

CONCEPT PLAN CONDITIONS

The following conditions have been applied to establish the concept plan considerations for future development applications under Section 4.24(2) of the Act.

1. Development consent is granted pursuant to Division 4.4 of the Act for the concept plan detailed in the documents tabulated below.

Document Title	Revision	Prepared by	Date
Concept Plan	Rev 3	COX Architecture	November 2021

2. Except as otherwise provided by the conditions in this schedule, all development is to be consistent with the documents tabulated at Condition 1 of this schedule. In determining if a development is consistent with these documents the consent authority is to apply the documents in the same manner as a Development Control Plan would be applied to the development.
3. The concept plan approved under this consent is comprised of the stages tabulated below:

Stage	Description
1	Site preparation works and establishment of base subdivision.
1(I)	Bulk earthworks to prepare the site
1(II)	Subdivision to excise development site from WSU land
1(III)	Civil Works and subdivision into separate lots for detached housing and master lots for medium density development.
2	Residential Development
2(I)	The residential development of Proposed Lot 601.
2(II)	The residential development of Proposed Lot 602.
2(III)	The residential development of Proposed Lot 603.
2(IV)	The residential development of Proposed Lot 604.
2(V)	The residential development of Proposed Lot 605.
2(VI)	The residential development of Proposed Lot 606.
2(VII)	The residential development of Proposed Lot 607.
2(VIII)	The residential development of Proposed Lot 608.
2(IX)	The residential development of Proposed Lot 609.
2(X)	The residential development of Proposed Lot 610.
2(XI)	The residential development of Proposed Lot 611.
2(XII)	The residential development of Proposed Lot 612.
2(XIII)	The residential development of Proposed Lot 613.
2(XIV)	The residential development of Proposed Lot 614.
2(XV)	The residential development of Proposed Lot 615.
2(XVI)	The residential development of Proposed Lot 616.
2(XVII)	The residential development of Proposed Lot 617.
2(XVIII)	The residential development of Proposed Lot 618.
2(XIX)	The residential development of Proposed Lot 619.
2(XX)	The residential development of Proposed Lot 620.
2(XXI)	The residential development of Proposed Lot 621.
2(XXII)	The residential development of Proposed Lot 622.
2(XXIII)	The residential development of Proposed Lot 623.

Stage	Description
2(XXIV)	The residential development of Proposed Lot 624.
2(XXV)	The residential development of Proposed Lot 625.
2(XXVI)	The residential development of Proposed Lot 626.
2(XXVII)	The residential development of Proposed Lot 627.
2(XXVIII)	The residential development of Proposed Lot 628.
2(XXIX)	The residential development of Proposed Lot 629.
2(XXX)	The residential development of Proposed Lot 630.
2(XXXI)	The residential development of Proposed Lot 631.
2(XXXII)	The residential development of Proposed Lot 632.
2(XXXIII)	The residential development of Proposed Lot 633.
2(XXXIV)	The residential development of Proposed Lot 634.
2(XXXV)	The residential development of Proposed Lot 635.
2(XXXVI)	The residential development of Proposed Lot 636.
2(XXXVII)	The residential development of Proposed Lot 637.
2(XXXVIII)	The residential development of Proposed Lot 638.
2(XXXIX)	The residential development of Proposed Lot 639.
2(XL)	The residential development of Proposed Lot 640.
2(XLI)	The residential development of Proposed Lot 641.
2(XLII)	The residential development of Proposed Lot 642.
2(XLIII)	The residential development of Proposed Lot 643.
2(XLIV)	The residential development of Proposed Lot 644.
2(XLV)	The residential development of Proposed Lot 645.
2(XLVI)	The residential development of Proposed Lot 646.
2(XLVII)	The residential development of Proposed Lot 647.
2(XLVIII)	The residential development of Proposed Lot 648.
2(XLIX)	The residential development of Proposed Lot 649.
2(L)	The residential development of Proposed Lot 650.
2(LI)	The residential development of Proposed Lot 651.
2(LII)	The residential development of Proposed Lot 652.
2(LIII)	The residential development of Proposed Lot 653.
2(LIV)	The residential development of Proposed Lot 654.
2(LV)	The residential development of Proposed Lot 655.
2(LVI)	The residential development of Proposed Lot 656.
2(LVII)	The residential development of Proposed Lot 657.
2(LVIII)	The residential development of Proposed Lot 658.
2(LIX)	The residential development of Proposed Lot 659.
2(LX)	The residential development of Proposed Lot 660.
2(LXI)	The residential development of Proposed Lot 661.
2(LXII)	The residential development of Proposed Lot 662.
2(LXIII)	The residential development of Proposed Lot 663.
2(LXIV)	The residential development of Proposed Lot 664.
2(LXV)	The residential development of Proposed Lot 665.

4. The development consent for the Concept Plan includes development Consent to undertake Stage 1.
5. All development comprising Stage 1 of the Concept Plan must be completed before any construction certificate may be granted for any development that is part of Stage 2.

The substages of Stage 2 may be undertaken in any order and/ or concurrently with each other.

6. Further subdivision of the lots created in Stage 1 shall not exceed the lot limits tabulated below. This condition applies to any Torrens, strata or community title subdivision expect for a subdivision solely intended to dedicate land for a public purpose or that rearranges existing lot boundaries without creating any additional lots. In the case of strata and community title subdivisions the common/neighbourhood property is not counted for the purposes of this condition.

Proposed Lot	Lot Limit		Proposed Lot	Lot Limit		Proposed Lot	Lot Limit
601	1		602	1		603	1
604	1		605	1		606	1
607	1		608	1		609	1
610	1		611	1		612	1
613	1		614	1		615	1
616	1		617	1		618	1
619	1		620	1		621	1
622	1		623	1		624	1
625	1		626	1		627	1
628	1		629	1		630	1
631	1		632	1		633	1
634	1		635	1		636	1
637	1		638	1		639	1
640	1		641	1		642	1
643	1		644	1		645	4
646	4		647	4		648	4
649	4		650	4		651	4
652	2		653	4		654	4
655	4		656	4		657	4
658	5		659	4		660	4
661	4		662	4		663	4
664	4		665	4		666	7

5. No lot shall be permitted to have vehicular access directly on to University Drive. For the avoidance of doubt this condition does not restrict or prevent the construction of public road openings onto University Drive in accordance with The Lot Masterplan.
6. Any dwelling on a lot with frontage to University Drive shall have the front façade addressing University Drive.
7. No fencing shall be erected or permitted to remain in front of the building line on any lot fronting University Drive. This includes boundary fencing and fencing within a lot.
8. Any retaining walls visible from University Drive shall be block sandstone walls.

CONDITIONS FOR STAGE 1

Unless otherwise indicated all conditions apply to all substages within Stage 1.

GENERAL CONDITIONS

9. Approved Development

The development shall be undertaken in accordance with the approved stamped plans and documents listed in the table below, and all associated documentation supporting this consent, and / or any conditions within.

Document Title	Document No.	Prepared by	Date
Concept Plan	Rev 3	COX Architecture	November 2021
Proposed Plan of Subdivision over Lot 3098 DP 1230014	300177588.30.P03 Revision A	SMEC	3/8/20
Proposed Plan of Subdivision of Lot 61 Being Part of a Subdivision of Lot 3098 DP 1230014	300177588.61.P01 Revision B	SMEC	24/9/21
WSU Campbelltown Stage 6 Proposed Road and Drainage Works	110468-04-DA001 to DA803	J. Wyndham Prince	24/9/21
WSU Campbelltown Stage 6 Stormwater Management Strategy	110468-04 Revision A	J Wyndham Prince	21/7/2020

Note 1: Modification to the approved plans will require the lodgement and consideration by Council of a modification pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979.

Note 2: The approved plans and supporting documentation may be subject to conditions imposed under Section 4.17 of the Environmental Planning and Assessment Act 1979 modifying or amending the development (refer to conditions of consent which shall be satisfied prior to the issue of any construction certificate).

10. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act, 1992*, of the Commonwealth. It is the sole responsibility of the applicant to ensure compliance with that Act.

11. General Terms of Approval from Approval Bodies

The development must be undertaken in accordance with all the General Terms of Approval (GTA) of the following approval bodies under Section 4.46 of the Environmental Planning and Assessment Act 1979:

- Document reference: IDAS1131320, author: NSW Natural Resources Access Regulator, dated: 6 July 2021.
- Document reference: DA20201207004599-Original-1, author: NSW Rural Fire Service, dated: 22 March 2021.

A copy of each of the GTA's and any further requirements of the approval bodies are attached to this development consent. These requirements must be incorporated in the application for the subdivision works certificate and where required by the GTA's relevant approvals must be granted prior to the release of the subdivision works certificate.

12. Requirements of Other Authorities

The development must be undertaken in accordance with correspondence/ conditions provided by the following authorities:

- Transport for NSW Correspondence reference number SYD20/01145/01, dated 22 October 2020.
- Jemena correspondence reference number A34529, dated 18 October 2021.

13. 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.

14. Electrical Substations

Substations are not permitted to be installed on land to be dedicated to Council as a part of this determination. If the applicant is to pursue the installation of substations on land to be dedicated to Council, the applicant is required to obtain agreement from Council's Executive Manager Property.

15. 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 subdivision works certificate is made.

16. 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 for Development (as amended)* and the applicable *Development Control Plan*.

17. Existing Easements

Changes to existing easements and their physical infrastructure shall not occur without the written approval of the authority benefitting from such easements.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent must be complied with prior to the commencement of any works.

18. Controlled Activity Approval

Prior to the commencement of works within 40m of any watercourse, the applicant shall obtain either:

- a. A controlled activity approval under the Water Management Act, 2000; or
- b. Confirmation that a controlled activity approval is not required from the NSW Natural Resource Access Regulator.

19. Subdivision Works Certificate

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

- a. The applicant shall appoint a Principal Certifier;
- b. The applicant shall obtain a construction certificate for the particular works; and
- c. If Council is not the Principal Certifier, the appointed Principal Certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

20. Dust Control

The following measures shall be implemented prior to the commencement of works and maintained throughout works to control the emission of dust:

- a. Dust screens shall be erected around the perimeter of the site and be kept in good repair for the duration of the work.
- b. All dusty surfaces shall be wet down and any dust created shall be suppressed by means of a fine water spray. Water used for dust suppression shall not be contaminated or allowed to enter the stormwater system.
- c. All stockpiles of materials that are likely to generate dust shall be kept damp or covered.
- d. All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.
- e. All stockpiles of soil or other materials likely to generate dust or odours shall be covered.
- f. All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours or as directed by Council.

21. Soil and Water Management Plan

A detailed soil and water management plan shall be submitted to Council for approval prior to the commencement of any works. All works shall be undertaken in accordance with a soil and water management plan approved by Council.

22. 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.

23. Construction Traffic Management Plan

Prior to the commencement of works, a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements for plant and private vehicles and traffic control, shall be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) for approval.

Copies of the approved CTMP's 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.

Prior to the commencement of any works requiring the occupation of a public road, the applicant shall prepare a Traffic Control Plan (TCP) in accordance with the State Roads Authority manual "Traffic Control at Work Sites" and Australian Standard AS 1742.3 (as amended) 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. A copy shall be submitted to Council for its records.

All works shall be undertaken in accordance with TCP prepared and notified in accordance with this condition.

24. Erection of Works Sign

Prior to the commencement of any works on the land, signs conveying the following information shall be placed in a prominent position on the site:

- a. the name of the principal contractor (if any) for the work and a telephone number on which that person may be contacted outside working hours;
- b. unauthorised entry to the work site is prohibited;
- c. the approved construction hours in which all works can occur;
- d. the name, business address and telephone number of the University's contact person for the work; and
- e. Council's pollution warning sign (issued with the development consent).

The signs shall be maintained while the work is being carried out, but shall be removed when the Stage 1 works have been completed.

25. Toilet on Construction Site

Prior to the commencement of any works on the land, and for the duration of works, toilet facilities are to be provided at or in the vicinity of the work site on which work is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided shall 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.

26. 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.

27. Vehicular Access During Works

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

28. Public Infrastructure

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.

29. Site Fencing

Prior to the commencement of any works, a 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 fencing on public land.

30. Unexpected Find Protocols

- a. Prior to the commencement of works, both of the following shall be provided to Council for approval:
 - i. An unexpected finds protocol (land contamination) endorsed by a suitably qualified contaminated land consultant.
 - ii. An unexpected finds protocol (Aboriginal archaeology) endorsed by a suitably qualified archaeologist.
- b. All works are to be undertaken in accordance with the unexpected finds protocols required by this condition.

31. Protection of Native Vegetation

Prior to the commencement of works exclusion fencing is to be constructed between the work site and the adjacent Cumberland Plain Woodland (including the tree protection zones of any Cumberland Plain Woodland tree). This fencing is to be clearly labelled as environmental protection fencing and all contractors working on the site are to be briefed not to cross the fencing during works. The fencing shall be maintained until all works in Stage 1 are completed. In the case of fencing adjacent Lot 601, the fencing shall be maintained until an occupation certificate has been issued for a dwelling on each of Lots 601 and 602. If a permanent dividing fence is erected along this boundary that fence shall be taken to satisfy this condition as it relates to that property boundary.

Works shall not commence prior to a suitably qualified ecologist and an AQF Level 5 Arborist certifying that the fencing required by this condition has been correctly installed.

No works are to be undertaken in the adjacent Cumberland Plain Woodland (including the tree protection zones of any Cumberland Plain Woodland tree).

32. Construction Work Hours

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

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 4.00pm
Sunday and public holidays	No Work.

33. Fill Compaction Requirements

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

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

34. 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. 'Soils and Construction (2004) (Bluebook); and
- c. Relevant Australian standards and State Government publications.

PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

The following conditions of consent, as relevant, must be complied with prior to the issue of a subdivision certificate for each stage of subdivision by either Campbelltown City Council or the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

35. Utility Servicing Provisions

Prior to Council or an appointed Principal Certifier issuing a subdivision works certificate, the applicant shall obtain a letter from Sydney Water, Endeavour Energy, and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

36. NBN Co

Prior to the issue of a subdivision works certificate, the appointed Principal Certifier shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:

- The requirements of the Telecommunications Act 1997:
- For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
- For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

37. Geotechnical Report

Prior to Council or an appointed Principal Certifier issuing a subdivision works 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 based on sampling assessment by a NATA registered laboratory shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion.

38. Road Construction (New)

This condition applies to Stage 1(III) only

Prior to Council or an appointed Principal Certifier issuing a subdivision works certificate, the applicant shall submit design details for approval of the required road construction described below:

- a) Full construction of all new roads to Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable) City DCP - Volumes 1 and 3 (as amended).
- b) Construction of new intersections for the development on University Drive.
- c) Relocation of pedestrian islands/blisters and kerb ramps on University Drive to align with the proposed footpaths in the site.

All inspections are to be undertaken by Council and the appointed principal certifier shall not issue a subdivision certificate until Council has issued a compliance certificate for the road construction.

39. Stormwater Management Plan (Green Field Subdivision)

Prior to Council or the appointed principal certifier issuing a subdivision works certificate, the applicant shall submit engineering details of a formal drainage system designed to conform with the design requirements of the Campbelltown (Sustainable) City DCP - Volumes 1 and 3 (as amended), including the creation of appropriate drainage reserves and/or easements. Where adjacent properties are affected, drainage formalisation shall be extended to include these properties to the satisfaction of the adjacent owners and Council.

40. Finished Ground Level

Prior to Council or the appointed principal certifier issuing a subdivision works certificate, a contour plan prepared by a qualified practicing surveyor illustrating existing levels of the land shall be submitted as the land has been identified as being affected by the PMF flood. This plan shall demonstrate that the finished ground level of all parts of the site nominated for dwelling construction are above the PMF.

41. Electricity and Water Utility Services

Prior to the appointed Principal Certifier issuing a construction certificate, the applicant shall submit written evidence of the following service provider requirements:

- a) Endeavour Energy - A letter of consent demonstrating that satisfactory arrangements have been made to service the proposed development.
- b) Sydney Water - The submission of a 'Notice of Requirements' under Section 73 of the Sydney Water Act 1994.

42. Telecommunications Utility Services

Prior to the appointed Principal Certifier issuing a construction certificate, the applicant shall submit written evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.

- 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 appointed Principal Certifier 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.

Construction of the roads shall be undertaken in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design for Development (as amended)* and Austroads guidelines.

All inspections are to be undertaken by Council and the appointed Principal Certifier shall not issue the subdivision certificate until all works have been completed.

43. Road Safety Audit

This condition applies to Stage 1(III) only

Prior to Council or an appointed Principal Certifier issuing a subdivision works certificate, a road safety audit is to be undertaken for the design of all new roadworks.

44. Vehicle turning movements

This condition applies to Stage 1(III) only

Prior to Council or an appointed Principal Certifier issuing a subdivision works 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's Executive Manager Infrastructure 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.

Garbage collection vehicles with three axles and up to 10.4 metres in length shall be considered as part of the above assessment.

45. Traffic Committee

This condition applies to Stage 1(III) only

Prior to Council or an appointed Principal Certifier issuing a subdivision works 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.

46. Street Lighting Design

This condition applies to Stage 1(III) only

Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, street lighting design plans shall be prepared by an Endeavour Energy Accredited Service Provider (ASP) and comply with the following:

- a. All street lighting is to be LED "Smart" lighting to Council's specification. The lighting of residential roads and public places must comply with AS/NZS1158 Residential Street Lighting Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements 2005, using the appropriate categories.
- b. The design and installation of the street lighting is to be such that Council can take ownership of the street lighting in this subdivision (ie. separate circuit to residential supply).
- c. The power supply to the street lighting shall meet the load requirements of Endeavour Energy plus 30% loading for the future requirements of Council.
- d. The location of meters to service the street lighting network.
- e. The street lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lighting.
- f. Details of the number of electrical turrets and switchboards to be installed within the network.
- g. The street lighting and associated infrastructure in this subdivision is to be dedicated to Council and not be handed over to the energy supplier.

Note: Electrical Turrets are to be:

- Situated within the road reserve;
- Located no more than 700mm measured from the private lot boundary;
- Not to interfere with the delivery of the current or future pedestrian/ cycleway paths;
- Multiple Switch Board doors must be oriented toward the street for ease of access.

A copy of the street lighting design plans are to form part of the Subdivision works certificate documents and provided to Council for our records.

47. Retaining Structures

Prior to Council or an appointed Principal Certifier issuing a subdivision works certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 600mm in height.

Retaining walls that are to be located on boundaries with roads shall be designed to accommodate the following features:

- a. 100 year minimum design life.
- b. Have the appearance of natural sandstone when viewed from all parts of the public road.
- c. Be designed to accommodate a minimum of 20kPa live load adjacent to the wall.
- d. Be designed and constructed to contain appropriate drainage that is accessible for periodic flushing.
- e. It may be necessary for an engineer to be present on site during construction of the walls to ensure construction is undertaken in accordance with approved designs – this would be at the applicant's expense.
- f. Where exposed walls on a street frontage are retaining fill on private land, the wall shall be constructed of durable and decorative materials to Council's satisfaction and finished with a graffiti-proof treatment.
- g. Where a wall is retaining cut and the road/ verge is higher than private land, the applicant shall affix a sign to each wall stating that the wall is a structural element and shall not be altered or otherwise damaged at any time. The applicant is encouraged to investigate permanent plant climbing structure or alternative beautification measures as part of the wall's design phase.

All retaining structures within private lots in Stage 1(iii) that are adjacent to existing or future public infrastructure shall be constructed of a masonry material and shall be constructed wholly within the property boundary, including footings and agricultural drainage lines. No encroachments within land to be dedicated to Council is permitted.

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.

48. Importation of Fill

a. All fill material imported to the site under this consent shall meet one of the characterisations detailed the table below:

Defining Instrument	Definition	Where the material may be used
Protection of the Environment Operations Act, 1997	Virgin Excavated Natural Material	Any part of the site
Protection of the Environment Operations (Waste) Regulation 2014	The following resource recovery exemptions: § Excavated natural material § Foundry sand § Recovered fines (provided no samples have a benzo(a)pyrene concentration exceeding 3 mg/kg 'dry weight')	Any part of the site
Protection of the Environment Operations (Waste) Regulation 2014	Special exemptions in relation to road projects	Any part of the site that is covered by the special exemption.
N/A	Non-waste engineered construction materials	Any part of the site

b. All fill material imported to the site is to be logged along with validation reports and chain of custody documentation. This information is to be made available to Council on request during works and the complete log and supporting information is to be provided to Council prior to the commencement of any subdivision certificate for Stage 1(III). In the case of non-waste engineered materials receipts are to be retained in place of validation reports.

c. In the event of unauthorised dumping on the site or delivery of a contaminated load all works are to cease and Council is to be advised. Work may not resume until the contaminated material is removed to the satisfaction of Council and written confirmation of this satisfaction is issued under this condition.

49. Excess Material

All excess material is to be removed from the site. The spreading of excess material or long term stockpiling on site are not authorised by this consent. Waste material removed from the site is to be classified in accordance with NSW EPA guidelines and disposal receipts are to be submitted to Council.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE FOR STAGE 1(ii)

The following conditions of consent, as relevant, must be complied with prior to the issue of a subdivision certificate to excise the development site from WSU land (referred to as Stage 1(ii)) by either Campbelltown City Council or the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

50. Geotechnical Report

Prior to the issue of any subdivision certificate for this stage, a report from a suitably qualified and practising engineer, accompanied by test results taken in accordance with NATA requirements and registration, to demonstrate to the satisfaction of the Executive Manager Urban Release and Engagement of Campbelltown City Council that all retaining walls and other road infrastructure has been designed and constructed in accordance with applicable standards and specifications.

51. Stormwater Covenant

Prior to the Principal Certifying Authority issuing a subdivision certificate, the applicant shall create appropriate covenants to provide for the ongoing disposal of stormwater from Lot 61 to the stormwater land being proposed for stormwater treatment works on Lot 60. If the construction of these stormwater treatment devices is not completed prior to release of the Subdivision Certificate for Stage 1(ii) then the covenant shall provide for suitable arrangements to ensure that the works can be completed in the event that Lot 61 and Lot 60 are not in the same ownership.

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.

52. Existing Easements

Existing easements and covenants are to be marked on the plan of subdivision.

53. Final Inspection – Works as Executed Plans

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

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

Survey Information

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

Format

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

AutoCAD Option

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

Package Type	zip
File Format	AutoCAD 2004 Drawing Format or later
Transmittal Options	Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references

The drawing is not to be password protected.

MapInfo Option

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

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

54. Restoration of Public Roads

Prior to the Principal Certifying Authority issuing a subdivision certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council or the applicant (to the satisfaction of Council), and all costs shall be paid by the applicant.

55. Service Authorities

To ensure that an adequate level of services and infrastructure is provided to this development, prior to the appointed Principal Certifier issuing a Subdivision Certificate the following is required:

- a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
- b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development;
- c. Gas supplier (if relevant)- Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and
- d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

All construction work shall conform to the relevant authorities specifications.

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.

56. Council Fees and Charges

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

57. Campbelltown Local Infrastructure Contributions Plan 2018

The developer must make a monetary contribution to Campbelltown City Council in the amount of \$20,000.00 for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018.

Contributions are required to be paid for Stage 1(ii) as detailed below:

Stage	No of Lots	Contribution Type	Contribution rate per Lot	Total
1(ii)	1	Open Space & Recreation Facilities	\$11,409.00	\$11,409.00
		Community Facilities	\$3,278.00	\$3,278.00
		Traffic, Transport & Access Facilities		
		Cycleways	\$3,223.00	\$3,223.00
		Town Centre Public Domain Facilities	\$1,111.00	\$1,111.00
		Plan Management & Administration	\$691.00	\$691.00
			\$288.00	\$288.00
		Total Stage 1(ii)		\$20,000.00

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$CC \times CPIP}{CPIC}$$

Where:

\$CC is the contribution amount shown in this certificate expressed in dollars.
CPIP is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.

CPIC is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate.

Time for payment

The contribution must be paid prior to the release of the subdivision certificate.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

It is advised to contact Council's Development Contributions Officer by email at bernadette.canty@campbelltown.nsw.gov.au or (02) 4645 4846 and a Tax Invoice can be issued along with details of the various payment options.

58. Access Handles

Prior to the appointed Principal Certifier issuing a subdivision certificate, the applicant shall construct the access handles for Proposed Lots 601, 602, 618 and 619. Construction of the access handles shall include driveways, stormwater and utility service connections to the rear of the access handle.

59. CCTV footage to verify integrity of all new pipes and existing pipes

CCTV footage shall be provided for all new pipes located within public roads or reserves or within drainage easements benefiting Council and for all existing pipes which are modified by works prior to linen release. The footage shall comply with the following:

- a. the files shall be in MP4 format
- b. file resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second
- c. each pipe reach (i.e. between two pits) shall be provided as a separate file
- d. the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage
- e. 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
- f. 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.

60. Earthworks

Prior to the issue of any subdivision certificate for this stage the certifier shall be provided with written confirmation from Council that all bulk earthworks proposed in Stage 1(i) have been completed.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE FOR STAGE 1(iii)

The following conditions of consent, as relevant, must be complied with prior to the issue of a subdivision certificate for Stage 1(iii) by either Campbelltown City Council or the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

61. Landscaping

Prior to the issue of any subdivision certificate for this stage the certifier shall be provided with written confirmation from Council that street landscaping has been installed to its satisfaction.

62. Geotechnical Report

Prior to the issue of any subdivision certificate for this stage, a report from a suitably qualified and practising engineer, accompanied by test results taken in accordance with NATA requirements and registration, to demonstrate to the satisfaction of the Executive Manager Urban Release and Engagement of Campbelltown City Council that all retaining walls and other road infrastructure has been designed and constructed in accordance with applicable standards and specifications.

63. Inspections

The following stages of construction shall be inspected by Council for works that will be in public roads or reserves or located within an easement benefitting Council. A compliance certificate or other documentary evidence of compliance is required to be obtained prior to proceeding to the subsequent stages of construction:

- 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. SUBSOIL DRAINS – After:
 - i. The trench is excavated.
 - i. The pipes are laid.
 - ii. The filter material placed.
- d. SUBGRADE – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.
- e. SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.
- f. CONDUITS – Laid and jointed prior to backfilling.
- g. GULLY PITS & OTHER CONCRETE STRUCTURES – Prior to pouring concrete.
- h. PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of

- kerb and gutter and final trimming of sub-base.
- i. SUB BASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.
 - j. BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.
 - k. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.
 - l. CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
 - m. ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.
 - n. FINAL INSPECTION – All outstanding work.

64. Geotechnical Classification of Residential Lots

Prior to the issue of any subdivision certificate for this stage, all proposed residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard for Residential Slabs and Footings – AS2870.1996 (as amended). A report is to be provided to Council detailing the classification for each lot along with suitable copy right arrangements to allow Council to provide the report to future land owners.

65. Campbelltown Local Infrastructure Contributions Plan 2018

The developer must make a monetary contribution to Campbelltown City Council in the total amount of \$1,300,000.00 for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018.

The breakdown of contributions are required to be paid for Stage 1(iii) as detailed below:

Stage	No of Lots	Contribution Type	Contribution rate per Lot	Total
1(iii)	65	Open Space & Recreation Facilities	\$11,409.00	\$741,585.00
		Community Facilities	\$3,278.00	\$213,070.00
		Traffic, Transport & Access Facilities		
		Cycleways	\$3,223.00	\$209,495.00
		Town Centre Public Domain Facilities	\$1,111.00	\$72,215.00
			\$691.00	\$44,915.00

		Plan Management & Administration	\$288.00	\$18,720.00
			Total Stage 1(iii)	\$1,300,000.00

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$\frac{\$CC \times CPIP}{CPIC}$

Where:

\$CC is the contribution amount shown in this certificate expressed in dollars.
CPIP is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
CPIC is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate.

Time for payment

The contribution must be paid prior to the release of the subdivision certificate.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

It is advised to contact Council's Development Contributions Officer by email at bernadette.canty@campbelltown.nsw.gov.au or (02) 4645 4846 and a Tax Invoice can be issued along with details of the various payment options.

66. CCTV footage to verify integrity of all new pipes and existing pipes

CCTV footage shall be provided for all new pipes located within public roads or reserves or within drainage easements benefiting Council and for all existing pipes which are modified by works prior to linen release. The footage shall comply with the following:

- a. the files shall be in MP4 format
- b. file resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second
- c. each pipe reach (i.e. between two pits) shall be provided as a separate file
- d. the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage
- e. 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
- f. 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.

67. 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.

Restriction	Lots Burdened	Lots Benefited	Authority to Release, Vary or Modify
No vehicular access to University Drive	627 to 641 and 661 to 666	N/A	Campbelltown City Council
No vehicular or pedestrian access to Narellan Road	601, 603 to 616, 618, 619 and 626	N/A	Campbelltown City Council
Vehicular access from the rear lane only.	645 to 665	N/A	Campbelltown City Council
Acoustic treatment – Minimum Standard Construction: (4mm float glass) with standard weather seals.	601, 602 to 645 and 650 to 665	NA	Campbelltown City Council
Acoustic treatment – Minimum Standard Construction: (4mm float glass) with standard weather seals with mechanical ventilation.	646	NA	Campbelltown City Council

Restriction	Lots Burdened	Lots Benefited	Authority to Release, Vary or Modify
Acoustic treatment – In accordance with a site specific acoustic assessment approved by Campbelltown City Council.	666	NA	Campbelltown City Council
Acoustic treatment – Minimum Type 2 Construction: (6.38mm float glass) with acoustic seals with mechanical ventilation.	647 to 649	NA	Campbelltown City Council
Bushfire – No dwelling may be constructed or permitted to remain on a lot unless it is located wholly outside of the part of the lot identified as bushfire prone land.	601 and 602	NA	Campbelltown City Council
Reciprocal Right of Carriageway and easements for services within the combined access handle	601 and 602	601 and 602	601, 602 and Campbelltown City Council
Easement for a wall along the western property boundary, eave overhang and a 1 metre wide access for maintenance.	605 to 615, 622, 623, and 627 to 629	The adjoining lot to the west (eg. The easement on Lot 614 would benefit Lot 613.)	The benefited lot and Campbelltown City Council
Easement for a wall along the eastern property boundary, eave overhang and a 1 metre wide access for maintenance.	636 to 638	The adjoining lot to the east (eg. The easement on Lot 636 would benefit Lot 635.)	The benefited lot and Campbelltown City Council
Easement for a wall along the property boundary between Lots 624 and 625, eave overhang and a 1 metre wide access for maintenance.	625	624	The benefited lot and Campbelltown City Council
Easement for a wall along the property boundary between Lots 625 and 626, eave overhang and a 1 metre wide access for maintenance.	626	625	The benefited lot and Campbelltown City Council
Easement for a wall along the property boundary between Lots 641 and 642, eave overhang and a 1 metre wide access for maintenance.	641	642	The benefited lot and Campbelltown City Council

Restriction	Lots Burdened	Lots Benefited	Authority to Release, Vary or Modify
A restriction that no building, structure or fence may be constructed or permitted to remain on or within 5m of the boundary of the lot to University Drive	628 to 640 and 661 to 665	NA	Campbelltown City Council
No fence may be constructed or be permitted to remain along or in the vicinity of the boundary of the lot with the adjacent drainage line unless it is lapped and capped timber to the satisfaction of Campbelltown City Council.	661, 665 and 666	NA	Campbelltown City Council
No cut or fill is permitted without the consent of Campbelltown City Council.	All lots	NA	Campbelltown City Council
Drainage easement in accordance with Council's stormwater management requirements	644	643	The benefited lot and Campbelltown City Council

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.

68. Existing Easements

Existing easements and covenants are to be marked on the plan of subdivision.

69. Final Inspection – Works as Executed Plans

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

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

Survey Information

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

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

Format

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

AutoCAD Option

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

Package Type	zip
File Format	AutoCAD 2004 Drawing Format or later
Transmittal Options	Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references

The drawing is not to be password protected.

MapInfo Option

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

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

70. Restoration of Public Roads

Prior to the Principal Certifying Authority issuing a subdivision certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council or the applicant (to the satisfaction of Council), and all costs shall be paid by the applicant

71. Service Authorities

To ensure that an adequate level of services and infrastructure is provided to this development, prior to the appointed Principal Certifier issuing a Subdivision Certificate the following is required:

- a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
- b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development;
- c. Gas supplier (if relevant)– Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and
- d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

All construction work shall conform to the relevant authorities specifications.

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.

72. Council Fees and Charges

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

73. Bush Fire Certification

Prior to the issue of a subdivision certificate, a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment shall be submitted to Council and/or the appointed Principal Certifier stating that the development conforms to the relevant specifications and requirements as specified in the relevant condition from the NSW Rural Fire Service forming part of this consent.

74. Bond (Outstanding Work)

Prior to the principal certifying authority issuing a subdivision certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, foot paving and vehicle crossings/driveways or other minor work. Following a written request from the applicant, Council will determine the bond requirements.

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution or other form of security to the satisfaction of Council.

75. Engineering Documentation

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit to Council the following documents:

- a. Two copies of geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken.
- b. Two copies of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials.

All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*, and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification. All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting, and be collated and suitably bound.

76. Maintenance Security Bond

Prior to the principal certifying authority issuing a subdivision certificate, a maintenance security bond of 5% of the contract value or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the *Office of State Revenue*.

77. Access Handles

Prior to the appointed Principal Certifier issuing a subdivision certificate, the applicant shall construct the access handles for Proposed Lots 601, 602, 618 and 619. Construction of the access handles shall include driveways, stormwater and utility service connections to the rear of the access handle.

78. Compliance Certificates

Compliance Certificates (or reports from a Company or individual professionally experienced and qualified to give that evidence and containing documented authoritative evidence of compliance with the specifications, drawings, and development conditions) shall be obtained for the following prior to issue of the Subdivision Certificate:

- Service Authority Clearance – prior to placement of final seal/vehicle crossing construction.
- Work as Executed Plans.
- Pavement materials compliance certificates, including AC and rubberised seals where provided.
- Drainage pipes, headwalls, GPT, etc.
- Geotechnical Testing and Reporting Requirements.
- Lodgement of Bonds.
- Letter addressing all Conditions of the Development Consent.
- Structural engineer's certification for all structural components of the development.
- Operation & Maintenance Manuals and Maintenance Schedules for water quality devices where applicable
- Hydraulic engineer's Compliance certificates for drainage works, bio-retention basin/s including media materials
- Sandstone used as a part of the subdivision works.

Two collated copies of all the related plans, documents, reports, forms or other evidence along with electronic copies the above documents in PDF format shall be submitted to Council.

79. Works as Executed – Electrical Network

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council the following documents in relation to the private lighting network:

- a. A complete set of works as executed plans of the private lighting network in CAD files .DWG format
- b. Appropriate certificates, manufacturer's brochures and technical data of all materials used during construction of the private lighting network
- c. Warranty documentation for all street lighting assets (12 months minimum from the time of commissioning the network).
- d. Location of assets and the corresponding asset numbers provided by Council.

80. Asset Number Implementation

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, all asset delivered in the private lighting network are to be marked in accordance with the asset allocation numbers provided by Council.

81. House Numbers

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using an approved pavement marking 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.

82. Line Marking / Sign Posting Documentation (subdivision)

Prior to Council or the appointed Principal Certifier issuing a subdivision 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 and sign posting 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.

83. Road Safety Audit – Post Construction

Prior to the dedication of the roads to Council, a Road Safety Audit of the completed works is to be undertaken by a suitably qualified person to identify any potential safety risks for the users of roads and pedestrian facilities (day to day usage and maintenance activities).

The objective of the audit is to identify potential risks to the users of roads and pedestrian facilities and to ensure compliance with the approved plans and that the measures to eliminate or reduce identified risks as suggested in the report have been implemented prior to the dedication of the roads to Council.

84. Residential Inter-Allotment Drainage

Prior to Council or the appointed Principal Certifier 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 for Development (as amended)* and *Campbelltown (Sustainable City) DCP (as amended)*.

85. Retaining

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, all excavated and filled areas shall be battered to a slope of not greater than 1:2 or similarly be retained in accordance with the approved plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provisions for exempt development. Construction of retaining walls outside the scope of the State Environmental Planning Policy and not shown on the approved plans require lodgement of a separate development application.

ADVISORY NOTES

1) Adjustment to Public Utilities

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

2) Linen Plan and Copies

As part of a subdivision certificate application, the following documents shall be submitted for Council's assessment through the NSW Planning Portal:

- a) A cover letter that details how each condition relevant to issue of a subdivision certificate has been addressed
- b) A copy of each required service authority certificate
- c) A draft plan administration sheet (including subdivision certificate)
- d) A draft deposited plan/ strata plan (if required) drawing
- e) A Section 88B instrument (where required), and
- f) A letter from the registered owner providing owners consent for subdivision application.

NSW Planning Portal <https://www.planningportal.nsw.gov.au/>

Upon Council's direction, the applicant must supply three final hard copy documents for affixing of signatures and stamps.

Note: the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) of the Surveying and Spatial Information Regulation 2017.

3) 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 Council's (Sustainable) City DCP – Volumes 1 and 3 (as amended).

4) Asbestos Warning

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

www.environment.nsw.gov.au www.nsw.gov.au/fibro www.adfa.org.au
www.workcover.nsw.gov.au

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

5) Environmental Protection and Biodiversity Conservation (EPBC) Act 1999

The Commonwealth Environmental Protection and Biodiversity Conservation (EPBC) Act 1999 requires actions that will have or are likely to have, a significant impact on a matter of national environmental significance to be referred to the Department of the Environment, Water, Heritage and the Arts for assessment and approval. Referral under the EPBC Act is required in addition to any State or Local Government approval or determination. There are seven matters of national significance including nationally listed threatened species, ecological communities and heritage items. Further information on the EPBC Act can be found at <http://www.environment.gov.au/epbc/index.html>. Guidelines for determining if an impact is likely to be significant under the Act are available at: <http://www.environment.gov.au/epbc/guidelines-policies.html>.

6) Dial 1100 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 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 shall 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.

7) 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.