

## ATTACHMENT 1 - Recommended Conditions of Consent

### GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

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

#### 1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Drawing Title	Drawing No.	Revision	Prepared by	Date
Site Analysis Plan	DA1.01	D	Marchese Partners	10/07/2018
Streetscape Analysis	DA1.02	D	Marchese Partners	10/07/2018
Indicative Masterplan	DA1.02B	C	Marchese Partners	10/07/2018
Site Diagrams	DA1.03	D	Marchese Partners	10/07/2018
Site Demolition Plan	DA1.04	C	Marchese Partners	10/07/2018
Survey	DA1.04B	B	Marchese Partners	10/07/2018
Level 1 - Future Road	DA2.01B	C	Marchese Partners	21/08/2018
Level 2	DA2.05	N	Marchese Partners	21/08/2018
Level 3	DA2.06	F	Marchese Partners	21/08/2018
Level 4	DA2.07	L	Marchese Partners	21/08/2018
Level 5-13	DA2.08	N	Marchese Partners	10/07/2018
Level 14	DA2.09	N	Marchese Partners	10/07/2018
Level Roof	DA2.10	K	Marchese Partners	10/07/2018
Basement 1	DA2.11	F	Marchese Partners	21/08/2018
Basement 2	DA2.12	D	Marchese Partners	21/08/2018
Basement 3	DA2.13	F	Marchese Partners	21/08/2018
Basement 4	DA2.14	F	Marchese Partners	21/08/2018
North East - Future Road	DA3.01	H	Marchese Partners	21/08/2018
South West - Dumaresq Street	DA3.02	H	Marchese Partners	21/08/2018

<b>Drawing Title</b>	<b>Drawing No.</b>	<b>Revision</b>	<b>Prepared by</b>	<b>Date</b>
South East Elevation	DA3.03	G	Marchese Partners	21/08/2018
North West Elevation	DA3.04	G	Marchese Partners	21/08/2018
Site Section - Section 1-1	DA4.01	H	Marchese Partners	21/08/2018
Site Section - Section 2-2	DA4.02	H	Marchese Partners	21/08/2018
Ramp Detail	DA4.03	D	Marchese Partners	10/07/2018
Shadow Analysis - Proposed 21 <sup>st</sup> June	DA5.01	F	Marchese Partners	10/07/2018
Shadow Analysis - 45m Height 21 <sup>st</sup> June	DA5.02	D	Marchese Partners	10/07/2018
Solar Analysis Diagram	DA5.21	E	Marchese Partners	10/07/2018
Solar Analysis Unit X.04	DA5.22	A	Marchese Partners	21/08/2018
Cross Ventilation Diagram	DA5.31	E	Marchese Partners	10/07/2018
Storage Diagram	DA5.41	E	Marchese Partners	10/07/2018
Adaptable Unit Plan	DA6.01	F	Marchese Partners	10/07/2018
Material Board	DA8.01	F	Marchese Partners	21/08/2018
Material Board	DA8.02	C	Marchese Partners	21/08/2018
Activation of the Street Frontage and Podium Façade Detail	DA8.10	C	Marchese Partners	21/08/2018
Materials Palette	01	E	RPS	29/11/2017
Plant Species Selection	01	E	RSP	29/11/2017
Rooftop Garden - concept plans	02	E	RSP	29/11/2017
Rooftop Garden - concept plans	02	E	RSP	29/11/2017
Podium Garden - concept plans	02	E	RSP	29/11/2017
Rooftop Garden/podium garden - construction details	03	E	RSP	29/11/2017

Drawing Title	Drawing No.	Revision	Prepared by	Date
Rooftop Garden/podium garden - specification notes	04	E	RSP	29/11/2017

## 2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to Campbelltown City Council, for the written approval of the Executive Manager of Urban Centres, prior to the issuing of a Construction Certificate:

- (i) Provide revised basement level plans which demonstrate compliance with the following car parking allocation requirements:
  - 49 residential car parking spaces
  - 13 residential visitor spaces
  - 64 commercial/retail spaces

Car parking spaces must be allocated to both the commercial and retail use.

Ensure a copy of the revised basement car parking allocation is submitted to Campbelltown City Council for record keeping purposes.

- (ii) Provide a revised north western building elevation plan which proposes a visually interesting design when viewed from the Main Southern Railway line and distance views from the north west.
- (iii) Provide an external architectural lighting design plan for the development which creates a sense of place and contributes to the identification of the Campbelltown CBD core and the night time economy.

## 3. Building Code of Australia

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

## 4. Contract of Insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

- a. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or
- b. To the erection of a temporary building.

## **5. Notification of Home Building Act 1989 Requirements**

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor, and
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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

## **6. Landscaping**

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

## **7. External Finishes**

The external finishes shall be in accordance with the amended plans and the schedule of finishes submitted in response to Condition No. 39. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

## **8. Maximum building height**

The maximum height of the development is 116.15m AHD. The floor to ceiling height of the habitable levels must be a minimum 2.7 metres and retail/commercial levels a minimum of 2.4 metres.

## **9. Garbage Room**

The garbage storage room identified on the approved plans shall:

- a. Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.
- b. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.
- c. Hot and cold water hose cocks shall be provided within the room.
- d. Garbage rooms shall be vented to the external air by natural or artificial means.

- e. A garbage room is to be provided for the Retail and Commercial premises separate from the residential garbage room. Residents shall not have access to the retail/commercial garbage room.
- f. The outlet area, in which the chute outlets and mechanical collection devices are located, shall be secured to prevent access by unauthorised persons.
- g. The storage room shall be graded and drained to a Sydney Water approved drainage fitting.
- h. The storage room shall have a self-closing door openable from within the room.
- i. Be constructed in such a manner to prevent the entry of vermin.
- j. Restrict access to the on-site manager and prevent access to residence.
- k. The bulk storage room is to be accessible to all residence.

#### **10. Common Circulation Areas**

Common pedestrian access ways, entry paths, arcades and lobbies must be constructed with durable materials commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours.

#### **11. Waste Loading Area**

The waste loading area is to be constructed to withstand the loaded mass of the waste collection vehicle of 24 tonnes.

#### **12. Maintenance of Access to Adjoining Properties**

Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifying Authority indicating agreement by the affected property owners. The pedestrian access between the development site and No. 4 Dumaresq Street, Campbelltown (the cinema site) must be maintained at all times.

#### **13. Switchboards/Utilities/Air Conditioning Units**

Switchboards, air conditioning units, communication dishes (and the like) garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

#### **14. Deliveries**

Vehicles servicing the site shall comply with the following requirements:

- (a) All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- (b) All deliveries to the premises shall be made to the loading bay/s provided.
- (c) No loading, unloading or servicing shall occur between the hours of 10pm and 7am Monday to Saturdays and no loading, unloading or servicing shall occur on a Sunday.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

**15. Use of Building - Separate DA Required**

Separate development consent is required for the use of the retail and commercial premise/s prior to the occupation of the building particularly for food premises, skin penetration premises, beauty salon or hairdresser.

No approval is given in this consent for the use of a regulated system i.e cooling tower. Shall a regulated system be installed development consent is required.

**16. Advertising Signs – Separate DA Required**

This consent does not permit the erection or display of any advertising signs.

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

**17. External Building Infrastructure**

The development must allow future city safety infrastructure (such as conduits, cabling and equipment) to be connected to the building where the section of the building adjoins public space areas or areas freely open to the public.

**18. Lighting**

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Any lighting of external areas within the development such as the rooftop shall be designed and located in a manner to prevent light spill and/or glare impacts on neighbouring premises.

**19. Graffiti Removal**

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

**20. Unreasonable Noise, Dust and Vibration**

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

**21. Rooftop Terrace/Common Room**

The use of the rooftop terrace/common roof is to be limited from 7am to 10pm.

## **22. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown (Sustainable City) DCP, and Engineering Design for Development guides (as amended)*.

## **23. Car Parking Spaces**

The following basement car parking spaces shall be designed, sealed and line marked in accordance with Australian Standards 2890.1 and 2 (as amended):

- 49 residential car parking spaces
- 13 residential visitor spaces
- 64 commercial/retail spaces

Car parking spaces must be allocated to both the commercial and retail use.

## **24. Public Liability Insurance**

A copy of valid public liability insurance cover for the value of \$20,000,000 (twenty million dollars) or as adjusted by Council, indemnifying Council from all and any claims arising from an incident caused or associated with operations or activities carried out within the public domain in accordance with the approved use shall be sent annually to Council's Property Services Section within seven days of the commencement of the period of insurance, or insurance renewal.

The value of the public liability insurance cover will be reviewed by Council on an annual basis and where Council deem it necessary to vary the amount of cover required, any subsequent policy taken out will need to be of an equal or greater amount to that set by Council following its review. In this regard, prior to the applicant applying for an annual renewal of the public liability insurance cover, the applicant is to contact the Council's Property Services Section to confirm the current value of the public liability insurance cover required for the continued use of the premises.

## **25. Rubbish/Recycling Bin Storage**

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

A designated person(s) shall be responsible for moving waste bins from the garbage rooms to the collection point (in accordance with details to be submitted to Council). The bins shall only be placed in the approved collection point after 7.00pm on the day prior to collection and are to be returned to their storage area within the building within two (2) hours of the bins being collected by Council. The owner's corporation shall be responsible to ensure compliance with this condition. Should the above conditions not be adhered to, Council reserves the right to reconsider servicing the site for garbage collection. The person acting on this consent shall advise any purchaser or prospective tenant of this condition.

## **26. Shoring and Adequacy of Adjoining Property**

If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

**27. Dumaresq Street Awning**

The awning is the sole responsibility of the land owner, with the landowner responsible for the structural integrity of the awning, all public liability claims arising from the awning and full maintenance of the roof garden forming part of the proposed awning.

The applicant shall submit a maintenance plan for the awning which details how the structure over Council's land would be maintained including a minimum requirement where at each 5 year anniversary date, the owner at its expense is to engage a structural engineer to confirm the structural integrity of the awning and report the results to Council in writing.

**28. Rain Water Tank(s)**

A 5,000L rain water tank shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

Rainwater tanks shall be routinely de-sludged and all contents from the de-sludging process disposed of – solids to the waste disposal and liquid to the sewer.

**29. Construction Certificate**

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

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

**30. CCTV footage verifying integrity of all new pipes and existing pipes**

Prior to Council or an accredited certifier issuing a Subdivision Certificate, the applicant shall provide CCTV footage to Council for all new pipes and for all existing pipes which are modified by works prior to Linen release. The footage shall comply with the following requirements:

- the files shall be in MP4 format
- file resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second
- each pipe reach (i.e. between two pits) shall be provided as a separate file
- the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage
- the speed and panning of the footage shall be sufficient to demonstrate that there are no significant cracks in the pipe and that the joints have been properly constructed
- the files shall have a name corresponding with the unique label provided in the associated stamped approved drawings and
- a summary report (\*.pdf) shall accompany the data.

**31. Clothes Drying on Balconies**

The use of the balconies/courtyards for the external drying of clothes is prohibited.



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

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

### **32. Utility Servicing Provisions**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

*Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.*

### **33. Endeavour Energy**

Existing Endeavour Energy infrastructure is adjacent to the development. Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall liaise with Peter Wilson from Endeavour Energy (Philip.Wilson@endeavourenergy.com.au or 9853 7110), in relation to the site works impacting on the adjoining electricity infrastructure.

Advice on the electricity infrastructure required to facilitate the proposed development can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'.

Alternatively, the applicant should engage a Level 3 Accredited Service Provider (ASP) approved to design distribution network assets, including underground or overhead. The ASP scheme is administered by NSW Trade & Investment and details are available on their website via the following link or telephone 13 77 88:

<http://www.resourcesandenergy.nsw.gov.au/energy-supply-industry/pipelines-electricity-gas-networks/network-connections/contestable-works>

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. The public safety training resources are also 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>

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

### **34. Driveway Entry and Basement Car Park Ramps**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit engineering design plans for the driveway entry and basement car park ramps, showing they are in accordance with the approved plans, and comply with Campbelltown (Sustainable City) Development Control Plan, and Engineering Design for Development guides (as amended).

### **35. Commercial Tenancy Servicing**

Prior to Council or an accredited certifier issuing a construction certificate, the application shall provide evidence that consideration has been given to the future servicing of the commercial tenancies in terms of exhaust fans should food-related businesses seek approval to occupy those premises. This consideration is intended to minimise potential future issues relating to odour for residents and impacts on the building's design and appearance. Exhaust venting on the building's façade is prohibited.

### **36. Construction Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate or the commencement of any works at the site, a detailed Construction Management Plan (CMP) prepared by a suitably qualified person shall be submitted to and written approval received from Campbelltown City Council's Executive Manager of Urban Centres. The CMP must be prepared in consultation with adjoining owners and must include (but not limited to) the following details:

- Plan of proposed construction storage area
- Parking for construction workers during the demolition and construction phases
- The type of materials/plant/equipment to be transported to and stored at the site and how it is to be transported and stored (including hours of transportation)
- Timing of delivery of materials
- Dust suppression measures
- The proposed access points to the site during construction
- Treatment of barricading/hoarding for construction and restricting access
- Pedestrian access plan showing movements around the site during the demolition and construction phases
- Address all environmental aspects of the developments demolition and construction phases including soil and water management/erosion and sediment control plan, noise and vibration management plan, dust suppression/dust management plan, waste management plan and litter control
- Construction noise mitigation measures with particular reference to the operating hours of neighbouring businesses
- Monitoring of compliance with the proposed mitigation measures and corrective actions
- Timing of waste collection during construction
- Arrangement for continuity of access to the Council car park, the Post Office (No. 14 Dumaresq Street, Campbelltown) and the Cinema (No. 4 Dumaresq Street, Campbelltown).

In preparing the CMPs, the applicant shall address all relevant NSW road rules and consideration shall be given to public notification (including residents).

A community engagement plan must be prepared and incorporated into the CMP, including regular updates and contact numbers for complaints and consultation for schedule of works.

Copies of the approved CMP shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and copies shall also be forwarded to Council for its records.

Should the CMP identify the need to occupy the public road to perform site construction activities, the applicant shall separately obtain approval from a Road Occupancy and Standing Plant Application from Council's Executive Manager Infrastructure, prior to the undertaking of any demolition or construction works on the development site.

Council reserves the right to request modification to the CMP during the development works, in order to maintain adequate and safe management of vehicular and pedestrian traffic.

### **37. Building Code of Australia**

Prior to Council or an accredited certifier issuing a construction certificate, revised documentation detailing compliance with the provisions as prescribed below must be submitted to and be approved by the Principal Certifying Authority/BCA consultant, through Part A0 of the Building Code of Australia:

(i) EP1.3

(ii) EP1.4

(iii) EP1.6

(iv) EP2.1

(v) EP2.2

(vi) EP3.2

### **38. Access Report**

Prior to Council or an accredited certifier issuing a construction certificate, recommendations of the Access Review, prepared by Morris Goding, dated 19 December 2017, and the relevant requirements to the provisions of BCA Volume 1, D3 must be detailed and submitted and approved by the Principal Certifying Authority.

### **39. Colour and Materials Schedule**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed colour and materials schedule, prepared by a suitably qualified person shall be submitted to and written approval received from Campbelltown City Council's Executive Manager of Urban Centres. The schedule must include all external surfaces, including the rooftop elements, downpipes and balcony drainage details.

### **40. Dial Before You Dig**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant is required to obtain advice from Dial Before You Dig 1100 service in accordance with the requirements of the *Electricity Supply Act 1995 (NSW)* and associated Regulations.

### **41. Excavated Soil Material Disposal Plan**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must submit an excavated soil material disposal plan to the accredited certifier, with the batching, sampling and analysis procedures as per the DECCW (2009) *Waste Classification Guidelines*. The plan shall be prepared by a suitably qualified and experienced consultant. A

copy of the plan shall be forwarded to Campbelltown City Council for record keeping purposes.

#### **42. Vehicle Access to Unnamed Laneway**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide plans, and obtain written approval from Council's Executive Manager Infrastructure, detailing the removal of the concrete plinth at the rear of the Post Office to allow one way vehicle access into the car parking area from Coogan Lane.

The works must not restrict pedestrian access between the car park and the Post Office.

The formalisation of the one way access works must be completed prior to construction works for the development site.

All costs associated with these works are to be funded by the developer.

#### **43. Road Construction Details**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide plans, and obtain written approval from Council's Executive Manager Infrastructure, detailing the half road construction standard for the rear laneway. The road configuration will be 2.5m footpath on the subject site side, 7m wide carriageway that is suitable to accommodate sharp left turnings of the vehicles egressed from the site and 0.5m footpath allocation on the Council car park side.

Vehicles spaces removed from the laneway are to be provided as public parking within the existing adjacent public car park. Details of the reconfigured public car park are also to be provided to Council's Executive Manager Infrastructure for written approval.

All costs associated with these works are to be funded by the developer.

The works must be completed prior to the issue of an occupation certificate.

#### **44. Future Underground Parking Connection**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide plans, and obtain written approval from Council's Executive Manager Infrastructure, that detail how the first two levels of the underground car park adjoining the public car park connect to future public underground car parking.

#### **45. Waste Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a Waste Management Plan (WMP) prepared by a suitably qualified waste management professional must be submitted to Campbelltown City Council's Domestic Waste Service Coordinator for written approval. The WMP must include the following details:

- All domestic waste servicing will occur within the designated loading bay area;
- All domestic recycling servicing will be collected from the kerbside fronting the rear lane;
- Confirm the location of the required twenty two (22) recycling bins distributed throughout the residential levels adjoining the garbage chute;
- Confirmation that a full time caretaker will be responsible for all waste and recycling bin presentation and retrieval;

- Delete the reference to organic waste or provide details for the management of organic wastes from the development; and
- Remove all reference to waste compaction equipment.

#### **46. Crime Prevention Through Environmental Design**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain written approval for a CPTED plan which details passive and active security provisions within and around the building. The following comments raised by the New Wales Police are required to be addressed in the CPTED plan:

##### **(a) Surveillance**

- The carpark should contain areas in which surveillance can be obtained to and from the carpark areas.
- The Foyer area should contained glass walls or large windows to encourage surveillance in and out of the areas.
- Surveillance equipment should be installed to enhance the physical security of the premises and assist in the identification of people involved in anti-social or criminal behavior.

##### **(b) Lighting**

- Lighting should be designed to the Australian and New Zealand Lighting Standards.
- A lighting maintenance policy must be established for the development, including the roof top terrace and common room.
- Lifts must be suitably lit.

##### **(c) Space/Activity Management**

- Furniture should pose no threat to being used as a weapon or used to cause malicious damage. This includes chairs and tables, planter boxes and potential inclusion of garden rocks, garden statues, etc.

##### **(d) General Recommendations**

- Police recommend that the mail boxes for the building should be placed inside the building in a secure location. The mail boxes should only be accessible by the residents and access given to Australia Post for delivery.
- Ensure Security of the car park for residents and visitors and their vehicles. The car park should be secured and access only available to identified users.

#### **Crime Prevention Through Environmental Design**

- (e) The access control system is not demonstrated in the proposal. It shall be demonstrated. Such system is to provide access for visitors, demonstrate how visitor parking will remain in perpetuity, provide means of egress should all visitor parking be utilised.
- (f) The access to the residential car park should be secure with provision for locking and unlocking the gate via a remote unit attached permanently to an authorised vehicle. The unit should not be allowed to be transferred between vehicles.

- (g) Letterboxes must be positioned so that they can only be opened from a controlled electronically accessible private space.
- (h) Lighting plan for all uncontrolled access areas are to be designed in accordance with current CPTED principles.
- (i) Public and private space must be made clear using signage including installing directional signage.
- (j) The car park must have clear sight lines, white or light coloured painted ceilings, and CCTV installed.
- (k) Public pedestrian access should be denied to residential apartments and tenant only areas of the car park. Residential/retail/commercial car parking must be clearly defined.
- (l) The access to residential visitor spaces is to be controlled and managed by the building manager.
- (m) A multipurpose, secure, soundproof room with a notice board for body corporate/strata management meetings, sharing information and other events for residents and their guests should be allocated.
- (n) The applicant is to liaise with Council to provide conduits for public CCTV in the future for the uncontrolled public access areas.

#### **47. Dumaresq Street Awning**

Prior to Council or an accredited certifier issuing a construction certificate, architectural plans indicating the design, materials, colours and lighting of the proposed awning on the Dumaresq Street frontage must be submitted to Campbelltown City Council's Executive Manager Urban Centres for written approval.

#### **48. Air Conditioning Units**

Prior to Council or an accredited certifier issuing a construction certificate, plans shall be submitted to demonstrate that any external components of air conditioning systems are not located where they are visible from the public streets surrounding the site.

#### **49. Bedroom Sizes**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating that the bedroom sizes are in accordance with the *Apartment Design Guidelines (as amended)* must be submitted to Council for record keeping purposes.

#### **50. Wardrobe Dimensions**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating that the wardrobe dimensions are in accordance with the *Apartment Design Guidelines (as amended)*, (being 1.8m long, 0.6m deep, 2.1m high for main bedrooms and studios) must be submitted to Council for record keeping purposes.

#### **51. Landscaping**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must submit the following information to the Principal Certifying Authority prepared by a suitably qualified landscape designer confirms that the approved landscape plan includes the following design and specification for construction:

- (a) Appropriate load-bearing capacity of the structure to accommodate proposed dead and live loads, determined in a structural engineer's report.

- (b) Management of waterproofing and drainage measures to ensure the building provides a healthy environment for its occupants.
- (c) Compliance with energy efficiency performance standards for new buildings, including evidence of the contribution of the proposed green roof, wall or facade to these performance standards.
- (d) Suitable endemic plant species selection for the viable long term health of the green wall and roof gardens.
- (e) The manufacturing and installation of waterproofing membranes should comply with the Australian Standard for membranes used to waterproof exterior areas of buildings (AS 4654.2-2012 Waterproofing membranes for external above ground use – Design and installation). Waterproofing membranes used for internal walls should be manufactured and tested to AS/NZS 4858:2004 Wet area membranes.
- (f) Irrigation must be available as soon as the plants are installed in the wall system. The irrigation system requires a water meter to monitor irrigation volume, and a pressure gauge to monitor the even application of water. The need for ongoing regular irrigation and the expectation that water will be used sustainably means that stored (harvested or recycled) water should be used whenever possible, so a pump is necessary.

## **52. Landscape and Drainage Compatibility**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must submit certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority confirming that the landscape plan and the drainage plan are compatible.

## **53. Landscaping Maintenance Program**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must submit a landscape maintenance program in accordance with the approved landscape plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance.

## **54. Acoustic Criteria**

Prior to Council or an accredited certifier issuing a construction certificate, details are to be provided to the Principal Certifying Authority demonstrating that the building would achieve internal noise levels not exceeding those prescribed in 'Development Near Rail Corridors and Busy Roads – Interim Guideline' 2008 and State Environmental Planning Policy (Infrastructure) 2007.

The relevant LAeq levels are:

- (i) in any bedroom in the building—35 dB(A) at any time between 10.00 pm and 7.00 am,
- (ii) anywhere else in the residential areas of the building (excluding a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

## **55. Airspace**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must provide separate notification in writing to the operator of Campbelltown Hospital Landing Site (HLS) as well as Airservices Australia (vod@airservices.com), of the proposal to erect the approved mixed use building, and associated cranes to be used for the construction of the

development. The notification is to include an appropriate level of detail that clearly provides an understanding of the proposed timeframes for the erection of the tower, and is to include the design, finishes, maximum height of the tower and details of the cranes to be used in the construction of the tower.

Where the operator of the HLS requires the installation of additional aviation safety devices on the building or cranes, the applicant shall immediately inform Council's Executive Manager of Urban Centres, where a decision will be made as to whether the installation of the device(s) would require separate assessment and approval.

## **56. Basement Operation and Car Parking Spaces**

Prior to Council or an accredited certifier issuing a Construction Certificate the applicant shall submit to Council for approval engineering design plans and design report for the basement car parking space. The basement car parking space must be designed in accordance with the approved plans, Australian Standard 2890, Council's Engineering Design for Development, and must also include but not be limited to the following;

- (a) Have electronic basement access control to ensure the safety of residents and to also ensure the availability of off-street parking.
- (b) Have an electronic stop/go light indicating system installed at the entry and exit point of the top Basement 01 Ramp, to assist with safe manoeuvring of incoming and outgoing traffic, give priority to incoming traffic entering the basement ramp, prevent traffic build up on the fronting road, and provide adequate manoeuvring space (including vehicle clearances) at the base of the ramp for incoming traffic.
- (c) Have mirrors installed at the entry and exit points of all basement ramps and between circulation areas and parking aisles to assist sight distances.
- (d) Have suitable signage installed in locations that provides easy navigation of the site once a vehicle enters the site driveway, directing residential visitors, customers and staff to appropriate parking spaces.
- (e) Have clearly line marked or signposted parking spaces, identifying who has the right to use the parking bays.
- (f) Have well-lit and delineated pedestrian access pathways, separated from the parking aisles and circulation areas, with direct links to basement access points.
- (g) Have wheel stops installed in all parking bays where vehicles protrude into pedestrian pathways, or may damage basement walls and other infrastructure.
- (h) Have basement ceilings finished in gloss white paint along manoeuvring paths to increase the effectiveness of lighting.
- (i) Be mechanically ventilated.

## **57. Geotechnical Report**

Prior to Council or an accredited certifier issuing a construction certificate, a comprehensive geo-technical engineering report prepared by a suitably qualified, experienced and practicing geotechnical engineer from a NATA registered laboratory shall be submitted to both Council and the Certifying Authority.

The report must include but not be limited to the following:

- a. provide an overall assessment of the engineering plans for the proposed development and their suitability in relation to the site's geotechnical characteristics, and compliance



with geotechnical requirements outlined in the Campbelltown (Sustainable City ) Development Control Plan, and Engineering Design for Development.

- a. determine land that will be subject to subsidence, slip, slope failure or erosion, where; excavation and/or filling exceeds 900mm in depth, or is identified as filled land.
- b. provide preferred excavation, retention and stabilisation techniques, and suitability of excavated materials for use in on-site earthworks.
- c. detail construction methods, especially where required to avoid problem areas associated with loose materials and groundwater seepage.
- d. provide requirements for surface and subsurface drainage lines.
- e. provide an analysis of the level of risk to existing adjacent structures/buildings, including the scenario of vibratory rollers and other large earthworks machines used anywhere within the site the subject of these works. In the event that the proposed development, it's construction, and use of vibratory rollers or other machinery could affect adjacent structures/buildings, both high risk areas and method of mitigation shall be identified on a plan and discussed in the report. This analysis shall include outlining the potential for possible damage to adjoining premises from excavation on the site, and specifying safe method(s) of underpinning the adjoining premises to prevent such damage.
- f. outline the recommended treatment of any unstable areas within privately owned allotments surrounding the site the subject of these works.
- g. determine the impact of the installation of services on overall site stability and specify recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during installation.
- h. specify the foundation conditions and footing requirements of the site, such as bearing pressures, pile design parameters, special techniques for expansive clays, etc., and provide solutions for consideration of structural and civil engineers.
- i. determine the extent and stability of any existing and proposed embankments.
- j. specify all recommended Geotechnical testing requirements.
- k. specify the level of geotechnical supervision required for each part of the works as defined under AS3798 - Guidelines on Earthworks for Commercial and Residential Developments.

## **58. Soil and Water Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed Soil and Water Management plan (SWMP) shall be submitted for approval. The SWMP shall be in accordance with current versions of; Landcom's 'Managing Urban Stormwater: Soils and Construction', 4th edition March 2004, Australian Rainfall and Runoff, and Campbelltown City Council's (Sustainable) Development Control Plan, and Engineering Design for Development guides.

## **59. Pollution Control**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide engineering details to Council for approval of a suitable gross pollutant trap(s) and/or water quality treatment for the stormwater drainage system prior to discharge from the site, in accordance with the current versions of; *Campbelltown City Council's (Sustainable City) Development Control Plan, and Engineering Design for Development Guides.*

## **60. Waste Management – Retail and Commercial Use**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit to Council details of a licensed authorised waste contractor appointed to collect and dispose of internal waste generated by the retail and commercial premises.

## **61. Traffic Committee**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting.

## **62. Traffic Control Plans**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the State Roads Authority manual "*Traffic Control at Work Sites*" and *Australian Standard AS 1742.3 (as amended)*. A copy of the approved TCP shall be kept on site for the duration of the works in accordance with *Work Cover Authority* requirements. A copy shall be submitted to Council for its records.

## **63. Stormwater Drainage Design**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed stormwater drainage design plan and report shall be submitted for approval.

The engineering plan and report shall detail, but not be limited to, the following;

- a. The proposed stormwater drainage system shall comply with *Campbelltown (Sustainable City) Development Control Plan, and Engineering Design for Development guides (as amended), Australian Standard 3500, Australian Rainfall and Runoff and the NSW Floodplain Development Manual (current versions)*
- a. Stormwater drainage system shall generally be in accordance with the approved Stormwater Concept Plan prepared by Marchese Partners International Pty Ltd, Sheets DA-STW-001-006, DA-STW-101-111, DA-STW-201, Revision. E, December 2017
- b. All relevant geotechnical and structural engineering requirements outlined in any engineering report/investigation submitted as part of this consent prior to issue of a Construction Certificate, shall be complied with.
- c. All engineering design details, calculations, and assumptions made.
- d. Proposed development shall not adversely impact stormwater flows on surrounding property, and post-development site discharge flow rate shall be equal to or less than total pre-development flow rate.
- e. Proposed minor and major site stormwater systems shall safely discharge to the Dumaresq Street road reserve by gravity from a single site boundary pit.
- f. The proposed basement stormwater pump out chamber shall be automatically controlled to discharge ponded stormwater directly to the site boundary pit, at a flow rate that does not cause the total post development discharge to exceed total pre-development flow rate. *Full basement drainage system details, including pump sizing, pump system discharge flowrate and velocity into the boundary discharge pit, and the automatic/manual control of discharge pumps, shall be provided.*

- g. The method of disposal of all stormwater, and connection from the site's drainage system into Council's Stormwater drainage network, including; augmentation of the existing system in Dumaresq Street, existing and finished ground and surface levels, all pervious and impervious areas, estimated flow rates, pipe velocities, invert levels, clearances between other services, and sizes of all pipelines, shall be detailed on the plans, and discussed in the design report.
- h. Safe overflow stormwater drainage paths shall be designed with freeboard to cater for 1% AEP storm event.
- i. Rainwater tank dimensions, point of overflow discharge, and details of the pump control system required to provide water to the toilets, clothes washer and/or any other fixture identified in the BASIX certificate, shall be provided.

#### **64. Dilapidation Report**

Dilapidation surveys must be conducted and dilapidation reports prepared by a practising professional engineer (structural) of all buildings, (both internal and external), including ancillary structures located on land adjoining the site and of such further buildings located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration. The survey must identify which properties are within the likely 'zone of influence'.

These properties must include (but are not limited to) No. 4 Dumaresq Street and No. 14 Dumaresq Street, Council's public car park, Coogan Lane Dumaresq Street, Hurley Street and any others identified to be in the zone of influence in the Dilapidation Survey.

The dilapidation reports must be completed and submitted to Council and the Principal Certifying Authority with or prior to the Notice of Commencement and prior to the commencement of any development work.

The dilapidation reports must be provided to Council's Assets Department for record keeping purposes.

The adjoining building owner(s) must be given a copy of the dilapidation report for their building(s) prior to the commencement of any work.

Please note the following:

- (a) The dilapidation report will be made available to affected property owners on request and may be used by them in the event of a dispute relating to damage allegedly due to the carrying out of the development.
- (b) This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.
- (c) Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.
- (d) Council will not become directly involved in disputes between the Developer, its contractors and the owners of neighbouring buildings.
- (e) In the event that access for undertaking the dilapidation survey is denied the applicant is to demonstrate in writing to the satisfaction of the Council that all reasonable steps were taken to obtain access to the adjoining property. The dilapidation report will need to be based on a survey of what can be observed externally.

## **65. Work on Public Land**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land.

The Applicant shall submit to Council the following information demonstrating compliance with *Campbelltown (Sustainable City) Development Control Plan* (as amended) and *Engineering Design Guide for Development* (as amended):

- (a) Detailed engineering drawings of the proposed works on public land
- (b) Traffic management plan
- (c) Provision of public risk insurance and
- (d) Details of timing and length of works

Prior to any physical works within Council's road reserve/laneway, the Applicant is required to apply for approval under Section 138 of the Roads Act.

Work on public land shall be inspected by Council at the applicant's expense and a compliance certificate approving the works shall be obtained from Council prior to Certifying Authority issuing an occupation certificate.

## **66. Section 94A Developer Contribution - Community Facilities and Services**

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate (or where a Construction Certificate is not required, a Subdivision Certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the *Campbelltown City Council Section 94A Development Contributions Plan*.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than \$100,000 but less than \$500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or
- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the *Consumer Price Index All Group Index Number for Sydney* have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

**Note: This condition is only applicable where the total development value exceeds \$100,000.**

**67. Design for Access and Mobility**

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

**68. Architectural Finishes Validation Statement**

A construction certificate shall not be issued for the subject building until the qualified designer who prepared the 'Design Verification Statement' submitted with the development application prepares a separate written 'Architectural Finishes Validation Statement'.

The 'Architectural Finishes Validation Statement' shall confirm that the plans relied upon for issue of the construction certificate are not inconsistent with the approved plans described in Conditions 1 and 2 with specific regard to the architectural design elements, colours, finishes and treatments that are provided to the building's exterior.

Where circumstances require, another qualified designer may prepare the written confirmation, subject to receipt of written approval for such a change from Council's Manager Development Services.

**69. Telecommunications Infrastructure**

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

**70. Sydney Water**

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifying Authority prior to issue of a construction certificate.

The Sydney Water Tap In service can be accessed at [www.sydneywater.com.au](http://www.sydneywater.com.au).

**71. Vehicle turning movements**

Prior to Council or an accredited certifier issuing a Construction Certificate, engineering plans and a design report prepared by a qualified, experienced and practicing Engineer shall be submitted for Council approval, demonstrating all vehicle turning movements for the proposed development (for the appropriate vehicle types as agreed with Council) in accordance with requirements of Australian Standard AS2890, and Campbelltown

(Sustainable City) Development Control Plan, and Engineering Design for Development guides.

Turning movements shall be modelled using Vehicle Swept Path Analysis software; using the speed environment consistent with requirements set out in Austroads Guide to Road Design Part 4, showing the full journey from site entry to exit of the fronting road, in combination with other relevant vehicles to ensure required clearances are available. Modelling results shall also be submitted electronically in .dwg/ .dxf format.

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

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

### **72. Erosion and Sediment Control**

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented in accordance with the approved Soil and Water Management Plan.

### **73. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

### **74. Toilet on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

**75. Crane License**

Prior to the commencement of any works on the site, the applicant is to enter into an airspace license for the purpose of operating a crane on commercial terms. Please contact Council's Executive Manager of Strategic Property.

**76. Trade Waste**

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

**77. Vehicular Access during Construction**

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

**78. Crane Construction**

Prior to the commencement of any works, written approval must be obtained from the Safety Manager of Police Transport and Public Safety Command, in relation to the following:

- (a) The start date including the commencement of construction of the crane.
- (b) The end date of the crane including the deconstruction of the crane
- (c) RL, of the crane fully extended
- (d) Confirmation that the crane is lit and marked
- (e) Drawings of the crane on site

The response from the Safety Manager must be provided to Campbelltown City Council for record keeping purposes.

**79. Public Property**

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

**80. Footpath and Vehicular Crossing Levels**

Prior to the commencement of any work, footpath and vehicular crossing levels are to be obtained from Council by lodging an application on the prescribed form.

**81. Demolition Works**

Demolition works shall be carried out in accordance with the following:

- a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the

identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

The demolition plan must detail to not interfere with any electrical infrastructure on or in the vicinity of the site eg. streetlight columns, power poles, overhead power lines and underground cables etc.

The demolition works plan must also address the possibility of asbestos containing materials (ACM) present in the electricity network. Whilst Endeavour Energy's underground detail is not complete within G/Net in some areas, in older communities, cement piping was regularly used for the electricity distribution system and in some instances containing asbestos to strengthen the pipe; for insulation; lightness and cost saving.

When undertaking works on or in the vicinity of Endeavour Energy's electricity network, asbestos or ACM must be identified by a competent person employed by or contracted to the applicant and an asbestos management plan, including its proper disposal, is required whenever construction works has the potential to impact asbestos or ACM.

The company's potential locations of asbestos to which construction / electricity workers could be exposed include:

- customer meter boards;
- conduits in ground;
- padmount substation culvert end panels; and
- joint connection boxes and connection pits.

Further details are available by contacting Endeavour Energy's Health, Safety & Environment via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm

- b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

## **82. Unexpected Finds Protocol**

Prior to the commencement of any works on the land, the applicant must engage a suitably qualified professional to prepare an unexpected finds protocol outlining the management of any unexpected finds identified during works, which includes, but is not limited to, an assessment of potential groundwater contaminant detection.

The unexpected finds protocol must be submitted to Campbelltown City Council for record keeping purposes.



### **83. Hoarding**

Prior to the commencement of any works, hoarding must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with *Work Cover* requirements.

The hoarding must be a solid painted surface.

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

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

Photography etc. may be erected on the hoarding, however the details must be provided with the hoarding application.

### **84. Geotechnical Reference**

Prior to the commencement of any works, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the PCA. The designing structural engineer shall also nominate a site classification in accordance with *AS2870 – Residential Slabs and Footings*.

### **85. Structural Engineer Details**

Prior to the commencement of any works, the submission to the principal certifying authority of all details prepared by a practicing structural engineer.

## **DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

### **86. Construction Work Hours**

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

Monday to Saturday	6.00am to 1.00pm
Sunday and public holidays	No Work.

Any request to vary these hours shall be submitted to the Council in writing detailing:

- a) the variation in hours required
- b) the reason for the variation
- c) the type of work and machinery to be used.

### **87. Contamination Management**

Prior to the commencement of any works on the site, the applicant is to commission an appropriately qualified person to prepare a method for progressive analysis of excavated material and groundwater for the written approval of Council's Executive Manager of City Centres.

During excavation, the approved method is to be implemented by an appropriately qualified person in order to detect and remove potentially contaminated material.

If any contaminated material is found, it is to be disposed of at an appropriately licensed waste management facility.

#### **88. Erosion and Sediment Control**

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

***Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.***

#### **89. Work Zones**

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

If required, the location of the work zone must be consistent with the Construction Management Plan provided as part of the consent.

#### **90. Excavation and Backfilling**

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

#### **91. Fill Compaction Requirements**

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98% standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located

randomly across the fill site with 1 test per 500m<sup>2</sup> (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

**92. Fill Contamination**

Any landfill used on the site is to be validated in accordance with the *Environment Protection Authority's* guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

**93. Dust Nuisance**

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

**94. Certification of Location of Building during Construction**

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

**95. Certification of Location of Building upon Completion**

Upon completion of the building, the applicant shall submit to the principal certifying authority a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

**96. Certification of Levels of Building during Construction**

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

**97. Excess Material**

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

**98. Earth Works/Filling Works**

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

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

## **99. Public Safety**

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

## **100. Crane Use**

Any crane proposed for use during construction at the site shall be installed and maintained in a safe manner at all times and located/stored in such a way that damage to neighbouring properties and Council's road is minimised.

## **101. Compliance with Council Specification**

All design and construction work shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. *Council's Engineering Design Guide (as amended)*;
- c. 'Soils and Construction (2004) (Bluebook); and
- d. Relevant Australian standards and State Government publications.

## **102. Footpath**

The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

## **103. Footpath Kerb and Gutter**

The applicant shall re-construct all damaged bays of concrete path paving and kerb and gutter, adjacent to the site. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements of the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

## **104. Industrial / Commercial Driveway and Layback Crossing**

The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's *Industrial/Commercial Vehicle Crossing Specification* and *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

#### **105. Associated Works**

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

#### **106. Redundant Laybacks**

All redundant layback/s shall be reinstated to conventional kerb and gutter to Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements of the *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

#### **107. Demolition Work/Plan**

All work shall be completed in accordance with the approved demolition work plan designed in accordance with clause 1.7.3 of *Australian Standard A52601-2001 The Demolition of Structures*.

#### **108. Completion of Construction Works**

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within 12 months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

#### **109. Imported 'waste-derived' fill material**

The only waste-derived fill material that may be received at the development site is:

- a) virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and
- b) any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

### **PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of an occupation certificate by either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: Under this subheading, for the purpose of issuing an occupation certificate, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

#### **110. Section 73 Certificate**

Prior to the principal certifying authority issuing an occupation certificate (or subdivision certificate, whichever shall occur first), a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application

for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate.

**111. Structural Engineering Certificate**

Prior to the principal certifying authority issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings and relevant *SAA Codes* and is structurally adequate.

**112. Completion of External Works Onsite**

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

**113. Communal Facilities**

Prior to Council or an accredited certifier issuing an occupation certificate, the communal facilities, including landscaping, BBQ facilities and seating area, shall be completed and available for use.

**114. Substation Relocation**

Prior to the principal certifying authority issuing an occupation certificate, the substation that is located within the unnamed, unformalised laneway at the rear of No. 4 Dumaresq Street, is to be relocated at the Developer's expense in consultation with Endeavour Energy and Campbelltown City Council, in order to facilitate egress from the site to Hurley Street.

**115. Mechanical Ventilation**

Prior to the principal certifying authority issuing an occupation certificate, the submission of a compliance certificate certifying that:

- a. The mechanical ventilation exhaust system has been installed in accordance with *Australian Standard AS1668 Part 1 and 2*.
- b. The exhaust hood and air conditioning system has been installed in accordance with *Australian Standard AS1668 (Mechanical Ventilation and Air Conditioning Code)*, and *Australian Standard AS1055 (Acoustics – Description and Measurement of Environmental Noise)*.

**116. Shared Lift Access**

Prior to the issue of an occupation certificate, a certificate shall be provided from the installer of the central lift, certifying that:

- (a) Persons accessing the lift for the commercial level would not be able to access the residential levels.

- (b) Persons accessing the lift for the residential levels would not be able to access the commercial levels.

#### **117. Acoustic Certification**

Prior to the issue of an occupation certificate, a qualified acoustic engineer shall certify that the following acoustic criteria are met:

- (i) In any bedroom in the building - 35 dB(A) at any time between 10.00pm and 7.00am;
- (ii) Anywhere else in the residential areas of the building (excluding a garage, kitchen, bathroom or hallway) - 40 dB(A) at any time.

#### **118. Basement Operation**

Prior to the issue of an occupation certificate, a certificate shall be provided from the installer of the basement car parking security, certifying that:

- (a) Only residential vehicles can access the allocated residential car parking spaces.
- (b) Only residential visitors can access the allocated visitor car parking spaces.
- (c) Commercial/retail vehicles cannot enter the allocated residential or residential visitor car parking spaces.

#### **119. Restriction on the Use of Land**

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

- a. Substation easements and maintenance, including maintenance of the substation blast wall (if required).
- b. Removal of easement from overhang burdening Lot 101 DP 621693.

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

#### **120. Final Inspection – Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation / a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the *Campbelltown (Sustainable City) DCP Volume 3 (as amended)*.

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

##### **Survey Information**

- Finished ground and building floor levels together with building outlines.
- Spot levels every five (5) metres within the site area.

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

### **Format**

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

### *AutoCAD Option*

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

Package Type	-	zip
File Format	-	AutoCAD 2004 Drawing Format or later
Transmittal Options	-	Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is <b><u>not</u></b> to be password protected.

### *MapInfo Option*

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

## **121. Restoration of Public Roads**

Prior to the principal certifying authority issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

## **122. Public Utilities**

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

## **123. Line Marking / Sign Posting Documentation (development)**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council for Local Traffic Committee records two copies of work as executed plans of the line marking / sign posting approved by the Traffic Committee for the development. The plans shall show all works undertaken and the date of installation.

## **124. Regulated System**

In the event a regulated system/s is installed at the development site, the system/s must be constructed and notified to the Council as defined under the *Public Health Act 2010* and *Public Health Regulation 2012*.



#### **125. Air Handling System**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit documentary evidence demonstrating that the air handling system has been designed by a qualified mechanical engineer in accordance with *AS 1668 – Mechanical Ventilation and Air Conditioning Code, Parts 1 and 2*.

#### **126. BASIX**

Prior to the principal certifying authority issuing an occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

#### **127. Landscaping**

Prior to the principal certifying authority issuing an occupation certificate the applicant shall complete the landscaping in accordance with the approved landscape plan.

#### **128. End Architectural Finishes Validation Statement**

An occupation certificate shall not be issued for the subject building until the qualified designer who prepared the 'Design Verification Statement' submitted with the development application prepares a separate written 'End Architectural Finishes Validation Statement'.

The 'End Architectural Finishes Validation Statement' shall confirm that the building's exterior has been constructed and completed in a manner that is not inconsistent with the approved plans described in Conditions 1 and 2 and the plans relied upon for issue of the construction certificate, with specific regard to the architectural design elements, colours, finishes and treatments.

Where circumstances require, another qualified designer may prepare the written 'End Architectural Finishes Validation Statement', subject to receipt of written approval for such a change from Council's Manager Development Services.

#### **129. Registering of Levels**

Prior to the principal certifying authority issuing an occupation certificate, a qualified practicing surveyor shall certify that the finished floor and finished surface levels of the development comply with the relevant condition in the development consent. An electronic copy of this work as executed information shall be submitted to Council, complying with the following provisions:

1. MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System.
2. DXF and/or MID/MIF file format(s), and
3. Datum to be AHD (Australian Height Datum)

#### **130. Council Fees and Charges**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

#### **131. Public Indemnity Insurance – Onsite Waste Collection**

The applicant to the development application indemnifies Council and its contractors and agents against any claims, proceedings, actions or demands arising from or in relation to any damage howsoever caused to the road surface, paving or drainage within the Development

by the operation by Council or its contractors or agents in the collection of domestic waste except to the extent that such damage results from any misconduct or negligent act or omission of Council or its contractors or agents.

Prior to the issue of an occupation certificate, the applicant shall provide Council with a copy of its public liability insurance policy valid for 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising. Each year the body corporate must furnish Council with a copy of its renewed public liability insurance policy valid for the next 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising.

### **132. Loading Zone Signage**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall erect suitable signage identifying that the loading zone is to be kept clear at all times, except when loading/unloading/waste collection vehicles are utilising the zone. The signage is not to be unsightly or impede sight lines.

### **133. Residential Waste Services**

Residential waste and recycling services will not take place until the principal certifying authority issues an occupation certificate.

## **ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

### **Advice 1. Environmental Planning and Assessment Act 1979 Requirements**

The Environmental Planning and Assessment Act 1979 requires you to:

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

### **Advice 2. Provision of Equitable Access**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

### **Advice 3. Smoke Alarms**

From 1 May 2006 all NSW residents must have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786.

### **Advice 4. Filling on Site**

Council's records in respect of this lot indicate that varying depths of filling covers the natural ground surface.

### **Advice 5. Buried Waste**

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented.

### **Advice 6. Covenants**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

### **Advice 7. Inspections – Civil Works**

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

- a. EROSION AND SEDIMENT CONTROL –
  - i. Direction/confirmation of required measures.
  - ii. After installation and prior to commencement of earthworks.
  - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

### **Advice 8. Inspection within Public Areas**

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

### **Advice 9. Adjustment to Public Utilities**

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

#### **Advice 10. Asbestos Warning**

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

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

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

#### **Advice 11. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

#### **Advice 12. Dial before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

#### **Advice 13. Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons 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.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

**END OF CONDITIONS**