**RECOMMENDED CONDITIONS**

**1.0 - General Conditions of Consent**

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

(1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. General Terms of Approval (Ref: D19/154) issued by the New South Wales Rural Fire Service on 5 February 2019.

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Plan Reference/ Drawing No.** | **Name of Plan** | **Prepared by** | **Date** |
| **Architectural Plans** |
| Project No: VIL-011, Drawing No: AR\_MP\_0001 - AR\_MP\_0007 | Oran Park - Arena Tranche 27 - Masterplan | DC8 Studio | Rev: P, Date: 3 October 2019 |
| Project No: VIL-011, Drawing No: AR\_S1\_0000 - AR\_S1\_0021 | Oran Park - Arena Tranche 27 - Stage 1 | DC8 Studio | Rev: I, Date: 3 October 2019 |
| Project No: VIL-011, Drawing No: AR\_S2\_0000 - AR\_S2\_0024 | Oran Park - Arena Tranche 27 - Stage 2 | DC8 Studio | Rev: J, Date: 3 October 2019 |
| Project No: VIL-011, Drawing No: AR\_S3\_0000 - AR\_S3\_0020 | Oran Park - Arena Tranche 27 - Stage 3 | DC8 Studio | Rev: K, Date: 3 October 2019 |
| Project No: VIL-011, Drawing No: AR\_S4\_0000 - AR\_S4\_023 | Oran Park - Arena Tranche 27 - Stage 4 | DC8 Studio | Rev: J, Date: 3 October 2019 |
| Project No: VIL-011, Drawing No: AR\_S5\_0000 - AR\_S5\_0024 | Oran Park - Arena Tranche 27 - Stage 5 | DC8 Studio | Rev: L, Date: 3 October 2019 |
| Project No: VIL-011, Drawing No: AR\_S6\_0000 - AR\_S6\_0020 | Oran Park - Arena Tranche 27 - Stage 6 | DC8 Studio | Rev: M, Date: 3 October 2019 |
| **Subdivision Plans** |
| Ref: 318028.1C.DP, Sheets: 1 - 3 of 3 | Plan of Subdivision of Lot 7183  | Warren Raymond Saunders | PPN DP 1250424  |
| Ref: 318028.2C.DP, Sheets: 1 - 3 of 3 | Plan of Subdivision of Lot Pt.117 in DP 1250424 | Warren Raymond Saunders | PPN DP 1250425 |
| Ref: 318028.3D.DP, Sheets: 1 - 3 of 3 | Plan of Subdivision of Lot 7184 | Warren Raymond Saunders | PPN DP 1250426 |
| Ref: 318028.4D.DP, Sheets: 1 - 3 of 3 | Plan of Subdivision of Lot 318 in DP1250426 | Warren Raymond Saunders | PPN DP 1250428 |
| Ref: 318028.5C.DP, Sheets: 1 - 4 of 4 | Plan of Subdivision of Lot 7182 | Warren Raymond Saunders | PPN DP 1250430 |
| Ref: 318028.6C.DP, Sheets: 1 - 3 of 4 | Plan of Subdivision of Lot 528 in DP 1250430 | Warren Raymond Saunders | PPN DP 1250432 |
| **Landscape Plans (Public Domain)** |
| Drawing No. L01 – L08 | OPT Tranche 27 Stage 1 Lanes | JMD Design | Issue: C, Date: 17 May 2019 |
| **Landscape Plans (Private Domain)** |
| Pages 1 - 131 of 131 | Oran Park Town - Tranche 27 Stages 1 to 6 | Planit Consulting | Issue: F, Date: 25 August 2019 |
| **Engineering Plans** |
| Project No: 318028, Sheet C001 of C502 | Title Sheet & Site Locality | Geolyse | Issue: G, Date: 25 October 2019 |
| Project No: 318028, Sheet C002 of C502 | Existing Site Layout Plan | Geolyse | Issue: A, Date: 29 April 2019 |
| Project No: 318028, Sheet C003 of C502 | General Arrangement Plan | Geolyse | Issue: C, Date: 17/09/2019 |
| Project No: 318028, Sheet C004 of C502 | Sheet Layout Plan | Geolyse | Issue: B, Date: 17/09/2019 |
| Project No: 318028, Sheet C005 of C502 | General Notes & Legend | Geolyse | Issue: B, Date: 29/04/2019 |
| Project No: 318028, Sheet C100 of C502 | Site Regrading Plan Sheet 1 Of 5 | Geolyse | Issue: E, Date: 17/09/2019 |
| Project No: 318028, Sheet C101 of C502 | Site Regrading Plan Sheet 2 Of 5 | Geolyse | Issue: D, Date: 17/09/2019 |
| Project No: 318028, Sheet C102 of C502 | Site Regrading Plan Sheet 3 Of 5 | Geolyse | Issue: D, Date: 17/09/2019 |
| Project No: 318028, Sheet C103 of C502 | Site Regrading Plan Sheet 4 Of 5 | Geolyse | Issue: E, Date: 25/10/2019 |
| Project No: 318028, Sheet C104 of C502 | Site Regrading Plan Sheet 5 Of 5 | Geolyse | Issue: D, Date: 17/09/2019 |
| Project No: 318028, Sheet C105 of C502 | Bulk Earthworks Plan | Geolyse | Issue: C, Date: 17/09/2019 |
| Project No: 318028, Sheet C106 of C502 | Site Sections A-A & B-B | Geolyse | Issue: A, Date: 29/04/2019 |
| Project No: 318028, Sheet C107 of C502 | Site Sections C-C & D-D | Geolyse | Issue: A, Date: 29/04/2019 |
| Project No: 318028, Sheet C200 of C502 | Civil Works Plan Sheet 1 Of 5 | Geolyse | Issue: E, Date: 17/09/2019 |
| Project No: 318028, Sheet C201 of C502 | Civil Works Plan Sheet 2 Of 5 | Geolyse | Issue: D, Date: 17/09/2019 |
| Project No: 318028, Sheet C202 of C502 | Civil Works Plan Sheet 3 Of 5 | Geolyse | Issue: D, Date: 17/09/2019 |
| Project No: 318028, Sheet C203 of C502 | Civil Works Plan Sheet 4 Of 5 | Geolyse | Issue: E, Date: 25/10/2019 |
| Project No: 318028, Sheet C204 of C502 | Civil Works Plan Sheet 5 Of 5 | Geolyse | Issue: D, Date: 17/09/2019 |
| Project No: 318028, Sheet C300 of C502 | Turning Path Plan Sheet 1 0f 3 | Geolyse | Issue: C, Date: 17/09/2019 |
| Project No: 318028, Sheet C301 of C502 | Turning Path Plan Sheet 2 0f 3 | Geolyse | Issue: B, Date: 29/04/2019 |
| Project No: 318028, Sheet C302 of C502 | Turning Path Plan Sheet 3 0f 3 | Geolyse | Issue: C, Date: 25/10/2019 |
| Project No: 318028, Sheet C350 of C502 | Lane 01 & 02 Longitudinal & Typical Sections | Geolyse | Issue: A, Date: 29/04/2019 |
| Project No: 318028, Sheet C351 of C502 | Lane 03,04 & 05 Longitudinal & Typical Sections | Geolyse | Issue: A, Date: 29/04/2019 |
| Project No: 318028, Sheet C352 of C502 | Driveway 01, 02 & 03 Longitudinal & Typical Sections | Geolyse | Issue: D, Date: 25/10/2019 |
| Project No: 318028, Sheet C500 of C502 | Soil & Water Management Plan Sheet 1 Of 2 | Geolyse | Issue: D, Date: 29/04/2019 |
| Project No: 318028, Sheet C501 of C502 | Soil & Water Management Plan Sheet 2 Of 2 | Geolyse | Issue: C, Date: 29/04/2019 |
| Project No: 318028, Sheet C502 of C502 | Soil & Water Management Typical Details | Geolyse | Issue: C, Date: 17/09/2019 |
| **Stormwater Drainage** |
| Stage 1 Stormwater Drainage | DA-S1-H200 | ADG Engineers (Aust) Pty Ltd. | Rev: 5, Date: 4/10/2019  |
| DA-S1-H201 |
| DA-S1-H202 | Rev: 4, Date: 4/10/2019 |
| DA-S1-H203 |
| Stage 2 Stormwater Drainage | DA-S2-H204 | ADG Engineers (Aust) Pty Ltd. | Rev: 4, Date: 4/10/2019 |
| DA-S2-H205 |
| DA-S2-H206 |
| DA-S2-H207 |
| DA-S2-H208 |
| Stage 3 Stormwater Drainage | DA-S3-H209 | ADG Engineers (Aust) Pty Ltd. | Rev: 5, Date: 4/10/2019 |
| DA-S3-H210 | Rev: 4, Date: 4/10/2019 |
| DA-S3-H211 |
| DA-S3-H212 |
| Stage 4 Stormwater Drainage | DA-S4-H213 | ADG Engineers (Aust) Pty Ltd. | Rev: 4, Date: 4/10/2019 |
| DA-S4-H214 |
| DA-S4-H215 |
| DA-S4-H216 |
| Stage 5 Stormwater Drainage | DA-S5-H217 | ADG Engineers (Aust) Pty Ltd. | Rev: 4, Date: 10/10/2019 |
| DA-S5-H218 |
| DA-S5-H219 |
| DA-S5-H220 | Rev: 5, Date: 10/10/2019 |
| DA-S5-H221 |
| DA-S5-H222 | Rev: 4, Date: 10/10/2019 |
| Stage 6 Stormwater Drainage | DA-S6-H223 | ADG Engineers (Aust) Pty Ltd. | Rev: 4, Date: 10/10/2019 |
| DA-S6-H224 |
| DA-S6-H225 |
| DA-S6-H226 |

|  |  |  |
| --- | --- | --- |
| **Document Title** | **Prepared by** | **Date** |
| Waste Management Plan | Villa World | 30 August 2018 |
| Lot 101 BASIX Certificate No: 977013S | Frys Energywise | 12 November 2018 |
| Lot 102 BASIX Certificate No: 975176S | Frys Energywise | 21 November 2018 |
| Lot 103 BASIX Certificate No: 975751S | Frys Energywise | 8 November 2018 |
| Lot 104 BASIX Certificate No: 975757S | Frys Energywise | 8 November 2018 |
| Lot 105 BASIX Certificate No: 975764S | Frys Energywise | 8 November 2018 |
| Lot 106 BASIX Certificate No: 975767S | Frys Energywise | 8 November 2018 |
| Lot 107 BASIX Certificate No: 975754S | Frys Energywise | 8 November 2018 |
| Lot 108 BASIX Certificate No: 975773S | Frys Energywise | 8 November 2018 |
| Lot 109 BASIX Certificate No: 975774S | Frys Energywise | 8 November 2018 |
| Lot 110 BASIX Certificate No: 977023S | Frys Energywise | 12 November 2018 |
| Lot 111 BASIX Certificate No: 975775S | Frys Energywise | 8 November 2018 |
| Lot 112 BASIX Certificate No: 975780S | Frys Energywise | 8 November 2018 |
| Lot 113 BASIX Certificate No: 975784S | Frys Energywise | 8 November 2018 |
| Lot 114 BASIX Certificate No: 975786S\_02 | Frys Energywise | 8 November 2018 |
| Lot 115 BASIX Certificate No: 975788S | Frys Energywise | 8 November 2018 |
| Lot 116 BASIX Certificate No: 975790S | Frys Energywise | 8 November 2018 |
| Lot 201 BASIX Certificate No: 975799S | Frys Energywise | 8 November 2018 |
| Lot 202 BASIX Certificate No: 975807S | Frys Energywise | 8 November 2018 |
| Lot 203 BASIX Certificate No: 975809S | Frys Energywise | 8 November 2018 |
| Lot 204 BASIX Certificate No: 975821S | Frys Energywise | 8 November 2018 |
| Lot 205 BASIX Certificate No: 977035S | Frys Energywise | 12 November 2018 |
| Lot 206 BASIX Certificate No: 975814S | Frys Energywise | 8 November 2018 |
| Lot 207 BASIX Certificate No: 975818S | Frys Energywise | 8 November 2018 |
| Lot 208 BASIX Certificate No: 975826S | Frys Energywise | 8 November 2018 |
| Lot 209 BASIX Certificate No: 975827S | Frys Energywise | 8 November 2018 |
| Lot 210 BASIX Certificate No: 975828S | Frys Energywise | 8 November 2018 |
| Lot 211 BASIX Certificate No: 975829S | Frys Energywise | 8 November 2018 |
| Lot 212 BASIX Certificate No: 975831S | Frys Energywise | 8 November 2018 |
| Lot 213 BASIX Certificate No: 977042S | Frys Energywise | 12 November 2018 |
| Lot 214 BASIX Certificate No: 977044S | Frys Energywise | 12 November 2018 |
| Lot 215 BASIX Certificate No: 975834S | Frys Energywise | 8 November 2018 |
| Lot 216 BASIX Certificate No: 975837S | Frys Energywise | 8 November 2018 |
| Lot 217 BASIX Certificate No: 975838S | Frys Energywise | 8 November 2018 |
| Lot 218 BASIX Certificate No: 977048S | Frys Energywise | 12 November 2018 |
| Lot 219 BASIX Certificate No: 975803S | Frys Energywise | 8 November 2018 |
| Lot 220 BASIX Certificate No: 975841S | Frys Energywise | 8 November 2018 |
| Lot 221 BASIX Certificate No: 975843S | Frys Energywise | 8 November 2018 |
| Lot 222 BASIX Certificate No: 975846S | Frys Energywise | 8 November 2018 |
| Lot 223 BASIX Certificate No: 975847S | Frys Energywise | 8 November 2018 |
| Lot 301 BASIX Certificate No: 975849S | Frys Energywise | 8 November 2018 |
| Lot 302 BASIX Certificate No: 975865S | Frys Energywise | 8 November 2018 |
| Lot 303 BASIX Certificate No: 975868S | Frys Energywise | 8 November 2018 |
| Lot 304 BASIX Certificate No: 975852S | Frys Energywise | 8 November 2018 |
| Lot 305 BASIX Certificate No: 975855S | Frys Energywise | 8 November 2018 |
| Lot 306 BASIX Certificate No: 975870S | Frys Energywise | 8 November 2018 |
| Lot 307 BASIX Certificate No: 975872S | Frys Energywise | 8 November 2018 |
| Lot 308 BASIX Certificate No: 975874S | Frys Energywise | 8 November 2018 |
| Lot 309 BASIX Certificate No: 975859S | Frys Energywise | 8 November 2018 |
| Lot 310 BASIX Certificate No: 975876S | Frys Energywise | 8 November 2018 |
| Lot 311 BASIX Certificate No: 975877S | Frys Energywise | 8 November 2018 |
| Lot 312 BASIX Certificate No: 975861S | Frys Energywise | 8 November 2018 |
| Lot 313 BASIX Certificate No: 975889S | Frys Energywise | 8 November 2018 |
| Lot 314 BASIX Certificate No: 975879S | Frys Energywise | 8 November 2018 |
| Lot 315 BASIX Certificate No: 975880S | Frys Energywise | 8 November 2018 |
| Lot 316 BASIX Certificate No: 975863S | Frys Energywise | 8 November 2018 |
| Lot 400 BASIX Certificate No: 975886S\* | Frys Energywise | 8 November 2018 |
| Lot 401 BASIX Certificate No: 975907S | Frys Energywise | 8 November 2018 |
| Lot 402 BASIX Certificate No: 975908S | Frys Energywise | 8 November 2018 |
| Lot 403 BASIX Certificate No: 975909S | Frys Energywise | 8 November 2018 |
| Lot 404 BASIX Certificate No: 975913S | Frys Energywise | 8 November 2018 |
| Lot 405 BASIX Certificate No: 1055358S | Frys Energywise | 29 October 2019 |
| Lot 406 BASIX Certificate No: 975918S | Frys Energywise | 8 November 2018 |
| Lot 407 BASIX Certificate No: 975920S | Frys Energywise | 8 November 2018 |
| Lot 408 BASIX Certificate No: 975924S | Frys Energywise | 8 November 2018 |
| Lot 409 BASIX Certificate No: 975928S | Frys Energywise | 8 November 2018 |
| Lot 410 BASIX Certificate No: 975930S | Frys Energywise | 8 November 2018 |
| Lot 411 BASIX Certificate No: 1055360S | Frys Energywise | 29 October 2019 |
| Lot 412 BASIX Certificate No: 1055364S\_02 | Frys Energywise | 29 October 2019 |
| Lot 413 BASIX Certificate No: 975938S | Frys Energywise | 8 November 2018 |
| Lot 414 BASIX Certificate No: 975943S | Frys Energywise | 8 November 2018 |
| Lot 415 BASIX Certificate No: 975939S\_02 | Frys Energywise | 29 October 2019 |
| Lot 416 BASIX Certificate No: 975946S | Frys Energywise | 8 November 2018 |
| Lot 417 BASIX Certificate No: 975947S | Frys Energywise | 8 November 2018 |
| Lot 418 BASIX Certificate No: 975941S | Frys Energywise | 8 November 2018 |
| Lot 419 BASIX Certificate No: 975942S | Frys Energywise | 8 November 2018 |
| Lot 420 BASIX Certificate No: 975948S | Frys Energywise | 8 November 2018 |
| Lot 501 BASIX Certificate No: 976261S\_04 | Frys Energywise | 29 October 2019 |
| Lot 502 BASIX Certificate No: 976278S | Frys Energywise | 8 November 2018 |
| Lot 503 BASIX Certificate No: 979537S\_02 | Frys Energywise | 21 November 2018 |
| Lot 504 BASIX Certificate No: 976282S | Frys Energywise | 8 November 2018 |
| Lot 505 BASIX Certificate No: 979541S\_02 | Frys Energywise | 21 November 2018 |
| Lot 506 BASIX Certificate No: 976296S | Frys Energywise | 8 November 2018 |
| Lot 507 BASIX Certificate No: 979544S\_02 | Frys Energywise | 21 November 2018 |
| Lot 508 BASIX Certificate No: 979551S\_02 | Frys Energywise | 21 November 2018 |
| Lot 509 BASIX Certificate No: 979555S\_02 | Frys Energywise | 21 November 2018 |
| Lot 510 BASIX Certificate No: 976300S | Frys Energywise | 8 November 2018 |
| Lot 511 BASIX Certificate No: 976304S | Frys Energywise | 8 November 2018 |
| Lot 512 BASIX Certificate No: 1055314S | Frys Energywise | 29 October 2019 |
| Lot 513 BASIX Certificate No: 979696S | Frys Energywise | 21 November 2018 |
| Lot 514 BASIX Certificate No: 976325S | Frys Energywise | 8 November 2018 |
| Lot 515 BASIX Certificate No: 976329S | Frys Energywise | 8 November 2018 |
| Lot 516 BASIX Certificate No: 976333S | Frys Energywise | 8 November 2018 |
| Lot 517 BASIX Certificate No: 976341S | Frys Energywise | 8 November 2018 |
| Lot 518 BASIX Certificate No: 976346S | Frys Energywise | 8 November 2018 |
| Lot 519 BASIX Certificate No: 976350S | Frys Energywise | 8 November 2018 |
| Lot 520 BASIX Certificate No: 976351S | Frys Energywise | 8 November 2018 |
| Lot 521 BASIX Certificate No: 979561S\_02 | Frys Energywise | 21 November 2018 |
| Lot 522 BASIX Certificate No: 1055333S | Frys Energywise | 29 October 2019 |
| Lot 523 BASIX Certificate No: 979680S | Frys Energywise | 21 November 2018 |
| Lot 524 BASIX Certificate No: 976353S | Frys Energywise | 8 November 2018 |
| Lot 525 BASIX Certificate No: 976356S | Frys Energywise | 8 November 2018 |
| Lot 526 BASIX Certificate No: 976359S | Frys Energywise | 8 November 2018 |
| Lot 527 BASIX Certificate No: 976361S | Frys Energywise | 8 November 2018 |
| Lot 601 BASIX Certificate No: 1055351S\_02 | Frys Energywise | 29 October 2019 |
| Lot 602 BASIX Certificate No: 975926S | Frys Energywise | 8 November 2018 |
| Lot 603 BASIX Certificate No: 976129S | Frys Energywise | 8 November 2018 |
| Lot 604 BASIX Certificate No: 976136S | Frys Energywise | 8 November 2018 |
| Lot 605 BASIX Certificate No: 976146S | Frys Energywise | 8 November 2018 |
| Lot 606 BASIX Certificate No: 976151S | Frys Energywise | 8 November 2018 |
| Lot 607 BASIX Certificate No: 976153S | Frys Energywise | 8 November 2018 |
| Lot 608 BASIX Certificate No: 976155S | Frys Energywise | 8 November 2018 |
| Lot 609 BASIX Certificate No: 976158S | Frys Energywise | 8 November 2018 |
| Lot 610 BASIX Certificate No: 976159S | Frys Energywise | 8 November 2018 |
| Lot 611 BASIX Certificate No: 976160S | Frys Energywise | 8 November 2018 |
| Lot 612 BASIX Certificate No: 976165S | Frys Energywise | 8 November 2018 |
| Lot 613 BASIX Certificate No: 976179S | Frys Energywise | 8 November 2018 |
| Lot 614 BASIX Certificate No: 976207S | Frys Energywise | 8 November 2018 |
| Lot 615 BASIX Certificate No: 976211S | Frys Energywise | 8 November 2018 |
| Lot 616 BASIX Certificate No: 976184S | Frys Energywise | 8 November 2018 |
| Lot 617 BASIX Certificate No: 976189S | Frys Energywise | 8 November 2018 |
| Lot 618 BASIX Certificate No: 976195S | Frys Energywise | 8 November 2018 |
| Lot 619 BASIX Certificate No: 976201S | Frys Energywise | 8 November 2018 |
| Lot 620 BASIX Certificate No: 976215S | Frys Energywise | 8 November 2018 |
| Lot 101 (Secondary Dwelling) BASIX Certificate No: 977418S | Frys Energywise | 29 October 2019 |
| Lot 110 (Secondary Dwelling) BASIX Certificate No: 1055406S | Frys Energywise | 29 October 2019 |
| Lot 214 (Secondary Dwelling) BASIX Certificate No: 1055415S | Frys Energywise | 29 October 2019 |
| Lot 220 (Secondary Dwelling) BASIX Certificate No: 1055436S\_02 | Frys Energywise | 29 October 2019 |
| Lot 223 (Secondary Dwelling) BASIX Certificate No: 1055438S | Frys Energywise | 29 October 2019 |
| Lot 312 (Secondary Dwelling) BASIX Certificate No: 1055424S | Frys Energywise | 29 October 2019 |
| Lot 314 (Secondary Dwelling) BASIX Certificate No: 1055432S | Frys Energywise | 29 October 2019 |

(3) **Modified Documents and Plans** - The development shall be modified as follows:

1. The turning head of Driveway 02 is to be removed. The hardstand area must not extend beyond the boundary between the parent lot 7182 and the road reserve of ‘Road No.2704’.

The boundary between lot 509 and lot 500 (Public Reserve) is to be continued through to the boundary of the parent lot and road reserve. The resulting area shall become part of these lots.

Bollards are to be provided at the end of Driveway 02 to stop traffic accessing ‘Road No.2704’ from Driveway 02.

The relevant architectural, civil and landscape plans shall be amended accordingly.

1. The turning head of Driveway 03 is to be removed. The hard stand area shall end in line with the location of the sewer line shown on the approved engineering plans prepared by Geolyse. The resulting area shall be become part of lots 512, 513 and 514.

The relevant architectural, civil and landscape plans shall be amended accordingly.

1. Bollards are to be provided at the end of Driveway 01 to stop traffic accessing Dick Johnson Drive.
2. No consent is, or will be, issued for the relocation of the pram ramp adjacent to the boundary between lots 512 and 513. The garage on lot 513 is to be suitably relocated so that the associated crossover complies with minimum separation from infrastructure requirements in Council's Access Driveway Specifications.
3. The setback of the rear loaded garages on lots 506, 507 and 508 is to be increased by 0.5 metres and revised swept paths are to be submitted which demonstrate that vehicles can reverse out of the garage and drive away in a forward direction without encroaching into the side boundary of Lot 510.
4. The landscape plans shall be amended to reflect the amended footpath design on lot 500 shown on the approved engineering plans prepared by Geolyse. The location of 1.8m fencing of lots 509 and 601 shall be relocated to where the path meets the side boundary of each lot.
5. Bin cages are to be installed in garages where bin storage is proposed within garages. Lots 209 and 513 require the addition of a rear gate to ensure bins can be presented at the rear of the property.

Amended plans or documentation demonstrating compliance shall be provided to Council prior to the issue of a Construction Certificate

(4) **BASIX Certificate** - The person acting on this consent shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.

(5) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

(6) **Home Building Act** - Pursuant to Section 4.17(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:

1. in the case of work for which a principal contractor has been appointed:
2. has been informed in writing of the name and licence number of the principal contractor; and
3. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
4. in the case of work to be carried out by an owner-builder;
5. has been informed in writing of the name of the owner-builder; and
6. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.

(7) **Home Building Act – Insurance** - Building work that involves residential building work within the meaning of the *Home Building Act 1989*, shall not commence until such time as a contract of insurance is in force in accordance with Part 6 of that Act.

This clause does not apply:

1. to the extent to which an exemption is in force under Clause 187 or 188 of the EP&A Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of the EP&A Regulation 2000; or

to the erection of a temporary building, other than a temporary structure to which subclause (1A) of Clause 98 of the EP&A Regulation 2000 applies.

(8) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person’s own expense:

1. protect and support the adjoining building, structure or work from possible damage from the excavation; and
2. where necessary, underpin the building, structure or work to prevent any such damage.

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

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

(9) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.

(10) **Local Traffic Committee Concurrence** - Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Council’s Local Traffic Committee on local roads, and the Roads and Maritime Services on State roads.

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

Note: The entrances to Driveways 01, 02 and 03 must be sign posted to advise they are a ‘no through road’.

(11) **Street Lighting** - Street lighting for the subdivision shall be designed and installed in accordance with relevant Australian Standards and to the satisfaction of the Roads Authority (Council).

(12) **Demolition of Temporary Water Quality Facilities** - All temporary water quality facilities will be made redundant upon the provision of an approved permanent water quality facility. The temporary water quality facilities must be demolished and the area containing the facilities reinstated. Any resulting impediment to existing permanent infrastructure as a result of the removal of the associated stormwater drainage system is to be rectified to Council’s standards.

Prior to the commencement of any such demolition all contributing stormwater flows to the facilities must be diverted to the permanent water quality facilities by way of a stormwater drainage system approved by Council.

(13) **Street Tree Establishment and Maintenance Period** - For a period of 12 months commencing from the installation date of the street trees and their protective guards, the applicant will be responsible for their successful establishment.

At the completion of the 12 month establishment and maintenance period all street trees plantings must have signs of healthy and vigorous growth and all protective guards must be in an undamaged, safe and functional condition.

(14) **Waste Bin Collection Points** - A waste bin collection point that is clear from the positioning of driveways, tree plantings (or tree canopies), street lighting and other fixtures must be provided for each approved lot. This area is to be 3m long x 0.9m wide and provide a 3.9m clear vertical space to allow for the truck-lifting arm.

 Where the bin collection point is not located immediately adjoining or adjacent to the associated lot (i.e. Lots 103, 104, 107, 504, 505, 506, 507, 508, 509, 511, 514, 515 and 516) these bin collection points must be provided with a concrete pad stencilled with the associated lot number on the bin pad or the face of the kerb or in alternative locations directed by the PCA. The stencil medium must be of good quality UV stabilised paint with a white number in Brunswick Green background.

(15) **Street Tree Planting** – Street tree planting must be provided at a rate of 1 street tree per lot. More than 1 street tree per lot frontage can be provided if the following can be achieved:

1. Space for future driveways and waste storage collections points;
2. Street lighting, utilities, bus stops and pedestrian crossings; and
3. Appropriate sight distances in accordance with relevant standards.

(16) **Infrastructure in Road and Footpath Areas** – Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

 **Note –** The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

(17) **Graffiti Resistant Materials and Finishes** – Graffiti resistant materials and finishes must be used where possible.

(18) **Voluntary Planning Agreement**- The proposed development must be undertaken in accordance with the terms and conditions of the Voluntary Planning Agreement (VPA) made between Camden Council, Greenfields Development Company Pty Ltd, Greenfields Development Company No. 2 Pty Ltd, Leppington Pastoral Company Pty Ltd and Landcom, pursuant to Section 93F of the Environmental Planning and Assessment Act 1979, dated 22 September 2011.

 The following monetary contributions must be indexed to the Consumer Price Index and paid prior to issue of the Construction Certificate:

$842.00 per hectare, Total $3,663 for Administration.

$22,400.00 per hectare, Total $97,440 for Off-site water cycle management

**2.0 – Prior to Issue of a Construction Certificate**

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

(1) **Performance Bond**- The applicant is to lodge a bond with Council to provide security for works undertaken within the existing public domain in accordance with Council’s Development Infrastructure Bonds Policy.

**Note.** Fees are payable for the lodgement and refund of the bond.

(2) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the parent allotments approved by development application DA/2017/1324/1 with NSW Land Registry Services.

(3) **Privacy – Window Sill Height** - To ensure reasonable privacy for the adjoining property, the stair windows of the retreats and secondary dwellings on lots 110, 214, 220, 223 and 314 shall have a minimum sill height of 1.5m above finished floor level. Alternatively, the window(s) may be permanently fixed to this height (i.e. windows are not to swing or lift open) with obscure glazing provided that the ventilation requirements of the BCA are met. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(4) **Acoustic Report** – The development shall be constructed in accordance with the following requirements contained within the report titled “Road Traffic Noise Assessment: Tranche 27 Oran Park, prepared by Renzo Tonin, Ref TK446-01F02Tranche 27 Stages 1 to 6 (r1), Dated 20 November 2018”:

1. For lot 101 (including retreat), lots 102 – 116, lots 201 – 213, lot 312 (including retreat), lots 313-316, lot 412 (including retreat), lots 413-420, lots 501 – 509, lots 601 – 620, construction requirements and window and door treatments are to be consistent with “Section 6 – Noise Control Treatment Recommendations” and “Table 6 – Acoustic Construction for Treatment Categories” contained within the report.
2. For lot 101 (including retreat), lots 102 – 116, lots 201 – 213, lot 312 (including retreat), lots 313-316, lot 412 (including retreat), lots 413-420, lots 501 – 509, lots 601 – 620, facades identified in the report may require windows to be closed (but not necessarily sealed) to meet internal noise criteria. As a result, the provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to habitable rooms on these facades to ensure fresh airflow inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required. Compliance with the above ventilation requirement is to be demonstrated for each dwelling application on the affected lots.
3. A 1.8 metre high acoustic rated fence is required to be constructed for the following:

between main dwellings of lots 101 and lot 102, between garage of lots 101 and 102, between the main dwellings and garages on lot 101 and on lot 111 and on lot 116 and on lot 313.

The fences should be located consistent with “Appendix C” plan “Fig No Tk446-01P03’ contained within the report

1. A 2.1 metre high acoustic rated fence is required to be constructed between the main dwelling and garage of lot 312.

The fence should be located consistent with “Appendix C” plan “Fig No Tk446-01P03’ contained within the report

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(5) **Electrical Services – Padmounted Substation** - In the event that a padmounted substation(s) is necessary to service the development, and this substation is to be located within any existing or future public land, the applicant shall consult with Council about the proposed location. Council shall agree to the location of any padmounted substation(s) within any existing or future public lands prior to its construction. Padmounted substations must be located outside of flood prone land and above the probable maximum flood and flood planning levels.

(6) **Structural Engineer’s Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.

(7) **Building Platform** - This development consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2m from the external walls of the building (unless a lower or higher distance is detailed on the plans approved by this development consent which takes precedent). Where the external walls are within 1m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(8) **Driveway Gradients and Design** – The design of all driveways shall comply with AS 2890.1-2004 'Off street car parking’ and:

1. the driveway shall comply with Council's Access Driveway Specifications; <https://www.camden.nsw.gov.au/assets/pdfs/Development/Preparing-a-DA/Development-Guidelines-and-policies/Access-Driveways-Specifications-and-Drawings.pdf>
2. the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
3. the level for the driveway across the footpath area shall achieve a gradient of 4%; and
4. a Driveway Crossing Approval (PRA) must be obtained prior to the issue of a Construction Certificate.

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

(9) **Separation of Secondary Dwellings** - The secondary dwelling shall be fire and acoustically separated from any garage or other part of the building which is not directly *associated* with that dwelling. Separation shall be provided in accordance the Building Code of Australia.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(10) **Retaining Walls** – The following restrictions apply to any retaining wall erected within the allotment boundaries:

1. retaining walls shall be designed and certified by a suitably qualified structural engineer;
2. adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries.
3. retaining walls shall not be erected within drainage easements; and
4. retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.

(11) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council’s Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

 A stormwater plan is to be submitted to the Certifying Authority prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property to the satisfaction of the Certifying Authority.

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

(12) **Turning Facilities** - Turning facilities shall be provided at all dead end roads (excluding driveways 01, 02 and 03). All turning and manoeuvring facilities, including turning heads, cul-de-sac, etc, shall be designed in accordance with Council’s Engineering Specifications. Turning heads must be provided at the end of all dead end roads for subdivisions that are progressively developed in a staged manner.

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

(13) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with ‘Managing Urban Stormwater – Soils and Construction (‘the blue book’). Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

(14) **Provision of Kerb Outlets -** Where proposed lots grade to an existing/proposed public road, kerb outlets shall be provided in the kerb and gutter adjacent to those lots.

 The outlets shall be located within 2m downstream of the prolongation of the lot corner with the lowest reduced level and to the requirements of the PCA.

(15) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993* prior to works commencing.

(16) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Council’s Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority.

 The detailed landscape must include:

1. Private precinct type landscape pallets to include deciduous tree species. Private lot landscaping to include deciduous tree species on every other lot.
2. Detailed landscape plans for both public and private areas must be prepared in accordance with Appendix B of Council’s Engineering Design Specifications including tree planting detail specifying suitable root deflecting or barrier treatment between kerb and footpath prior to CC.

(17) **Special Infrastructure Contribution** - The person acting on this consent shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 7.23 of that Act and as in force on the date of this consent. This contribution shall be paid to the Department of Planning, Industry and Environment (DPIE).

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

Alternatively, the applicant must obtain written confirmation from DPIE that the SIC is not required to be paid for the approved development.

(18) **Damages Bond** - The person acting on this consent is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council’s Development Infrastructure Bonds Policy.

**Note.** A fee is payable for the lodgement of the bond.

(19) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the person acting on this consent shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost $25,000 or more.

**3.0 - Prior to Commencement of Works**

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

(1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of $20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.

(2) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

1. a description of the work to be carried out;
2. the address of the land on which the work is to be carried out;
3. the registered number and date of issue of the relevant development consent;
4. the name and address of the PCA, and of the person by whom the PCA was appointed;
5. if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
6. a telephone number on which the PCA may be contacted for business purposes.

(3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:

1. the name and address of the person by whom the notice is being given;
2. a description of the work to be carried out;
3. the address of the land on which the work is to be carried out;
4. the registered number and date of issue of the relevant development consent and construction certificate;
5. a statement signed by or on behalf of the PCA/developer (only where no PCA is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
6. the date on which the work is intended to commence.

(4) **Construction Certificate Required** - In accordance with the *EP&A Act 1979,* construction or subdivision works approved by this consent shall not commence until the following has been satisfied:

1. a Construction Certificate has been issued by a Certifying Authority;
2. a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent;
3. if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
4. the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
5. the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

(5) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:

1. that unauthorised entry to the work site is prohibited;
2. the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
3. the name, address and telephone number of the PCA.

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

(6) **Site is to be Secured** - The site shall be secured and fenced.

(7) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

 A copy of the approval receipt from Sydney Water must be submitted to the PCA.

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

(9) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the PCA and Council at least 2 days prior to the commencement of works.

 Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council’s assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant’s damages bond.

(10) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council’s Engineering Specifications and AS 1742.3. The plan must be submitted to the PCA.

(11) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council’s Engineering Design Specification, shall be provided to the PCA.

(12) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.

(13) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

(14) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council’s Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone, and displayed in a prominent position.

**4.0 - During Works**

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

(1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.

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

(3) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

1. preserve and protect the building from damage;
2. if necessary, underpin and support the building in an approved manner; and
3. give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact “Dial Before You Dig” prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

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.

(4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the approved stormwater drainage system.

Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.

(5) **Site Management** - The following practices are to be implemented during construction:

1. stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
2. builder’s operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
3. waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
4. a waste storage area shall be located on the site;
5. all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
6. toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
	* 1. be a standard flushing toilet connected to a public sewer; or
		2. have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
		3. be a temporary chemical closet approved under the *Local Government Act 1993*.

(6) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.

(7) **Finished Floor Level** - A survey report prepared by a registered land surveyor confirming that the finished floor level complies with the approved plans or floor levels specified by the development consent, shall be provided to PCA prior to the development proceeding beyond floor level stage.

(8) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.

(9) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

(10) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.

(11) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

*“WARNING UP TO $8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”*

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

(12) **Vehicles Leaving the Site** - The construction supervisor must ensure that:

1. all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
2. the wheels of vehicles leaving the site:
3. do not track soil and other waste material onto any public road adjoining the site; and
4. fully traverse the site’s stabilised access point.

(13) **Fill Compaction** - All fill must be compacted in accordance with Camden Council’s current Engineering Design Specifications.

(14) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: [www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm](http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm))

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

(15) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.

(16) **Waste Management Plan** – The “Waste Management Plan, prepared by Villaworld, Dated 30 August 2018” (or similar plan) must be kept on site and be complied with until the completion of all construction works.

(17) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority’s Environmental Noise Control Manual.

(18) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.

(19) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.

(20) **Fill Material (VENM)** - Prior to the importationand/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the PCA.

The validation report and associated sampling location plan must:

1. be prepared by a person with experience in the geotechnical aspects of earthworks; and
2. be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
3. be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

1. the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
2. the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."

d) confirm that the fill material;

1. provides no unacceptable risk to human health and the environment;
2. is free of contaminants;
3. has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
4. is suitable for its intended purpose and land use; and
5. has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

e) less than 6000m3 - 3 sampling locations; and

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

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

Sampling of VENM for contamination and salinity must be undertaken in accordance with the following table:

|  |  |  |
| --- | --- | --- |
| **Classification of Fill Material** | **No of Samples Per Volume** | **Volume of Fill (m3)** |
| Virgin Excavated Natural Material | 1(see Note) | 1000or part thereof |

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

(21) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

(22) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

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

(23) **Fill Material (Dwellings)** – Prior to the importationand/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided to and approved by the PCA.

The validation report and associated sampling location plan must:

1. be prepared by a person with experience in the geotechnical aspects of earthworks; and
2. be prepared in accordance with;

For Virgin Excavated Natural Material (VENM):

1. the Department of Land and Water Conservation publication "Site Investigation for Urban Salinity;" and
2. the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."

For Excavated Natural Material (ENM):

1. compliance with the Excavated Natural Material Order 2014 and the Resource Recovery Orders and Exemptions issued under Part 9 of the Protection of the Environment Operations (Waste) Regulation 2014
2. confirm that the fill material has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication “Site investigation for Urban Salinity”) and is compatible with any salinity management plans approved for the site.

(24) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.

(25) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a qualified environmental specialist has be contacted and conducted a thorough assessment.

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

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

(26) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the report “Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision: Tranche 27 Oran Park NSW, Prepared by Douglas Partners, Project No 76778.08, Dated May 2017”.

(27) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.

**5.0 - Prior to Issue of an Occupation Certificate**

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

(1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.

(2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.

(3) **Building Height** - A registered surveyor shall certify that the maximum height of the building is consistent with the height in the approved plans and this consent. The certification/verification shall be provided to the satisfaction of the PCA.

(4) **Registration of Land** - Documentary evidence shall be provided to the PCA confirming registration of the approved allotments with NSW Land Registry Services.

(5) **Driveway Crossing Construction** – A footpath crossing (where required) and a driveway crossing shall be constructed in accordance with this development consent and the driveway crossing approval prior to use or occupation of the development.

(6) **Obscure Glazing, Bin Cages, Stencilled Bin Pads and Bollards** – All obscure glazing, bin cages, stencilled bin pads and bollards shall be installed prior to the use or occupation of the development.

(7) **Completion of Road Works** - All approved road, footpath and/or drainage works, including vehicle crossings, have been completed in the road reserve in accordance with the *Roads Act* Approval.

(8) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area with grass, species and installations approved by Council.

(9) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

(10) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.

(11) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.

(12) **House Numbering** – The dwellings on the site (existing and approved, primary and secondary) must be readily identifiable from the street by displaying their Council allocated house numbers. The allocated house numbers will be in accordance with the current Geographical Names Board of NSW Address Policy. E-mail Council at lis.mailbox@camden.nsw.gov.au to obtain the allocated house numbers. Any alternative numbering of the dwellings is not permitted.

**6.0 - Prior to Issue of a Subdivision Certificate**

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

(1) **Requirement for a Subdivision Certificate** - The application for subdivision certificate(s) shall be made in accordance with the requirements of Clause 157 of the Environmental Planning & Assessment Regulation 2000.

(2) **Show Easements/ Restrictions On The Plan Of Subdivision** - The person acting on this consent shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.

(3) **Burdened Lots To Be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.

(4) **Fill Plan** - A fill plan shall be provided to the PCA prior to the issue of any Subdivision certificate. The plan must show (where applicable):

1. lot boundaries;
2. road/drainage/public reserves;
3. street names;
4. final fill contours and boundaries; and
5. depth in filling in maximum 0.5m Increments

The plan is to be provided electronically in portable document format (.PDF).

(5) **Incomplete Works** **Bond** - Where the applicant proposes deferral of work in accordance with Council’s engineering specifications, a bond is to be lodged with Council for the construction of incomplete works in accordance with Council’s Development Infrastructure Bonds Policy.

**Note.** Fees are payable for the lodgement and refund of the bond.

(6) **Surveyor’s Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the PCA, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.

(7) **Subdivision Prior to Dwelling Construction (Frame Inspection)** – The issue of a subdivision certificate is not to occur until:

* evidence of a satisfactory frame inspection from an accredited certifier has been provided to the PCA, and
* all conditions of this development consent that relate to the approved subdivision of the land have been satisfactorily addressed and all subdivision engineering works are complete (where the subdivision involves engineering work), unless otherwise approved in writing by the PCA.

(8) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.

(9) **Electricity Notice of Arrangement** - A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the PCA (Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.

(10) **Soil Classification** - A soil classification report prepared by a suitably qualified person in accordance with AS 2870 'Residential Slabs and Footings', detailing the general classification of soil type generally found within the subdivision, shall be provided to the PCA. A classification shall be provided for each lot within the subdivision. The soil classification report shall also be provided to Council.

(11) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the PCA:

1. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
2. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

(12) **Works As Executed Plan** - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications.

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

(13) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the PCA which incorporates the following easements, positive covenants and restrictions to user where necessary:

1. easement for services;
2. easement to drain water;
3. retaining wall, positive covenant, and restriction to user;
4. restriction as to user over any lots adjacent to a public reserve stipulating dividing fence type;
5. restriction as to user detailing that no person shall alter, remove or destroy any soil, planting or any part of the fence which forms part of the acoustic barrier without the prior approval of Council and that the landowners or their assigns shall maintain the acoustic barrier in good order at all times. If the acoustic barrier is not maintained to the satisfaction of Council, Council may enter upon the land and carry out the necessary work at full cost to the owner;
6. restriction as to user directing that the burdened lot shall not be developed other than in accordance with the approved plan;
7. restriction as to user creating an easement for support and maintenance adjacent to “zero” lot line walls;
8. Lots 103, 104, 107 are to present bins for waste collection at the rear of lots 110, 115 and 116 as per AR\_S1\_0003 revision L. Lots 504, 505, 506, 507, 508, 509, 511, 514, 515 and 516 are to present bins for waste collection at the rear of lots 510, 511 and 512 as per AR\_S5\_0003 revision L.
9. The habitable rooms above garages on lots 405, 411, 412, 415, 501, 512, 513 and 601 must not include kitchen or laundry facilities and must not be used or so constructed or adapted as to be capable of being occupied or used as a separate domicile without the prior approval of Council.

(14) **Compaction Report** - A compaction report must be submitted that demonstrates that all roads and lots have been compacted in accordance with Council’s Engineering Specifications.

(15) **Lot Numbers and Street Names** - Lot numbers and street names must be stencilled on the face of kerb or in alternative locations directed by the PCA.

 The stencil medium must be of good quality UV stabilised paint and applied to the kerb thusly:

1. Lot numbers – White number in Brunswick Green background located on the prolongation of both common boundaries of each lot.
2. Street names – White lettering on Brunswick Green background at kerb and gutter tangent points.

(16) **Stencilled Pit Lintels** - Pit lintels must be labelled with permanent stencilled signs

in accordance with Council’s current Engineering Design Specifications.

(17) **Fibre-Ready Facilities/Telecommunications Infrastructure** – Documentary evidence must be provided to the Principal Certifying Authority demonstrating that satisfactory arrangements have been made for:

1. the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose; and
2. the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

This condition does not apply where an applicable exemption exists under Commonwealth law. Documentary evidence of any exemption relied upon must be provided to the Certifying Authority.

(18) **Defects and Liability Bond** - The applicant is to lodge a bond with Council to cover any defects and liabilities of any new public infrastructure in accordance with Council’s Development Infrastructure Bonds Policy.

**Note.** Fees are payable for the lodgement and refund of the bond.

**7.0 – Ongoing Use**

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

(1) **Obscure Glazing, Bin Cages and Bollards** - All obscure glazing, bin cages and bollards shall be permanently maintained and retained in accordance with this consent and approved plans for the life of the development.

(2) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:

1. be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
2. emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.

(3) **Conversion of Retreats** – The ‘retreats’ forming the subject of this application have been considered on the basis that they are an extension of the existing dwelling. Approval has not been granted for the purposes of providing an additional self-contained dwelling on the site. The ‘retreats’ are not to include kitchen or laundry facilities and must not be used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

(4) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.

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

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

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

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any nature strip and road verge areas, street trees, street tree protective guards and bollards, etc) shall be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth.

At the completion of the maintenance and establishment period, the landscaping works shall comply with the approved landscape plans and all improvements be in full working order.