

7/9/2018

ACTIVITY DETERMINATION

Project No. BGNTX

Conflict of Interest¹

In this matter:

1. ~~I have declared any possible conflict of interests (real, potential or perceived) to the Deputy Secretary Land & Housing Corporation~~
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Deputy Secretary Land & Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed.....

Name..... Michelle Curran.....

Dated..... 7/9/18.....

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979*, I determine that the activity proceed as described below and subject to the identified requirements set out in **Schedule 1**.

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

N/A

Street or property name

Julius Road & Copperfield Drive

Suburb, town or locality

Rosemeadow

Postcode

2560

Local Government Area(s)

City of Campbelltown

Real property description (Lot and DP)

Lot 90 DP 1166578
Lots 33 & 34 DP 700703

ACTIVITY DESCRIPTION

Provide a description of the activity

Subdivision of three (3) lots into 95 lots, comprising 91 residential lots, two (2) integrated residential lots, one (1) seniors housing lot, one (1) drainage reserve; demolition, associated subdivision works, as well as the removal of trees and street landscaping.

1. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "related persons" as defined in the Property, Stock and Business Agency Act 2002.

Signed.....

Dated 7/9/18

Mychelle Curran
Executive Director, Strategy
Land and Housing Corporation
Department of Family and Community Services

SCHEDULE 1

IDENTIFIED REQUIREMENTS

Subdivision of three (3) lots into 95 lots, comprising 91 residential lots, two (2) integrated residential lots, one (1) seniors housing lot, one (1) drainage reserve; and associated subdivision works as well as the removal of trees and street landscaping.

PART A – Standard identified requirements

GENERAL

The following identified requirements have been imposed to ensure that the development activity is carried out in accordance with the plans / documents and any amendments approved under Part 5 of the Environmental Planning & Assessment Act 1979.

1. The development must be carried out substantially in accordance with the following plans / documents as modified below and by any of the undermentioned identified requirements:

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]	Prepared by:
Cover Sheet & Locality Plan	300177343.05. DA001	03	12/01/2018	SMEC
Sheet Schedule & Notes	300177343.05. DA002	03	12/01/2018	SMEC
Demolition Plan	300177343.05. DA011	03	12/01/2018	SMEC
Services Demolition Plan	300177343.05. DA012	03	12/01/2018	SMEC
Typical Road Cross Section	300177343.05. DA041	04	12/01/2018	SMEC
Cut and Fill Plan	300177343.05. DA051	03	12/01/2018	SMEC
Civil Works Plan	300177343.05. DA101	04	12/01/2018	SMEC
Road Long Sections	300177343.05. DA201	03	12/01/2018	SMEC
Cross Section A	300177343.05. DA251	03	25/06/2018	SMEC
Catchment Plan	300177343.05. DA501	02	12/01/2018	SMEC
Retaining Wall Schedule	300177343.05. DA601	03	12/01/2018	SMEC
Structural Details	300177343.05. DA651	04	16/05/2018	SMEC

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd/mm/yyyy]	Prepared by:
Streetscape Plan	300177343.05. DA701	04	12/01/2018	SMEC
Line Marking and Sign Posting Plan	300177343.05. DA801	03	12/01/2018	SMEC
Soil and Water Management Plan	300177343.05. DA851	03	12/01/2018	SMEC
Soil and Water Management Details and Notes	300177343.05. DA861	03	12/01/2018	SMEC
Plan of Proposed Subdivision	77343.05.P03	10	30/08/2018	SMEC
Arboricultural Impact Assessment	2807	-	28/04/2017	Redgum Horticultural
Drainage Report	77343.05	04	19/01/2018	SMEC
Phase 1 and 2 Contamination, Salinity and Geotechnical Investigation	JC17299A-r1	-	August 2017	SMEC
Services Report	77343.05	03	19/01/2018	SMEC
Traffic and Parking Assessment Report	17002	-	15/02/2018	Varga Traffic Planning Pty Ltd

- All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.
- All construction documentation and building work is to be certified in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.
- The land subject of this approval must be subdivided as shown in the Plan of Proposed Subdivision. The subdivision plan must be lodged at NSW Land Registry Services and be registered. A copy of the registered plan is to be provided to the Land & Housing Corporation.

OPERATIONAL MATTERS

These identified requirements pertain to the use of the site and have been imposed to ensure that the development and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

- Stormwater is to be collected within the site, and conveyed in a pipeline to the appropriate gutter or drain under the control of the council for the area substantially in accordance with the approved concept stormwater drainage plans.
- Alterations to the natural surface contours or surface absorption characteristics must not impede, increase or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

Site Works

- Soil erosion and sediment control measures shall be designed in accordance with the guidelines set-out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

8. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / subdivision works are to be maintained during the entire period of the works until disturbed areas are restored by turfing, paving or revegetation.
9. An appropriately qualified person shall design retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Site Soil Contamination

10. The site has been identified as being potentially affected by soil contamination. A proposal for remediation is to be prepared by a suitably qualified person, which may include preparation of a Remedial Action Plan, and remediation is to be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, is to be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report is to be provided to the Land & Housing Corporation on completion of the remediation works.

Landscaping

11. A detailed landscape plan showing plant numbers, specie type and size, is to be prepared in consultation with Council and submitted to the Land and Housing Corporation substantially in accordance with the approved Streetscape Plan prior to commencement of subdivision works.
12. All scheduled plant stock shall be pre-ordered, prior to commencement of subdivision works or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to Council and provide a copy to the Land & Housing Corporation.

Public Liability Insurance

13. A valid public liability insurance policy of at least \$10M shall be maintained throughout the demolition / construction works by the contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following identified requirements are to be complied with prior to any work commencing on the site.

Long Service Levy

- ~~14. The long service levy shall be paid by the Land & Housing Corporation to the Long Service Payments Corporation in accordance with the Building & Construction Industry Long Service Payments Act 1986 prior to the commencement of any building and construction works.~~

Note:

Where approval has been granted for development by a Crown body other than a council, the amount payable is 0.35% of the contract inclusive of GST.

(Deleted)

Utilities Service Provider Notification

15. The demolition and subdivision plans must be submitted to the appropriate local / major water utility's office (e.g. Sydney Water office) to determine whether the development will affect the utility's sewer and water mains, stormwater drains and/or easements. If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Demolition – General

16. Any existing structures, which are not to be retained, are to be demolished prior to commencement of subdivision works associated with the approved development.
17. Demolition is to be carried out in accordance with the appropriate provisions of AS 2601 2001.
18. Where materials containing asbestos are to be removed, demolition is to be carried out by a licensed contractor(s) who has current SafeWork NSW accreditation in asbestos removal.
19. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 1998)].
20. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the Office of Environment and Heritage.
21. Documentary evidence in the form of tip receipts from an approved Waste Management Facility shall be obtained by the demolition contractor and submitted to the Land and Housing Corporation demonstrating the appropriate disposal of the asbestos waste.
22. Demolition procedures shall maximize the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
23. During demolition, the public footway and public road shall be kept clear and shall not be obstructed by any demolished material or vehicles. The public road and footway shall be swept (not hosed) clean of any material, including clay, soil and sand.
24. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footways and the footway shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.
25. The burning of any demolished material on site is not permitted.

Demolition – Prior to works commencing

26. The builder is to notify the occupants of the houses to the east on the opposite side of Copperfield Drive, and to the south and west on the opposite side of Julius Road, a minimum of two days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit of a multi-unit residential building or mixed use building if applicable). The demolition must not commence prior to the date which has been stated in the notice letter. ✓
27. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
28. On demolition sites where buildings to be demolished contain asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site. ✓

Note:

Any buildings constructed before 1987 is assumed to contain asbestos.

Stormwater Disposal

29. A detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), is to be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with any catchment authority requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or the council for the area's drainage code. ✓
30. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services must be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement must be completed and a copy of the registered plan is to be provided to the Land & Housing Corporation.

Council Notification

31. The council for the area shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of two (2) working days notification shall be given.

Landfill

32. Where site filling is necessary, a minimum of 95% standard compacting must be achieved and certified by a NATA registered Soils Lab.
33. Land fill materials must satisfy the following requirements:
- i. be Virgin Excavated Natural Matter (VENM);
 - ii. be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and
 - iii. be free of industrial waste and building debris.

Site Facilities

34. The following facilities shall be installed on the site:
- (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by the council for the area or if this is not practicable to some other council approved management facility.
 - (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds are not to be placed on any property other than that which this approval relates to.
35. Access to the site is to be provided only via an all weather driveway on the property and is not to be provided from any other site.

Site Safety

36. A sign must be erected in a prominent position on the site on which demolition or subdivision works are being carried out:
- (a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work, and
 - (b) showing the name of the principal contractor (if any) for any and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

37. A Class A (minimum 1.8m high security fence) or Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition and subdivision works. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition and subdivision work is not in progress or the site is otherwise unoccupied.

Note:

Approval from the relevant roads authority will be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

38. Prior to commencement of any works, a Traffic Control Plan (TCP) shall be prepared by a suitability qualified person in accordance with the RTA manual *Traffic Control at Work Sites* and AS 1742.3. 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 the council for the area for its records.
39. All traffic control is to be undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the RTA manual *Traffic Control at Work Sites*, all applicable Traffic Management and/or Traffic Control Plans. All Work Cover Authority requirements must also be complied with.
40. Demolition waste and/or materials are not to be stored on the council for the area's footpath or roadway.

Protection of Trees

41. Trees and other vegetation that is to be retained on site are to be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the submitted arborist report. ✓

Waste Management

42. A final Waste Management Plan is to be prepared and submitted to the Land & Housing Corporation prior to the commencement of demolition and subdivision works. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

DURING DEMOLITION/ CONSTRUCTION

The following identified requirements are to be complied with whilst works are occurring on the site.

Heritage

43. Historic and indigenous archaeological sites and relics are protected under the Heritage Act 1977 and National Parks and Wildlife Act 1974 respectively. Should any relics be uncovered during the course of the approved works, work must cease in the affected area. Subsequently in cases where historical items have been uncovered, the Department of Planning & Environment must be contacted or if indigenous items have been uncovered the Office of Environment & Heritage must be contacted.
44. All workers / contractors must be informed of their obligations under the National Parks and Wildlife Act 1974, namely that it is illegal to disturb, damage or destroy a relic without the prior approval of the Chief Executive of the Office of Environment & Heritage.

Demolition

45. Care shall be taken during demolition to ensure that existing services on the site (ie sewer, electricity, gas, and telecommunications) are not damaged.

Hours of Demolition / Construction / Civil Work

46. Demolition /civil work is only permitted on the site between the hours of 7am to 6pm Monday to Friday and 8am to 1 pm on Saturday with no work permitted on Sundays or public holidays.

Excavation & Backfilling

47. All excavations and backfilling associated with the demolition or subdivision works must be executed safely and in accordance with appropriate professional standards. All such work is to be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

48. Any noise generated during the demolition and subdivision works shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the Department of Environment and Climate Change (now Office of Environment and Heritage).
49. No fires are to be lit or waste materials burnt on the site.
50. Wastewater from the washing of trucks is not to enter the stormwater drainage system.
51. Any contamination / spills on the site during demolition and subdivision works must be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.
52. Dust generation during demolition and subdivision works shall be controlled using regular control measures such as on site watering or damp cloth fences.
53. All vehicles transporting loose materials and travelling on public roads must be secured (i.e. closed tail gate and covered) to minimise dust generation.
54. Spraying of paint and other materials with the potential to become air borne particulates must only be undertaken in light wind conditions.
55. Non-recyclable waste and containers must be regularly collected and disposed of at a licensed landfill or other disposal site in the area in accordance with details set out in the Waste Management Plan to be prepared and submitted to the Land & Housing Corporation prior to the commencement of demolition and subdivision works.

Impact of Construction Works

56. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.
57. Care shall be taken to prevent any damage to adjoining properties. The building contractor may be liable to pay compensation to any adjoining owner if, due to demolition and subdivision works, damage is caused to such adjoining property.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following identified requirements are to be complied with prior to the occupation of the development.

General

58. The registration of the subdivision shall not occur until all requirements of this approval have been complied with. ✓

Road Damage

59. The cost of repairing any damage caused to the council for the area's assets in the vicinity of the subject site as a result of demolition / construction works associated with the approved development is to be met in full by the building contractor.

Stormwater Drainage

60. Prior to issuing of the subdivision certificate, a Work As Executed Plan must be prepared clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system. The plan should demonstrate general compliance with the approved concept stormwater drainage plan(s) and must include: ✓

- Sufficient levels and dimensions to verify the constructed storage volume.
- Location and surface levels of all pits.
- Invert levels of the internal drainage line, orifice plates fitted and levels within the outlet control pit.
- Finished floor levels of all structures.
- Verification that any required trash screens have been installed.
- Locations and levels of any overland flow paths.
- Verification that any drainage lines are located wholly within easements.

The Work-As-Executed Plan information should be shown on a copy of the final civil works drawings.

A positive covenant and restriction-as-to-user must be placed over the onsite detention system in accordance with the council for the area's on-site detention policy to ensure that system will be adequately maintained. The positive covenant and restriction-as-to-user must be registered at Land and Property Information prior to occupation of the development. A copy of the registered restriction-as-to-user is to be provided to the Land & Housing Corporation and the council for the area.

SUBDIVISION – PRIOR TO WORKS COMMENCING

The following conditions have been imposed to ensure that the approved subdivision complies with all relevant requirements. These conditions are to be complied with prior to the commencement of any subdivision works on site.

Service Authority Clearances

61. A Section 73 Compliance Certificate for the subdivision under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. The Section 73 Certificate must be submitted to the Land & Housing Corporation prior to the Subdivision Certificate being issued. ✓
62. Electrical supply to the subdivision is to be certified, by an Authority Approved Contractor, as being available for connection from the property boundary. Evidence of this certification must be submitted to the NSW Land and Housing Corporation (LAHC) prior to the Subdivision Certificate being issued. ✓

63. Telecommunications supply to the subdivision is to be certified, by an Approved Telecommunications Carrier, as being available for connection from the property boundary. Evidence of this the certification must be submitted prior to the Subdivision Certificate being issued. ✓
64. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each lot in the development is to be obtained prior to the Subdivision Certificate being issued. ✓

Disconnection of services

65. All previously connected services that are required to be disconnected shall be appropriately disconnected and made safe prior to works commencing. The various service authorities shall be consulted regarding their requirements for the disconnection of services.
66. All existing services within the boundary to remain live must be identified, pegged and made safe.

Existing Drainage

67. Prior to the commencement of subdivision works, a suitably qualified engineer shall certify that the existing drainage system serving the development site, where it is proposed to discharge stormwater from the approved development, has sufficient capacity to adequately convey any increased flows. ✓

Alignment of New Works

68. Prior to the commencement of subdivision works, the principal contractor shall liaise with the council for the area and the adjoining land owners regarding the alignment and construction of new roads. ✓

SUBDIVISION – DURING WORKS

The following conditions have been imposed to ensure that the approved subdivision works comply with all relevant requirements. These conditions are to be complied with during the construction of or on completion of subdivision works on site. ✓

Work Zones

69. All loading, unloading and other activities undertaken during demolition and subdivision works shall be accommodated on the development site. ✓

Where it is not practical to load, unload or undertake specific activities on the site during works, the provision of a 'Work Zone' external to the site approval may need to be sought from the council for the area. Where required, the application is to be made prior to the commencement of any works and is to include a suitable traffic/pedestrian management and control plan for the area of the work zone that will be affected. ✓

Footpath Construction

70. The footpath adjoining the subject land shall be regraded in accordance with levels to be obtained from the council for the area, and concrete foot paving is to be constructed in accordance with the approved drawings and the council for the area's specification for subdivision works. Areas not concreted shall be topsoiled and turfed. The footpath formation may need to be extended beyond the site boundary to provide an acceptable transition to existing footpath levels. ✓

Pavement Thickness Determination

71. A road pavement design and pavement thickness report, from a National Association of Testing Authorities, Australia (NATA) registered laboratory, in accordance with the council for the area's specification for subdivision works shall be forwarded to the Land and Housing Corporation a minimum of 2 working days prior to placement of the exposed sub grade. ✓

Inspections – Civil Works

72. The approved civil works shall be inspected at critical stages of construction by the Land and Housing Corporation's Principal Engineer (or delegated officer) in consultation with Council. The inspection schedule is to be determined by the Principal Engineer prior to the commencement of any works and may include the following: ✓

- a. STORMWATER PIPES – Laid, jointed and prior to backfill, subsoil drainage lines.
- b. ROAD PAVEMENTS – Proof rolling, profile checking, steel inspection.
- c. PIT AND PIPES – Inspection prior to backfill of pipes, steel inspection of pits, final inspections of pits. ✓
- d. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- e. FINAL INSPECTION – All outstanding work.

SUBDIVISION – PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

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

Service Authority Certification

73. A compliance certificate is to be obtained from the relevant local / major water utility (eg the local council for the area or Hunter Water or Sydney Water) or other evidence confirming service connection is to be obtained and submitted to the Land and Housing Corporation prior to issue of the subdivision certificate. ✓
74. A copy of the written clearance obtained from the electricity supply authority stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development is to be submitted to the Land and Housing Corporation prior to issue of the subdivision certificate. ✓
75. A copy of the certificate from an approved telecommunications carrier to certify that satisfactory arrangements have been made to ensure the provision of telephone services to each newly created lot is to be submitted to the Land and Housing Corporation prior to issue of the subdivision certificate. ✓
76. Where the site is to be connected to reticulated gas, a copy of the certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each newly created lot in the development is to be submitted to the Land and Housing Corporation prior to issue of the subdivision certificate. ✓

Civil Construction Certification

77. Prior to issuing a subdivision certificate an appropriately delegated person within the Land and Housing Corporations is to certify that all civil works, including driveways, crossovers and common drainage lines have been constructed in accordance with the certified civil drawings. ✓

Residential Interallotment Drainage

78. Prior to issuing a subdivision certificate, verification shall be submitted to the Land and Housing Corporation demonstrating that interallotment drainage and associated easements have been provided for residential lots where all or part of the lots do not drain to a public road. ✓

Works As Executed Plan

79. Prior issuing a subdivision certificate, the following documents shall be submitted to the Land and Housing Corporation: ✓
- a. Two (2) complete sets of fully marked up and certified work as executed plans in accordance with the approved plans and specifications for subdivision and drainage works and two (2) copies of the line marking/ signposting plan(s). ✓
 - b. Two (2) copies of any lot classification reports, 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. ✓
 - c. Two (2) copies of any compliance certificates, 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 NATA registered laboratory or qualified engineer and shall list the relevant compliance standard/s and certify that the whole of the area of works or materials tested comply with the relevant 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. ✓

Endorsement of Linen Plan

80. Two originals plus five (5) copies of the Plan of Subdivision creating the new allotments and the original 88B instrument, if applicable, shall be submitted to the Land and Housing Corporation for endorsement prior to lodgement at the NSW Land Registry Services. ✓

The plan of subdivision must be prepared by a surveyor and must include the details of the easements to be applied to the site and the dedication of assets to Council.

Restriction on the Use of Land

81. Prior to issuing a subdivision certificate, appropriate restrictions on the use of land under Section 88B of the Conveyancing Act are to be applied, such as:
- a. Common Drainage Lines ✓
 - b. Overland flow paths
 - c. Party wall easements

Restrictions/ easements may also include the following:

- a. *Floor Level Control*
 - b. *No Alteration To Surface Levels*
 - c. *Lots filled*
 - d. *Access denied*
 - e. *Set back from access denied roads*
 - f. *Uncontrolled fill*
 - g. *Finished floor levels*
 - h. *No cut or fill*
 - i. *Reciprocal rights of carriageway*
- ✓

j. *Lots with any other restrictions*

The council for the area shall be consulted regarding required wording, where applicable. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. Where applicable, the authority empowered to release, vary or modify these restrictions on the use of land shall be the council for the area. ✓

PART B – Additional identified requirements

Site/project specific conditions

82. Each lot created by the subdivision is to have an individual service connection to the mains for sewer and water which does not traverse another lot. ✓
- Any required meters must be located wholly within the relevant lot boundaries. ✓

Conditions resulting from consideration of Campbelltown City Council's comments

83. At the intersection between Road 1 and Malcolm Way at Copperfield Drive, new splitter islands/median strips (e.g. of approximately 200mm width) are to be submitted to council prior to commencement of subdivision works and constructed as part of stage 3. ✓
84. Detailed drainage design including connection details and levels are to be submitted to council prior to commencement of subdivision works. ✓
85. Further modelling is to be undertaken of the drainage system prior to the commencement of the subdivision works. ✓
86. An easement shall be provided along the width of the retaining wall footing, requiring the owner of the lot to allow access for maintenance and preventing the owner of the lot from amending the adjoining levels without structural advice. ✓

Conditions as requested by public authorities other than councils

87. Nil conditions

Note

These are additional conditions of consent requested by public authorities consulted under Clause 16 of State Environmental Planning Policy (Infrastructure) 2007, which is saved under ARH SEPP. ✓

Conditions resulting from consideration of adjoining occupier comments

88. Nil conditions

Specific service/ utility agency conditions

89. Nil conditions

ADVISORY NOTES

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
- ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at www.1100.com.au or by dialling 1100.

Standard advisory notes

Disability Discrimination Act

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.

Dial 1100 Before You Dig

- ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at *www.1100.com.au* or by dialling 1100.

Inspection within Public Areas

- iii. The council for the area should be consulted regarding all works within public areas, which may be required to be inspected at critical stages of construction and by the council on completion. ✓

Inspections – Civil Works

- iv. The council for the area should be contacted before each critical stage inspection of the approved civil works on the site is carried out to arrange joint inspections of the works together with Housing NSW to facilitate the handover of public infrastructure assets on completion of the works. ✓

Additional advisory notes resulting from consideration of the council for the area's comments

- v. Nil advisory notes / Insert as necessary

Note

These additional advisory notes deal with matters advised by the council for the area that are not covered in the standard advisory notes but are considered appropriate for inclusion.

