

# ATTACHMENT 1 – Final 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.

Title	Drawing No.	Issue/Revision	Prepared by	Date
DWG list + compliance	000	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Site Analysis & Site Plan P8	100	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground Floor Plan 8165	200	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Floor plans 8165	201	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor plan 8166	202	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Floor plans 8166	203	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor plan 8167	204	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Floor plans 8167	205	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Street scape	300	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Shadows - Lot 8165	400	D	DKO Architecture (NSW) Pty Ltd	9/11/2018
Shadows - Lot 8166	401	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Shadows - Lot 8167	402	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA103/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA103/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA103/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Roof plan	DA103/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations 01	DA103/5	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations & sections 02	DA103/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA104/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA104/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA104/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018

<b>Title</b>	<b>Drawing No.</b>	<b>Issue/Revision</b>	<b>Prepared by</b>	<b>Date</b>
Roof plan	DA104/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations 01	DA104/5	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations & sections 02	DA104/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA105/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA105/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA105/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Roof plan	DA105/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations 01	DA105/5	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations & Section 02	DA105/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA106/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA106/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA106/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Roof plan	DA106/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations 01	DA106/5	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations & section 02	DA106/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA107/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA107/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA107/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Roof plan	DA107/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations 01	DA107/5	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations & section 02	DA107/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA108/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA108/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA108/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Roof plan	DA108/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations 01	DA108/5	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations & section 02	DA108/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA109/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA109/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA109/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Roof plan	DA109/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations	DA109/5	C	DKO Architecture	08/06/2018

<b>Title</b>	<b>Drawing No.</b>	<b>Issue/Revision</b>	<b>Prepared by</b>	<b>Date</b>
01			(NSW) Pty Ltd	
Elevations & section 02	DA109/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Cover page	DA110/1	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Ground floor	DA110/2	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
First floor	DA110/3	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Roof plan	DA110/4	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations 01	DA110/5	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Elevations & Section 02	DA110/6	C	DKO Architecture (NSW) Pty Ltd	08/06/2018
Lot Layout 8165	055-17G L01 [06]	6	Craig & Rhodes	14/06/2018
Lot Layout 8166	055-17G L02 [03]	3	Craig & Rhodes	12/06/2018
Lot Layout 8167-1	055-17G L03 [04]	4	Craig & Rhodes	14/06/2018
Lot Layout 8167-2	055-17G L03 [04]	4	Craig & Rhodes	14/06/2018
Willowdale Medium Density	Page 2	5	Group GSA	01/06/2018
Site Context Plan	Page 6	5	Group GSA	01/06/2018
Landscape Design Principles	Page 7	5	Group GSA	01/06/2018
Fencing Strategy - Lot 8165	Page 8	5	Group GSA	01/06/2018
Typical House Type - Lot 8165	Page 9	5	Group GSA	01/06/2018
Fencing Strategy - Lot 8166	Page 10	5	Group GSA	01/06/2018
Typical House Type - Lot 8166	Page 11	5	Group GSA	01/06/2018
Fencing Strategy - Lot 8167	Page 12	5	Group GSA	01/06/2018
Typical House Type - Lot 8167	Page 13	5	Group GSA	01/06/2018
Planting Palette	Page 14	5	Group GSA	01/06/2018
Planting Palette	Page 15	5	Group GSA	01/06/2018
Materials Palette	Page 16	5	Group GSA	01/06/2018
Cover sheet and drawing list	C-02-001	01	Arcadis	13/06/2018
General notes	C-02-002	01	Arcadis	13/06/2018

<b>Title</b>	<b>Drawing No.</b>	<b>Issue/Revision</b>	<b>Prepared by</b>	<b>Date</b>
General arrangement plan	C-02-006	01	Arcadis	13/06/2018
Erosion and sediment control plan sheet 1 of 2	C-02-101	01	Arcadis	13/06/2018
Erosion and sediment control plan sheet 2 of 2	C-02-102	01	Arcadis	13/06/2018
Erosion and sediment control details	C-02-106	01	Arcadis	13/06/2018
Civil works and stormwater drainage plan sheet 1 of 2	C-02-201	01	Arcadis	13/06/2018
Civil works and stormwater drainage plan sheet 2 of 2	C-02-202	01	Arcadis	13/06/2018
Driveway longitudinal section	C-02-211	01	Arcadis	13/06/2018
Pavement, signage and linemarking plan	C-02-221	01	Arcadis	13/06/2018
Stormwater drainage longitudinal sections sheet 1 of 2	C-02-401	01	Arcadis	13/06/2018
Stormwater drainage longitudinal sections sheet 2 of 2	C-02-402	01	Arcadis	13/06/2018
Stormwater drainage catchment plan sheet 1 of 2	C-02-411	01	Arcadis	13/06/2018
Stormwater drainage catchment plan sheet 2 of 2	C-02-412	01	Arcadis	13/06/2018
Services plan sheet 1 of 2	C-02-501	01	Arcadis	13/06/2018
Services plan sheet 2 of 2	C-02-502	01	Arcadis	13/06/2018

## **2. 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.

## **3. 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.

## **4. 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.

## **5. 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.

**6. External Finishes**

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

**7. Fencing**

Fencing must be in accordance with the approved plans containing Council's stamp at the sole cost of the developer.

**8. Clothes Lines**

Clothes lines must be provided within the private open space areas of each dwelling.

**9. Switchboards/Utilities/Air Conditioning Units**

Air conditioning units, 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.

Switchboards attached to the front elevations of the building must be appropriately concealed consistent with the building colours and finishes to minimise their visibility from a public place.

**10. Driveway**

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

**11. 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.

**12. 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.

**13. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design Guide for Development (as amended)* and *Campbelltown (Sustainable City) DCP (as amended)*.

#### **14. Bushfire Protection**

The development shall be compliant with the Rural Fire Service General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979* and a Bushfire Safety Authority under Section 100B of the *Rural Fires Act 1995*, Reference D17/4566 DA 17120710776 dated 10 August 2018 as detailed below:

##### **Asset Protection Zones**

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

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

##### **Water and Utilities**

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

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

##### **Design and Construction**

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

- (c) Construction of the proposed dwellings on existing Lots 8166 and 8167 shall comply with section 3 and section 7 (BAL 29) on the roofs, western, southern and northern elevation(s) and section 3 and 6 (BAL 19) on the eastern elevation(s) of Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.
- (d) Construction of the proposed dwellings on proposed Lots 201 to 206 shall comply with section 3 and section 7 (BAL 29) on the roofs, southern, eastern and western elevation(s) and section 3 and 6 (BAL 19) on the northern elevation(s) of Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'. Construction of the dwelling on proposed Lots 207 to 212 shall comply with section 3 and section 6 (BAL 19) on the northern, southern and western elevation(s) and section 3 and section 5 (BAL 12.5) on the eastern

elevation(s) of Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone area' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

### **Landscaping**

- (e) Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

### **General Advice – consent authority to note**

The above conditions relating to design an construction rely upon the ongoing management of the required asset protection zones (APZs), of 16 metres to the northwest and 10 metres to the southwest, within the vegetation adjoining the public road as a part of the vegetation management plan for the parent subdivision (Council Reference 2433/2014/DA-S).

### **15. Salinity Management**

The proposed development must be carried out in accordance with the Salinity Management Plan (Appendix C) of Campbelltown City Council Growth Centre Precincts Development Control Plan.

### **16. 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.

### **17. Rain Water Tank(s)**

Rain water tank/s 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.

### **18. 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.

### **19. 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.

## **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.

### **20. Utility Servicing Provisions**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall provide evidence from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements can be 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.*

### **21. Geotechnical Report**

Prior to Council or an accredited certifier issuing a construction certificate, where proposed excavation and/or filling exceed 900mm in depth, or where the subject site is identified as being filled land, a geotechnical report prepared by a NATA registered laboratory shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion.

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

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

### **23. 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 construction
- 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
- 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
- Timing of waste collection during construction

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

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.

#### **24. Pollution Control**

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

#### **25. Classification of Residential Lots (Development with dwelling construction)**

Prior to the principal certifying authority issuing a construction certificate for any dwellings approved under this consent, all proposed residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard *AS 2870-1996 Residential Slabs and Footings (as amended)*.

All slabs and footings shall be designed in accordance with the relevant site classifications and recommendations resulting from a geotechnical investigation of the site. The designing structural engineer shall certify that the design of all slabs and footings is in accordance with the geotechnical investigation and soil classification for the site.

#### **26. 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.

## **27. Traffic Control Plans**

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

## **28. Stormwater Management Plan (Development)**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted to the Principal Certifying Authority for approval. The design must be prepared to comply with Campbelltown Council Engineering Design Guide for Development (as amended) to make provision for the following:

- (a) The stormwater design shall be amended to avoid any permanent structure over inter-allotment drainage easement.
- (b) Any outlet from the inter-allotment drainage system shall be disposed via pipe system to the existing or a new stormwater pit and all inter-allotment drainage design shall comply with Engineering Design Guide for Development (as amended).

Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels.

## **29. Dilapidation Report**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all buildings in the vicinity of the subject works and for any other infrastructure that may be affected by the works on the subject site.

## **30. 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. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council, prior to the principal certifying authority issuing an occupation certificate.

## **31. Civil Works under Section 138 Road Act**

Prior to Council or an accredited certifier issuing any construction certificate, a S138 Roads Act application, including payment of plan assessment and inspection fees shall be lodged with Campbelltown City Council for construction of any civil infrastructure in public land.

Detailed engineering plans relevant to the proposed works shall be submitted to Council for approval. All works shall be carried out in accordance with Road Act approval including the stamped approved plans and Council specifications.

## **32. Existing Kerb Alignment**

All kerb return alignments at all road intersections adjoining the development site are to be retained as existing. No kerb upgrade works are to be undertaken at the road intersections adjoining the development site.

### **33. Controlled Activity Approval**

A Construction Certificate shall not be issued over any part of the site requiring a Controlled Activity Approval until a copy of the Controlled Activity Approval, issued by the NSW Office of Water has been provided to Council, or a letter from NSW Office of Water stating that a Controlled Activity Approval is not required for the development, has been provided to Council.

### **34. 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.

### **35. Sydney Water**

Prior to Council or an accredited certifier issuing a **Building 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).

### **36. Special Infrastructure Contribution (prior to the issue of a Construction Certificate)**

A Special Infrastructure Contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011, (as in force when this consent becomes operative). The SIC shall be paid to the NSW Department of Planning and Environment and evidence of payment of the SIC shall be provided to both the Council and the Certifying Authority prior to the issue of a Construction Certificate.

**Note:** Information on the SIC can be found on the NSW Department of Planning and Environment's website. Please contact the NSW Department of Planning and Environment when organising payment of the SIC.

### **37. Vehicle turning movements**

Prior to Council or an accredited certifier issuing a Construction Certificate, Vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking and provided to Council for approval. In this regard the Vehicle Tracking files and associated development proposal shall be submitted in .dwg/ .dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.

## **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.

**38. 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.

**39. 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.

**40. 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.

**41. 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.

**42. 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 and placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

#### **43. Public Property**

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves 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.

#### **44. Hoarding / Fence**

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

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.

#### **45. 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*.

#### **46. 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.

#### **47. Construction Work Hours**

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

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 5.00pm
Sunday and public holidays	No Work.

Council requires that works near residential properties along Camden Valley Way, Leppington are undertaken at a time and in a manner that does not unreasonably impact on the amenity of those residents.

Notwithstanding the normal responsibilities of the contractor while on site, where Council receives complaints due to noise, dust or other matter causing nuisance to neighbouring properties during the hours below, Council may require all works to cease and no further works be commenced during the hours above until a suitable written response to the complaint has been received by Council and measures satisfactory to the Council have been put in place to prevent further nuisance.

#### **48. Water NSW**

- (i) During construction, erosion and sediment controls are designed, installed and maintained in accordance with the Blue Book, Landcom (2004) Managing Urban Stormwater: Soils and Construction.
- (ii) All waste resulting from the construction of the development is removed from the site on a regular basis and prevented from entering the Upper Canal corridor and open waters.

#### **49. Erosion and Sediment Control**

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

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

#### **50. 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.

#### **51. 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.

#### **52. Fill Compaction Requirements**

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m<sup>2</sup> of the filled area (minimum 1 test per 300mm layer).

**53. 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.

**54. 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.

**55. 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.

**56. 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.

**57. 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.

**58. Floor Level**

The floor level of all habitable rooms shall be a minimum of 150mm above finished ground level, when measured 1 metre clear of the external wall.

**59. Termite Control**

The building shall be protected from subterranean termites in accordance with *Australian Standard 3660.1*. Certification of the treatment shall be submitted to the principal certifying authority prior to the issue of an occupation certificate.

**60. 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.

**61. 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.

## **62. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with Australian Standard AS 1742.3. Council may at any time and without prior notification make safe any such works that are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

## **63. 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 for Development* (as amended);
- c. Council's *Campbelltown (Sustainable City) DCP* (as amended);
- d. *Soils and Construction (2004) (Bluebook)*; and
- e. Relevant Australian Standards and State Government publications.

## **64. Footpath Kerb and Gutter**

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter, adjacent to the site. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works* (as amended) and *Engineering Design Guide for Development* (as amended).

## **65. Residential Driveway and Layback Crossing**

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's *Residential Vehicle Crossing Specification* and *Engineering Design Guide for Development* (as amended).

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing, in accordance with the relevant service authority's requirements.

## **66. 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 other civil works directed by Council, to make a smooth junction with existing work.

#### **67. 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".

#### **68. 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.

#### **69. Vegetation Management Plan - 2433/2014/DA-S**

Prior to the principal certifying authority issuing an occupation certificate, the asset protection zones works required by the vegetation management plan (Willowdale - North West Zone, Vegetation Management Plan, prepared by Eco Logical Australia, dated 29 September 2014, Project Number: 14WOLECO-0017) approved as part of Development Application 2433/2014/DA-S must be completed and inspected by Campbelltown City Council staff and a satisfactory final inspection result issued by Executive Manager City Delivery.

#### **70. 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.

**71. Bushfire Requirements**

Prior to the principal certifying authority issuing an occupation certificate, all bushfire protection measures required in accordance with the Rural Fire Service General Terms of Approval and a Bushfire Safety Authority under Section 100B of the *Rural Fires Act 1995*, Reference D17/4566 DA 17120710776, dated 10 August 2018 shall be installed.

**72. 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.

**73. Final Inspection – Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council a copy of a work as executed plan, certified by a qualified surveyor, which has been prepared in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.

**74. 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.

**75. Termite Protection**

Prior to the principal certifying authority issuing an occupation certificate, certification from a licensed pest controller shall be submitted certifying that the termite treatment has been installed in accordance with AS3660.1.

**76. 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.

**77. Council Fees and Charges**

Prior to the principal certifying authority issuing an occupation certificate, or a subdivision certificate (whichever occurs first), the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

**PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE**

The following conditions of consent must be complied with prior to the issue of a subdivision 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 a subdivision certificate.

**78. Subdivision Certificate**

Prior to the principal certifying authority issuing a subdivision certificate, a final occupation certificate is required to be issued for all buildings on the land. However, Council may consider release of a subdivision certificate prior to the issue of an occupation certificate in the following circumstances:

- (i) In addition to the restrictions required pursuant to Condition No. 80, the creation of appropriate restrictions on the use of land under Section 88B of the Conveyancing Act 1919, to the effect that the only buildings permitted to be constructed on the allotments are those approved as part of this application as reference in Condition No. 1 of this consent; and
- (i) After the positioning of wall frames, panels/bricks or block work that will separate dwellings along common boundaries, the applicant shall submit to the principal certifying authority a qualified practising surveyor's certificate showing the existing and proposed boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building to confirm the location of structures on individual lots will be consistent with the approved plans, and
- (ii) The creation of an appropriate restriction on the use of land under Section 88B of the Conveyancing Act 1919 to provide for easements for support for walls constructed along common boundaries; and
- (iii) A bond or bank guarantee has been lodged with Council in an agreed amount to facilitate restoration of public assets should they be damaged during ongoing construction of the dwellings.

The applicant shall liaise with Council regarding the required wording of any restriction on the use of land under Section 88B of the Conveyancing Act. 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.

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

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

- a. Floor Level Control
- b. No Alteration To Surface Levels
- c. Lots Filled
- d. BAL construction requirements required by the General Terms of Approval and the Bushfire Safety Authority issued by the Rural Fire Service dated 10 August 2018.
- k. Lots with any other restrictions e.g. bin placement location.

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.

## **80. Restoration of Public Roads**

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

**81. Service Authorities**

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

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

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

**82. Lot/House Numbers**

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

For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.

**83. Line Marking / Sign Posting Documentation (development)**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council for the Local Traffic Committee's records, two copies of the work as executed plans for the line marking / sign posting, undertaken in relation to the development. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation.

**84. Residential Inter-Allotment Drainage**

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

**85. Compliance Certificate**

All the works on public area in relation to the development shall be completed as per the Council approved plans. A compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

**86. East Leppington Local Planning Agreement (Campbelltown)**

All relevant works in kind and monetary contributions under the East Leppington Local Planning Agreement (Campbelltown) (agreement made on 13 October 2017) shall be paid/completed prior to the release of a subdivision 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. 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 3. 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 4. 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.
  - i. After installation and prior to commencement of earthworks.
  - ii. 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 5. 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 6. Linen Plan and Copies**

An original linen plan, administration sheet and if required 88B Instrument together with thirteen copies, including all service certificates, cover letter and, copy of contents on a USB shall be submitted to Council prior to the release of the subdivision certificate.

Note the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) SSI Regulation 2012.

#### **Advice 7. Linen Plan Checking Fee**

Where Council is the principal certifying authority a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans for each lot of the subdivision including any residue lots.

#### **Advice 8. 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 9. 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 10. Rain Water Tank**

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

#### **Advice 11. 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 12. 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**