire Prone Land Map shall be produced showing all Asset Protection Zones and Bush Fire Prone Land within the subdivision and shall include the following:
 - (a) Statement that clarifies and certifies that the changes to the Maps are in accordance with the *Planning for Bush Fire Protection Guidelines* and *Guideline for Bush Fire Prone Land Mapping NSW Rural Fire Service*. See http://www.rfs.nsw.gov.au/dsp_content.cfm?CAT_ID=900. Such Statement shall be undertaken by a suitably qualified and experienced consultant who has:
 - (i) experience in identifying bushfire prone land within NSW;
 - (ii) experience in assessing potential bushfire impact, and developing and submitting bushfire risk assessments and deemed to satisfy designs and plans for development in bushfire prone areas;
 - (iii) a detailed knowledge of, and experience with the bushfire planning, design and construction guidelines requirements for NSW (such as *Planning for Bushfire Protection* and *Australian Standards*) for subdivisions, new buildings, modifications to existing buildings;
 - (iv) a detailed knowledge of, and experience with, the bushfire provisions and hierarchy within the *Building Code of Australia*;
 - (v) a detailed understanding of, and experience with, the bushfire provisions within, and the operation of the NSW and Local Government planning systems;

- (vi) a thorough understanding of the Macarthur District Bush Fire Risk Management Plan, Macarthur District Bush Fire Operations Plan; and
- (vii) public liability/professional indemnity insurance, each to a minimum of \$20 Million.

Note: The above criteria has been adopted from the Certification Guides for Bushfire Planning and Design BPAD (A & D) - Certified Practitioners (as per the FPA (Fire Protection Australia) Certified Practitioner and Business Programme) (see website <http://www.fpaa.com.au/certification/index.php?certification=bpad>).

- (b) Maps to be provided shall include the final layout of the subdivision and as a separate layer in .dxf or .dwg format.
- (22) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (23) **Extension of Catherine Park Drive** – The extension of Catherine Park Drive approved via DA 228/2014 must be constructed prior to the issue of a Subdivision Certificate.
- (24) **Dog Leash free Enclosure and Surrounds** - The leash free dog enclosure and surrounds will require the following provisions (subject to the requirements in Transgrid's letter provided in Attachment F):
- a) Dog waste bins inside the enclosure that has an organic waste bag dispenser attached;
 - b) Adequate signage placed in areas easily seen by users;
 - c) Strategically located dog waste bins along main walking tracks outside of the leash free enclosure;
 - d) Provide seating for patrons within the enclosure with a flat surface and minimal gaps between materials to prevent dog injury;
 - e) A double gate entry / exit for the enclosure;
 - f) Ensure that any vegetation planted within the off leash enclosure area is not toxic to dogs; and
 - g) Provide a water tap connected to a potable water supply with a fixed bowl inside the enclosure.
- (25) **VPA** – All works and any monetary contributions associated with any relevant subdivision stage must be carried out in accordance with the Voluntary Planning

Agreement executed between Council and Hixson Pty Ltd, Dandaloo Pty Ltd and Edgewater Homes Pty Ltd, dated 16 December 2016 prior to the issue of a Subdivision Certificate.

ATTACHMENT A - Advice

The following matters are included as advice as relevant to this determination.

1. **Review of Determination** - Section 82A of the *Environmental Planning and Assessment Act, 1979* provides that the applicant may request a review of this determination within 6 months of the date of the determination, following the payment of the prescribed fee.
2. **Offences** - Section 125 of the *Environmental Planning and Assessment Act, 1979* provides that any person who contravenes or causes or permits to be contravened the conditions of this consent shall be guilty of an offence.
3. **Penalties** - Section 126 of the *Environmental Planning and Assessment Act, 1979* provides that any person guilty of an offence against this Act shall, for every such offence, be liable to penalties as stated in this section.
4. **Contributions** - The contributions (if required) under Section 94 of the *Environmental Planning and Assessment Act, 1979* are set out in the stated Contribution Plans which can be viewed at Camden Council's Customer Service counter during normal business hours.
5. **Tree Preservation** – This consent does not authorise any tree removal unless specifically shown on approved plans and referred to in this development consent. All trees are protected in all areas of Camden. Separate consent is required for any proposal affecting existing trees and native vegetation. Any person who contravenes or causes or permits the removal of a tree/s without consent shall be guilty of an offence and liable to penalty as stated in this advice.
6. **Utilities and Authorities** – Damage to major underground utilities can be avoided by calling the 'Dial Before You Dig Service' on 1100. Individuals and companies may be found to be financially liable for any damage caused to major utilities.

Applicants may also be required to liaise with appropriate authorities and utility providers. These authorities and utility providers may include:

- a) Endeavour Energy
 - b) Sydney Water
 - c) A telecommunications provider
 - d) Other energy suppliers/authorities
 - e) Australia Post
 - f) WorkCover Authority
 - g) Other relevant State and Federal Government Departments
7. **Telecommunications Infrastructure** – Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Any works or proposed works which may impact upon Telstra Assets

in any way are required to be reported to Telstra's Network Integrity Team on Phone Number 1800 810 443.

ATTACHMENT B – Construction Certificate Advice

1. **Construction Certificate Required** – Where building or subdivision works are proposed, this consent does not allow site, building or demolition works to commence. Such works shall only take place after a Construction Certificate has been issued.
2. **Building Code of Australia** – All building work must be carried out in accordance with the provisions of the Building Code of Australia.
3. **Residential Building Work** – Building work that involves residential building work (within the meaning of the *Home Building Act, 1989*) must not be carried out unless the Principal Certifying Authority (PCA) for the development to which the work relates:
 - (i) in the case of work to be done by a licensee under that Act:
 - has been informed in writing of the licensee's name and contractor licence number, and
 - is satisfied that the licensee has complied with the requirements of the *Home Building Act, 1989*, or
 - (ii) in the case of work to be done by any other person:
 - has been informed in writing of the person's name and owner-builder permit number, or
 - has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in Section 29 of that Act, and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the PCA for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

4. **Long Service Levy** – Payment of the Long Service Levy is required prior to the release of the Construction Certificate. This payment can be made at Council or to the Long Service Payments Corporation.

The rate of the Long Service Levy at the time of consent is 0.35% of the value of works. Payment is not required where the value of the works is less than \$25,000. For works over \$25,000, a fee is required at the prescribed rate. The levy rate and level at which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply and is based on the building construction works identified in the Construction Certificate.

ATTACHMENT C – Rural Fire Service - GTAs

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Your Ref: 902/2015/1
Our Ref: D15/2606
DA15090198371 SD

ATTENTION: Adam Sampson

2 October 2015

Dear Sir/Madam

Integrated Development for 293//708154 7//1173813 27//213330 17//31996 40, 62, 116 & K Oran Park Drive Oran Park

I refer to your letter dated 28 August 2015 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the issue of subdivision certificate and in perpetuity, the entire property (except for riparian areas) shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Access

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

3. Public road access (including urban perimeter roads) shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
4. Urban perimeter roads (i.e. roads that are directly interfacing the riparian corridor) shall be two-way, that is, at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb), allowing traffic to pass in opposite directions. Parking shall not obstruct the minimum paved width.

For any queries regarding this correspondence please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely



Jason Maslen

A/Team Leader Development Assessment & Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

ATTACHMENT D – DPI – Water General Terms of Approval



Contact: Jeremy Morice
Phone: 02 4224 9736
Fax: 02 4224 9740
Email: jeremy.morice@dpi.nsw.gov.au

Our ref: 10 ERM2015/0859
Our file: 2015-0416
Your ref: DA 902/2015/1

The General Manager
Camden Council
PO Box 183
Camden NSW 2570



Attention: A Sampson

12 October 2015

Dear Sir

Re: Integrated Development Referral – General Terms of Approval

Dev Ref: DA 902/2015/1

Description of proposed activity: Catherine Park Stage 4 - Residential Subdivision
Site location: Lot 27 DP 213330 and Lot 293 DP 708154, Oran Park Drive, Oran Park

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the subject property. Attached, please find DPI Water's (formerly the NSW Office of Water) General Terms of Approval (GTA) for works requiring a controlled activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 91A (3) of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, DPI Water requests that these GTA be included (in their entirety) in Council's development consent. Please also note the following:

- DPI Water should be notified if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works on waterfront land (which includes (i) the bed of any river together with any land within 40 metres inland of the highest bank of the river, or (ii) the bed of any lake, together with any land within 40 metres of the shore of the lake, or (iii) the bed of any estuary, together with any land within 40 metres inland of the mean high water mark of the estuary).
- Once notified, DPI Water will ascertain if the amended plans require review or variation/s to the GTA. This requirement applies even if the proposed works are part of Council's proposed consent conditions and do not appear in the original documentation.

- DPI Water should be notified if Council receives an application to modify the development consent and the modifications change any activities on waterfront land.
- DPI Water requests notification of any legal challenge to the consent.

As the controlled activity to be carried out on waterfront land cannot commence before the applicant applies for and obtains a controlled activity approval, DPI Water recommends the following condition be included in the development consent:

"The Construction Certificate will not be issued over any part of the site requiring a controlled activity approval until a copy of the approval has been provided to Council".

The attached GTA are not the controlled activity approval. The applicant must apply (to DPI Water) for a controlled activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity on waterfront land.

Finalisation of a controlled activity approval can take up to eight (8) weeks from the date DPI Water receives all documentation (to its satisfaction). Applicants must complete and submit (to the undersigned) an application form for a controlled activity approval together with any required plans, documents, the appropriate fee and security deposit or bank guarantee (if required by the Office of Water) and proof of Council's development consent.

Application forms for the controlled activity approval are available from the undersigned or from DPI Water's website:

www.water.nsw.gov.au

[Water licensing](#)

[Approvals](#)

Controlled activities

DPI Water requests that Council provide a copy of this letter to the applicant.

DPI Water also requests that Council provides DPI Water with a copy of the determination for this development application as required under section 91A (6) of the EPA Act.

Yours Sincerely



Jeremy Morice

Water Regulation Officer

Water Regulatory Operations, Water Regulatory Operations South

NSW Department of Primary Industries – DPI Water

General Terms of Approval

for work requiring a controlled activity approval
under s91 of the *Water Management Act 2000*

Number	Condition	File No: 2015-0416
Site Address:	Lot 27 DP 213330 and Lot 293 DP 708154, Oran Park Drive, Oran Park	
DA Number:	DA 902/2015/1	
LGA:	Camden Council	
Plans, standards and guidelines		
1	These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to DA 902/2015/1 and provided by Council: (i) Statement of Environmental Effects (ii) Civil and Subdivision Plans (iii) Vegetation Management Plan (iv) Stormwater Concept Plan Any amendments or modifications to the proposed controlled activities may render these GTA invalid. If the proposed controlled activities are amended or modified DPI Water (formerly the NSW Office of Water) must be notified to determine if any variations to these GTA will be required.	
2	Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CAA) under the Water Management Act from DPI Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified.	
3	The consent holder must prepare or commission the preparation of: (i) Construction Civil and Drainage Plans	
4	All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The following plans must be prepared in accordance with DPI Water's guidelines located at www.water.nsw.gov.au/ Water-Licensing/Approvals. (i) Vegetation Management Plans (ii) Laying pipes and cables in watercourses (iii) Riparian Corridors (iv) In-stream works (v) Outlet structures (vi) Watercourse crossings	
5	The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to DPI Water.	

www.water.nsw.gov.au

Level 0, 84 Crown Street WOLLONGONG PO Box 53 WOLLONGONG NSW 2520 Australia t (02) 4224 9744 | f (02) 4224 9740

e water.enquiries@dpi.nsw.gov.au

Template Ref CAA04 Version 1.1 - June 2015

Number	Condition	File No: 2015-0416
Rehabilitation and maintenance		
6	The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the DPI Water.	
7	The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the DPI Water.	
Reporting requirements		
8	The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to DPI Water as required.	
Security deposits		
9	The consent holder must provide a security deposit (bank guarantee or cash bond) - equal to the sum of the cost of complying with the obligations under any approval - to DPI Water as and when required.	
Bridge, causeway, culverts, and crossing		
10	The consent holder must ensure that the construction of any bridge, causeway, culvert or crossing does not result in erosion, obstruction of flow, destabilisation or damage to the bed or banks of the river or waterfront land, other than in accordance with a plan approved by DPI Water.	
Disposal		
11	The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by DPI Water.	
Drainage and Stormwater		
12	The consent holder is to ensure that all drainage works (i) capture and convey runoffs, discharges and flood flows to low flow water level in accordance with a plan approved by DPI Water; and (ii) do not obstruct the flow of water other than in accordance with a plan approved by DPI Water.	
13	The consent holder must stabilise drain discharge points to prevent erosion in accordance with a plan approved by DPI Water.	
Erosion control		
14	The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by DPI Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.	
Excavation		
15	The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by DPI Water.	
16	The consent holder must ensure that any excavation does not result in (i) diversion of any river (ii) bed or bank instability or (iii) damage to native vegetation within the area where a controlled activity has been authorised, other than in accordance with a plan approved by DPI Water.	
Maintaining river		
17	The consent holder must ensure that (i) river diversion, realignment or alteration does not result from any controlled activity work and (ii) bank control or protection works maintain the existing river hydraulic and geomorphic functions, and (iii) bed control structures do not result in river degradation other than in accordance with a plan approved by DPI Water.	

Number	Condition	File No: 2015-0416
18	The consent holder must ensure that the surfaces of river banks are graded to enable the unobstructed flow of water and bank retaining structures result in a stable river bank in accordance with a plan approved by DPI Water.	
River bed and bank protection		
19	The consent holder must establish a riparian corridor along South Creek in accordance with a plan approved by DPI Water.	
END OF CONDITIONS		

ATTACHMENT E – Recreation Working Group letter

CAMDEN COUNCIL

SPECIFICATIONS FOR CATHERINE FIELD STAGE 04 SPORTSPARK DEVELOPMENT

Based on DA Plan DA-1305-S4-03 dated 7/4/16

General Commentary

The following is brief commentary/guide on Council's general/minimum requirements for facilities to be provided at the Catherine Fields Sportspark.

The following is an initial guide in developing the requirements for Stage 15 Sportsfield DA plans. The RCWG will review CC drawings and clarify, where required additional specifications through the design process. The below specifications are additional to Council Engineering Design and Construction Specifications. If the below specifications conflict with the Council specification seek clarification.

Alternatives can be offered to Council for acceptance on proposed finishes etc... through the course of the design development.

The main aim of the document is to ensure the facility(s) are fit for purpose. Any alternative proposed shall ensure the facilities are fit for purpose of the intended use.

Comment on the Development Background

It is our understanding that the Development is proposed to be delivered under the future Catherine Fields VPA. The delivery will include all elements on the plans except item 6 – Sports Centre. This area is proposed to be delivered by Council in accordance with the proposed VPA requirements.

Purpose

The purpose of this documents is to provide the Developer with some guidance notes on Council's requirements for the elements identified in the provided DA plan. Further refinement of the design will be undertaken as the detailed design process proceeds. The developers contact for this information will be Council's Capital Works Engineer – Peter Peeters.

1.0 PLAYING FIELDS

1.1 Field Playing Surface

1.1.1 The playing field surface shall be constructed in accordance with "Design Standards for Urban Infrastructure: 24 Sportfield Design. ACT Urban Services" commonly known as the Canberra Guidelines. It is noted that a review is required on the existing subgrade material of the Camden area to confirm the field preparation and drainage requirements.

1.1.2 Provide subsoil drainage to the fields and if possible incorporated into a stormwater harvesting system.

- 1.1.3 Field dimensions provided on the plan are to be provided and confirmed by Council.
- 1.1.4 Barriers to be provided to prevent unwanted vehicle access from car parks and roads to the fields.
- 1.1.5 Stormwater harvesting is to be incorporated into the design of the irrigation system with potential capture from the playing surface subsoil system and site buildings where possible. Potential for re-use of harvested water should also be considered in toilet amenities where practical. The re-use system shall comply with the "Australian Guidelines for Water Recycling: Managing Health and Environmental Risks" publication.
- 1.1.6 The Stormwater harvesting tank shall be of concrete construction and buried to avoid anti-social behaviour. Access to the tank shall be a minimum of 900*900mm hatch with step iron access. A second hatch of 600*600mm shall be provided also. Hatches are to be designed to allow a single person to remove/lift the hatches unassisted and lockable to avoid public access.
- 1.1.7 Cricket pitch to be artificial turf constructed in accordance with the "Design Standards for Urban Infrastructure: 24 Sportfield Design. ACT Urban Services". Wickets are to be orientated north-south and a minimum of 2.7m in width the length of the pitch. Pitch length to be 28m.
- 1.1.8 Goal posts are to be provided on each of the rectangular playing fields in accordance with the codes requirements. A metal sleeve to be provide allowing easy removal of the posts for summer cricket (and the like) competition to occur. Four additional sleeves are to be provided outer edges of the field side lines for training purposes. Location and type to be confirmed with Council staff during design development.
- 1.1.9 Emergency Vehicle Access shall be provided to the site from the Carpark. Access shall be available to both playing fields.
- 1.1.10 Playing fields are to be line marked on completion in accordance with Council's requirements.

1.2 Irrigation System

- 1.2.1.1 Surface spray pop-up sprinkler system in accordance with Camden Council Sportsground Strategy 2014 - "Guidelines for Sportsfield Construction".
- 1.2.1.2 Include a stormwater harvesting disinfection and control systems (as required by the AGWR guidelines) housed in an enclosed shed (or potentially the amenities building) and secure with 2.1m height spear top fencing.

- 1.2.1.3 Minimise ongoing maintenance requirements and allow for periodic water testing before and after the disinfection system.
- 1.2.1.4 Utilise the "Cloudmaster" control system and be connected to Council's back to base monitoring network via modem link.
- 1.2.1.5 Provide a visual fault alarm located in a position to be seen from Local Road along with signage with Council's callout number as required. Faults should also be registered through the Cloudmaster system back to Council's base monitoring location.
- 1.2.1.6 Further refinement of the design will be provided through the course of the design development.
- 1.2.1.7 Include O&M manuals and system plans within the site storage shed for maintenance activities.

1.3 Lighting

- 1.3.1.1 Lighting shall be provided to the following:
 - 1.3.1.1.1 Sportsfields
 - 1.3.1.1.2 Pathways in and around buildings
 - 1.3.1.1.3 Carpark
- 1.3.1.2 Sportsfields lighting to be provided to all fields shall be installed in accordance with the relevant Australian Standards (AS2560) to a minimum of 100LUX...
- 1.3.1.3 All lighting is to be fitted with appropriate baffles and foils to prevent unnecessary light spill into adjacent areas.
- 1.3.1.4 Floodlighting to be 3 phase supply system.
- 1.3.1.5 Sportsfield/Hardcourt Lighting shall be connected and controlled using the Cloudmaster system and connected to Council's base monitoring location with modem link.
- 1.3.1.6 Sufficient space shall be provided around light poles to allow maintenance activities to be carried out without traversing the grassed playing surfaces.
- 1.3.1.7 Generally, area lighting is to be provided to AS1158. Provide adequate lighting for safety in carparks, amenities buildings and the general surrounding area.
- 1.3.1.8 Pathway and carpark Lighting should be controlled via a PE cell, timer and a manual override switch located within one of the amenities EDB.

1.3.1.9 Pathway lighting shall allow easy maintenance. Council's preference is to allow maintenance to occur without working at height if possible.

1.3.1.10 Solar lighting should be considered for use in carparks and access paths if possible.

1.3.1.11 All pathway and surrounding lighting to be LED.

1.3.1.12 The applicant shall present a sample of the proposed lighting fixtures to Council and detail maintenance requirements for final acceptance in the works.

1.4 Cricket Nets

1.4.1 Council Cricket net facilities to be constructed similar to those provided at Council's "Onslow Park" and include black poly coated chainwire fencing, 3 artificial wickets and steel stumps.

1.4.2 Council request a minimum of 1 picnic bench shelter be located adjacent to the cricket nets for shading of uses of this facility.

1.4.3 The cricket pitch is to include synthetic turf pitch and a minimum of 6m concrete run up to the bowling crease.

2.0 PLAYGROUND

2.1 Playground to be constructed in accordance with AS4685 and any other relevant Australian Standards.

2.2 Provide a third part playground compliance certificate for the play area on handover to Council

2.3 Playground to include the following

2.3.1 Concrete edging

2.3.2 "Aztec" Mulch to softfall areas

2.3.3 Softfall rubber to high wearing areas

2.3.4 Subsoil drainage with flush points located outside of the concrete edging

2.3.5 2 park bench seats located around the play area

2.4 Play equipment to be confirmed during the course of the design review.

NOTES

1. Multi programmed sport fields with cricket oval and soccer fields
2. Multi purpose hardcourts
3. Cricket nets with synthetic grass pitches
4. Outdoor gym equipment
5. Playground with traditional and natural play elements
6. Sports centre surrounded by plaza
7. Car park
8. 2.5m wide shared paths for cyclists and pedestrians
9. Informal amphitheatre seating set into bank provides spectator seating for sporting events
10. Picnic areas with tables, BBQ and shelters
11. Timber deck look out over riparian zone
12. Low maintenance mass planting

- Site boundary
- ... Existing Easement
- - - Transgrid 17m offset from centre of easement

LOCATION OF CAR PARKING WITHIN OUTER PORTION OF TRANSGRID EASEMENT SUPPORTED IN PRINCIPLE BY TRANSGRID - SUBJECT TO CONFIRMATION

REMOVE BUILDINGS FROM PLANS - SHOW EMPTY PAD SITE INSTEAD

DELETE HARD COURTS - CASH CONTRIBUTION VIA VPA INSTEAD

NETS

38m FENCE

Delete SHORTER

Make additional sleeves for STORAGE OF POSTS



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landscape architecture
environmental & urban design

PROJECT CATHERINE PARK - STAGE 4

HIXSON PTY LTD

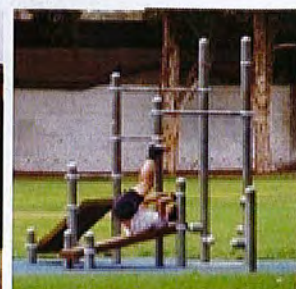
SPORTS PARK CONCEPT PLAN

DA-1305-S4-03 D JW 07.04.2016



Scale 1:5000 A3
1:10000 A3

PRECEDENT IMAGES



Cricket net with synthetic grass pitch Outdoor gym equipment Soccer field with players Basketball court Sports centre building Cyclists on a path Picnic area with tables and BBQ Timber deck overlooking riparian zone Low maintenance mass planting



NOTES

- Gathering space with seats and seating walls, picnic tables and shelter with lighting, bins and drinking fountain for dogs and people.
- Open lawn area for exercise and play
- Deco granite paths
- Informal mulch trails through planting areas
- Mounds create interest and a vantage point to view the park
- Deco granite activity and dog training zone
- Poles of varying heights for dog training
- Boulders, stone blocks and tunnels create informal seating and edges for dogs to clamber up, balance on and walk through.
- Dog exercise hurdles
- Tree trunk and logs provide interest and irregular edges for dogs to clamber and balance on
- Mass planting forms a green edge to the park and screens the perimeter fence
- Double gated entries to the dog park
- 1.5m wide concrete paths
- 2.5m wide shared path
- Seating area to view dog park activity
- Cycle parking
- Car parking
- Outdoor gym
- Lighting column
- Small street tree planting

LEGEND

- Site boundary
 - Existing Easement
 - Transgrid 17m offset from centre of easement
 - 1.2m high fence with timber or concrete posts encloses the dog park
- NOTE: All metal elements in the park, including the shelters and fence, are to be earthed.

PRECEDENT IMAGES



Boulders and planting areas



Meadow grass



Tree trunk



Tunnels and landform



Tunnel



Custom equipment



Hurdles



Dog bowl drinking fountain



Shelter

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PROJECT
CATHERINE PARK - STAGE 4

CLIENT
HIXSON PTY LTD

DRAWING
DOG PARK CONCEPT PLAN

DRAWING NO. DA-1305-S4-04 ISSUE E DRAWN BY jw DATE 29.03.2016

Scale 1:200@A1 1:400@A3
ACN 154 245 514 ABN 99 154 245 514
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED IN STURT NOBLE ASSOCIATES PTY LTD.

ATTACHMENT F – Transgrid letter

Property & Environment Assets | Asset Strategy | Asset Management**Telephone: (02) 9620 0104****Our Ref.: 2016/0845****Your Ref.: DA 2015/902/1**

09 September, 2016

The General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Attn: William Jones - Town Planner

Dear Mr Jones,

Re: DA 2015/902/1 Oran Park Drive, Lots 1175 & 1178 in DP 1208873, Lot 293 in DP 708154

Proposal: Staged subdivision to create 169 residential and 8 super lots, riparian corridor rehabilitation, open space embellishment, construction of recreation facilities, remediation of contaminated land and associated site works.

We refer to Camden Council's notification of the abovementioned Development Applications (DA), pursuant to regulation 45 of SEPP (Infrastructure) 2007. TransGrid owns and operates the high voltage transmission line network, including the following asset on the subject land.

Wallerawang–Sydney South 330KV (Feeder's 76/77, Structures 289–296) in a 60 metre wide easement.

Enclosed is a TransGrid plan of the subject land along with our registered land interests on same. TransGrid has reviewed this development application and determined it to be conditionally acceptable subject to the following conditions of consent:

Recreational Areas Within TransGrid's Easement

TransGrid does not permit and/or support any recreational areas within our easement corridor without our prior written approval to Camden Council, as Statutory Authority. TransGrid conditionally consents to the inclusion of public reserve areas within our easement corridor on the basis that these areas are designated open grassed areas only. No buildings or other structures are to be constructed on the easement in the designated open grassed areas. Such prohibited amenities include public seating, shelter structures and/or gym equipment. TransGrid does not endorse nor encourage people to congregate on the easement and/or under the transmission lines.

The dog park is located midspan between structures 293 and 294, so is at the lowest part of the overhead span. The two proposed mounds are also midspan. These two mounds will infringe on minimum clearances to the overhead conductors and thus are not approved. The maximum ground height in this area is the existing levels, and no raising of these levels is allowed in this location. The shelter structures are not approved within the easement.

Traffic Round About – Road No 401

The proposed round about, adjacent to TransGrid's structure No. 294 must have adequate crash barrier protection to protect against potential vehicle collision with TransGrid's stanchion. A suitable crash barrier must be designed and constructed to Australian Standards. The barrier must be suitably earthed and isolated and the developer is to provide the designs to TransGrid prior Camden Council issuing their 'Construction Certificate'. Depending on the type of crash barrier protection chosen, an earthing study may be required on account of the close proximity to the transmission tower. If TransGrid deems the earthing study to be necessary, the costs of undertaking the earthing study would be at the developer's expense. Any street lighting for this intersection and Catherine Park Drive in general will need to be located outside the easement, preferably on the eastern side of the road at the roundabout and where Catherine Park Drive is parallel to the easement.

Basin No. 09A

TransGrid requests technical advice to substantiate that in the event of heavy rain causing this basin to reach capacity that it will not pose a risk to TransGrid's transmission tower, its footings and earthing straps. TransGrid requests a resolve to this issue prior to Camden Council issuing their construction certificate. Any above or below ground services within TransGrid's easement (such as pipes leading to detention basins) must preserve a 30 metre horizontal clearance from a transmission tower and any such services must be constructed of non-metallic components.

Car Parking Area

Referring to Drawing HIXCP-3-003, revision D, the car park is not acceptable to TransGrid on account of the extent of the encroachment into TransGrid's easement. TransGrid conditionally accepts a partial encroachment of the carpark on the easement however it must not be situated directly underneath the transmission lines. Any Car Park lighting shall be located outside the easement. The car park must also limit the height and size of the vehicles permitted in the carpark to passenger vehicles only with a height limit not exceeding 3 metres.

The following requirements also apply:

1. No truck parking is permitted within TransGrid's easement corridor.
2. Finished ground levels and earth works must be designed so that surface water from heavy rainfall does not pool around the base of TransGrid's transmission structures nor cause soil erosion on the easement, especially within 30 metres of the transmission towers. Surface water needs to drain away from all transmission towers. TransGrid requests that this be substantiated and resolved before Camden Council issues the construction certificate for this development.
3. TransGrid requests to be notified before the construction work commences. This is to ensure TransGrid personnel from *Transmission Lines and Cables Maintenance* may attend the site induction and assess the construction site mindful of key safety issues pertaining to TransGrid's infrastructure.
4. No *metallic* structures, including safety signs, are permitted within 30 metres of any TransGrid transmission towers. However, metallic road signs are conditionally permitted within our easement

provided they are no higher than 2.5 metres, are installed on a single pole and are appropriately earthed by a qualified electrician. Please contact TransGrid for clarification regarding specific works.

5. During construction, traffic control measures need to be implemented to prevent vehicles colliding with TransGrid's transmission towers. Temporary fencing within TransGrid's easement will need to be earthed and every second panel isolated. No works are permitted within the 30-metre exclusion zone, with the exception of the 20-metre radius specified in the executed Calibre Consulting's Engineering Plan.

TransGrid's transmission towers possess earthing straps that protrude diagonally out by 15 metres from each leg of the structure and are approximately 500mm below ground. Earthing straps must not be disturbed and pose a dangerous hazard if disturbed under transmission line fault conditions.

6. Timber bollards will need to be installed along the edge of the road as per the following design specification. Circular posts with a 200mm diameter set at 1.5-metre centres with each post being 750mm below ground, 750mm above ground, and each pair cross braced.

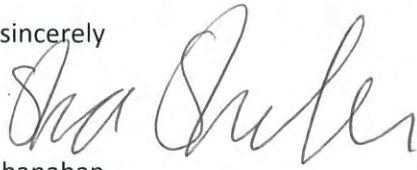
TransGrid requests details of any other fencing proposed to encroach the transmission easement. TransGrid has safety and compliance requirements that must be adhered to in respect of fencing.

7. Height restrictors must be applied to cranes, elevated work platforms plus any other plant and equipment proposed to operate on the easement that is capable of exceeding the 4.2m height restriction.
8. TransGrid's access to the transmission lines, stanchions and easement must be maintained at all times, including during the construction period. TransGrid operates 40 tonne heavy vehicle maintenance trucks throughout the full length and width of the easement. Ground conditions must be capable of bearing this weight. TransGrid will not be responsible for damage to ground surfaces nor subterranean infrastructure arising from our vehicles travelling and operating on the transmission line easement.
9. No mounds of earth or other materials may be left on the easement, even on a temporary basis, as doing so creates a hazard by reducing the vertical clearances to the transmission lines.
10. All vegetation and landscaping proposed within TransGrid's easement should be kept to a minimum and must not exceed a mature height of 4 metres (preferably species of no greater height than 3 metres). No plantings are permitted within 40 metres of the transmission towers.
11. All works must be carried out in accordance with the NSW WorkCover 'Work Near Overhead Power Lines' Code of Practice 2006. Please also refer to the accompanying *TransGrid Easement Guidelines for Third Party Development (V10) (Guidelines)* and contact TransGrid in the event of any uncertainty.
12. TransGrid does not permit any lighting structures or street lighting within our easement corridor. No plans have been formally received from Camden Council in respect of same, to date.
13. TransGrid requests notification of any additional activity or encroachment on the transmission line easement including fencing, concrete footpaths, road corridors and/or recreational structures.

Subject to the abovementioned provisions, this letter serves as TransGrid's conditional approval to [DA 2015/902/1](#) only. We request formal notification accompanied by details supporting plans of all subsequent DAs pertaining to the Catherine Park Estate, as any proposed encroachment of TransGrid's easement must be individually assessed for public safety, protection of the high voltage transmission network, as well as for operational safety and compliance, including the WorkCover NSW requirements.

Thank you for consulting TransGrid in respect of this matter and should you have any queries, please feel free to the undersigned on (02) 9620 0104.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Skye Shanahan', written in a cursive style.

Skye Shanahan

Property Enquiries Coordinator | Property & Environment Assets
Asset Strategy | Asset Management

Encl.