

RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

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

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

Plan Reference / Drawing No.	Name of Plan	Prepared by	Date
51292_003DP_A	Plan of Proposed Subdivision	LTS	24 January 2023
21-889-C000 L	Cover Sheet	AT&L	23 January 2023
21-889-C001 L	Drawing List and Notes	AT&L	23 January 2023
21-889-C002 L	General Notes	AT&L	23 January 2023
21-889-C003 M	General Arrangement Plan	AT&L	23 January 2023
21-889-C004 L	Typical Road Cross Sections Sheet 1	AT&L	23 January 2023
21-889-C005 L	Typical Road Cross Sections Sheet 2	AT&L	23 January 2023
21-889-C006 L	Typical Road Verge Sections	AT&L	23 January 2023
21-889-C007 L	Typical Site Sections Sheet 1	AT&L	23 January 2023
21-889-C008 M	Typical Site Sections Sheet 2	AT&L	23 January 2023
21-889-C101 L	Bulk Earthworks Plan	AT&L	23 January 2023
21-889-C102 M	Bulk Earthworks Sections Sheet 1	AT&L	23 January 2023
21-889-C103 N	Bulk Earthworks Sections Sheet 2	AT&L	23 January 2023
21-889-C201 O	Roadworks and Drainage Plan Sheet 1	AT&L	23 January 2023
21-889-C202 O	Roadworks and Drainage Plan Sheet 2	AT&L	23 January 2023
21-889-C203 O	Roadworks and Drainage Plan Sheet 3	AT&L	23 January 2023
21-889-C204 O	Roadworks and Drainage Plan Sheet 4	AT&L	23 January 2023
21-889-C205 O	Roadworks and Drainage Plan Sheet 5	AT&L	23 January 2023

21-889-C206 O	Roadworks and Drainage Plan Sheet 6	AT&L	23 January 2023
21-889-C207 O	Roadworks and Drainage Plan Sheet 7	AT&L	23 January 2023
21-889-C208 O	Roadworks and Drainage Plan Sheet 8	AT&L	23 January 2023
21-889-C301 L	Road 01 (MC01) & Road 02 (MC02) Longitudinal Sections	AT&L	23 January 2023
21-889-C302 L	Road 02 (MC02) & Road 03 (MC03) Longitudinal Sections	AT&L	23 January 2023
21-889-C401 L	Retaining Wall General Arrangement Plan	AT&L	23 January 2023
21-889-C402 L	Retaining Wall Profile Sheet 1	AT&L	23 January 2023
21-889-C403 C	Retaining Wall Profile Sheet 2	AT&L	23 January 2023
21-889-C404 C	Retaining Wall Profile Sheet 3	AT&L	23 January 2023
21-889-C405 B	Retaining Wall Details Sheet 1	AT&L	23 January 2023
21-889-C406 B	Retaining Wall Details Sheet 2	AT&L	23 January 2023
21-889-C407 B	Retaining Wall Details Sheet 3	AT&L	23 January 2023
21-889-C408 B	Retaining Wall Details Sheet 4	AT&L	23 January 2023
21-889-C501 L	Stormwater Drainage Catchment Plan (Pre- Developed)	AT&L	23 January 2023
21-889-C502 L	Stormwater Drainage Catchment Plan (Post- Developed)	AT&L	23 January 2023
21-889-C531 E	Stormwater Drainage Details Sheet 1	AT&L	23 January 2023
21-889-C532 E	Stormwater Drainage Details Sheet 2	AT&L	23 January 2023
21-889-C533 E	Stormwater Drainage Details Sheet 3	AT&L	23 January 2023
21-889-C535 E	Stormwater Drainage Pits Arrangement Plan	AT&L	23 January 2023
21-889-C536 E	Stormwater Drainage Pits Arrangement	AT&L	23 January 2023

	Sections		
21-889-C701 M	Services and Utilities Coordination Plan Sheet 1	AT&L	23 January 2023
21-889-C702 M	Services and Utilities Coordination Plan Sheet 2	AT&L	23 January 2023
21-889-C801 L	Sediment and Erosion Control Plan Sheet 1	AT&L	23 January 2023
21-889-C802 L	Sediment and Erosion Control Plan Sheet 2	AT&L	23 January 2023
21-889-C803 L	Sediment and Erosion Details	AT&L	23 January 2023
21-889-C901 F	Signage & Linemarking Plan Sheet 1	AT&L	23 January 2023
21-889-C902 F	Signage & Linemarking Plan Sheet 2	AT&L	23 January 2023
21-889-C003 M	Subdivision Works Certificates Staging Plans Showing Stages 1 and 2 Works	AT&L	23 January 2023
LCC-000 3	Cover Sheet	Geoscapes	1 September 2022
LCC-001 3	Streetscape Masterplan	Geoscapes	1 September 2022
LCC-101 3	Streetscape Plan Sheet 1	Geoscapes	1 September 2022
LCC-102 3	Streetscape Plan Sheet 2	Geoscapes	1 September 2022
LCC-103 3	Streetscape Plan Sheet 3	Geoscapes	1 September 2022
LCC-104 3	Streetscape Plan Sheet 4	Geoscapes	1 September 2022
LCC-105 3	Streetscape Plan Sheet 5	Geoscapes	1 September 2022
LCC-106 3	Streetscape Plan Sheet 6	Geoscapes	1 September 2022
LCC-601 3	Landscape Details	Geoscapes	1 September 2022

Document Title	Prepared by	Date
Remediation Action Plan	Geo-Logix	6 October 2022
Hazardous Building Materials Survey	JBS&G	10 May 2022
Preliminary Geotechnical and Soil	Geo-Logix	10 May 2022

Salinity Investigation		
Turner Road Industrial Estate Masterplan Noise and Vibration Impact Assessment	Wilkinson Murray	9 May 2022
Construction Air Quality Assessment	Wilkinson Murray	9 May 2022
Bushfire Assessment	Peterson Bushfire	27 June 2022
Arboricultural Impact Assessment	Aboreport	17 May 2022
Biodiversity Development Assessment Report	Ecologique	19 January 2023
Biodiversity Certification	Ecologique	6 March 2023
Civil Design Report - Turner Rd, Gregory Hills	AT&L	26 October 2022
Aboriginal Cultural Heritage Assessment	Austral Archaeology	20 October 2022
Waste Management Plan	LG Consult	3 May 2022

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

The general terms of approval/requirements are:

- a) General Terms of Approval from the Department of Planning - Water dated 16 March 2023.
- b) General Terms of Approval from Heritage NSW dated 16 November 2022.
- c) Letter and attachments from Endeavor Energy dated 10 June 2022.

The above requirements must also be complied with prior to the issue of either the stage 1 or stage 2 subdivision works certificates, unless otherwise approved in writing by the above authorities.

- (3) **Shoring and Adequacy of Adjoining Property** - If the approved development involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person having the benefit of the development consent must, at the person's own expense:

- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
- b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land gives written consent to the condition not applying.

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

- (4) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (5) **Local Traffic Committee Concurrence** - Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Council's Local Traffic Committee on local roads, and the Roads and Maritime Services on State roads.

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

- (6) **Street Lighting** - Street lighting for the subdivision shall be designed and installed in accordance with relevant Australian Standards and to the satisfaction of the Roads Authority (Council).
- (7) **Infrastructure in Road and Footpath Areas** - Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

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

- (8) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent.

The following procedures shall be strictly observed:

- a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval, and
- b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features, are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

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

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

- (10) **Noxious Weeds Management** - Weed dispersion must be minimised and weed infestations must be managed during all stages of the development. Any noxious or environmentally invasive weed infestations that occur during or after works must be fully and continuously suppressed and destroyed by appropriate means. New infestations must be reported to Council.

Pursuant to the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*, the applicant must at all times ensure that any machinery, vehicles or other equipment entering or leaving the site are clean and free from any noxious weed material to prevent the spread of all weeds to or from the property.

Earth moved containing noxious weed material must be disposed of at an approved waste management facility and be transported in compliance with the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*.

- (11) **No Signage Approved** - This development consent does not approve any signage.

2.0 - Prior to Issue of a Subdivision Works Certificate

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

- (1) **Subdivision Works Certificate Staging** - The subdivision works may be carried out in two stages as shown in the staging plan listed in condition 1.0(1) of this development consent.

For stage 1, all conditions of this development consent are applicable except for conditions:

- 2.0(7) Detailed Landscape Plan.
- 2.0(8) Fibre-Ready/Telecommunications Infrastructure.
- 2.0(15) Ecosystem Credit Retirement.

For stage 2, all conditions of this development consent are applicable.

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

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

- (3) **Electrical Services Pad-Mounted Substation** - In the event that a padmounted substation(s) is necessary to service the development, and this substation is to be located within any existing or future public land, the applicant shall consult with Council about the proposed location. Council shall agree to the location of any padmounted substation(s) within any existing or future public lands prior to its construction. Padmounted substations must be located outside of flood prone land and above the probable maximum flood and flood planning levels.
- (4) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Subdivision Works Certificate application.

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

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

- (5) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with 'Managing Urban Stormwater - Soils and Construction ('the blue book')'. Details demonstrating compliance shall be provided to the certifier with the Subdivision Works Certificate application.
- (6) **Works in Road Reserves** - Where any works are proposed in a public road reservation, the relevant Public Road Activity Approval (Road Works Application, Road Opening Permit and/or Road Occupancy Permit) shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993*.
- (7) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Appendix B of Camden Development Control Plan 2019. Details demonstrating compliance must be provided to the certifier.

The detailed landscape plan must also include:

- a) Street trees must be sourced in accordance with the tests and measurements contained within AS2303 - Tree Stock for Landscape Use.
 - b) Street trees must not be positioned within 10m of road intersections, beneath street lighting or adjacent to stormwater inlets.
 - c) *Melaleuca decora* must be formatively pruned early after planting to establish a clear trunk suitable for pedestrian clearance.
- (8) **Fibre-Ready Facilities/Telecommunications Infrastructure** - Documentary evidence must be provided to the certifier demonstrating that satisfactory arrangements have been made for:
- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to

any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose, and

- b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

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

- (9) **Section 7.11 Contributions - Works In Kind** - Section 7.11 contributions may be offset by the value of land and/or works as part of a 'Works in Kind' agreement with Council. Works in kind to be carried out shall be agreed to by Council in writing prior to the payment of the contributions and issue of a construction certificate (related to the works in kind). All such agreements shall be in accordance with Council's Works In Kind Policy.
 - (10) **Damages Bond** - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council's Development Infrastructure Bonds Policy.
- Note.** A fee is payable for the lodgement of the bond.
- (11) **Long Service Levy** - In accordance with the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council. This applies to building and construction works with a cost of \$250,000 or more.
 - (12) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the accredited certifier.
 - (13) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system must be provided for the site and designed in accordance with Council's Engineering Specifications. A detailed on-site detention and water quality report reflecting the Subdivision Works Certificate plans must be provided to the certifier with the Subdivision Works Certificate application.
 - (14) **De-Watering Plan** - A de-watering plan for the site's existing waterbodies must be prepared.
 - (15) **Ecosystem Credit Retirement** - The class and number of ecosystem credits in the following table must be retired to offset the residual biodiversity impacts of the development.

Impacted Plant Community Type	Number of Ecosystem Credits	IBRA Subregion	Plant Community Type(s) that can be used to Offset the Impacts From Development
PCT 849 Grey Box - Forest Red Gum	1	Cumberland Plain, Sydney Basin Bioregion	PCT 849 Grey Box - Forest Red Gum grassy woodland on flats of the

grassy woodland on flats of the Cumberland Plain			Cumberland Plain
PCT 835 Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain	2	Cumberland Plain, Sydney Basin Bioregion	PCT 835 Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain

The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits as calculated by the BAM Credit Calculator (BAM-C).

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to the certifier and Council.

3.0 - Prior to Commencement of Works

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

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e., kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.
- (2) **Notice of Principal Certifier** - Notice shall be given to Council at least two days prior to subdivision and/or building works commencing in accordance with the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. The notice shall include:
 - a) a description of the work to be carried out,
 - b) the address of the land on which the work is to be carried out,
 - c) the registered number and date of issue of the relevant development consent,
 - d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed,
 - e) the certifier's registration number, and a statement signed by the certifier consenting to being appointed as principal certifier, and
 - f) a telephone number on which the principal certifier may be contacted for business purposes.
- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two days prior to subdivision and/or building works commencing in accordance with the

Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The notice shall include:

- a) the name and address of the person by whom the notice is being given,
- b) a description of the work to be carried out,
- c) the address of the land on which the work is to be carried out,
- d) the registered number and date of issue of the relevant development consent and construction certificate,
- e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied, and
- f) the date on which the work is intended to commence.

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

- a) a Subdivision Works Certificate has been issued by a certifier,
- b) a principal certifier has been appointed by the person having benefit of the development consent,
- c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two days before building work commences,
- d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two days before building work commences, and
- e) the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

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

- a) that unauthorised entry to the work site is prohibited,
- b) the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
- c) the name, address and telephone number of the principal certifier for the work.

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

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

- (7) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater - Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.
- (8) **Dilapidation Report - Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to the principal certifier and Council at least 2 days prior to the commencement of works.

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

- (9) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the principal certifier.
- (10) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the principal certifier.
- (11) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the principal certifier.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site,
 - b) measures to suppress odours and dust emissions,
 - c) soil and sediment control measures,
 - d) measures to control air emissions that includes odour,
 - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal,
 - f) any other recognised environmental impact,
 - g) work, health and safety, and
 - h) community consultation.
- (12) **Construction Noise Management Plan** - A construction noise management plan shall be provided to the principal certifier and include the following:

- a) noise mitigation measures,
 - b) noise and/or vibration monitoring,
 - c) use of respite periods,
 - d) complaints handling, and
 - e) community liaison and consultation.
- (13) **Protection of Existing Council Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.
- The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.
- (14) **Protection of Trees to be Retained (Excluding Council Street Trees)** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone and displayed in a prominent position.
- (15) **Dilapidation Report - Adjoining Properties** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of all adjoining properties, must be provided to the principal certifier. All costs incurred in preparing the dilapidation report and complying with the conditions it imposes shall be borne by the applicant.
- In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant shall demonstrate in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence shall be obtained from the principal certifier in such circumstances.
- (16) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.
- (17) **Site and Environmental Management Plans** - In accordance with the approved remediation action plan, an environmental management plan and occupational health and safety plan that addresses all relevant legislative requirements and environmental effects is required to be completed prior to the commencement of remediation works. The plan is to be provided by the remediation contractor and recognise all remediation requirements of the remediation action plan.
- (18) **Fill Management Plan** - A fill management plan (FMP) shall be provided to the principal certifier. The FMP shall include procedures and controls for certifying that all

material imported onto the site is VENM only and the management of the imported fill to facilitate earth and construction works as part of the approved development. The FMP must also facilitate compliance with the condition entitled "Fill Material (VENM)".

- (19) **Protection of Adjoining Bushland and/or Waterfront Areas** - To limit the potential for damage to the adjoining bushland areas and/or waterfront areas, the boundaries to these areas must be fenced prior to the commencement of any earthworks, demolition, excavation or construction works. As well as the fencing prior to any earthworks commencing, other protection measures must be completed in accordance with the standards as specified in AS 4970.

The fencing must be kept in place until the completion of development and maintenance works and be marked by appropriate signage notifying all site visitors that the subject trees and vegetation areas are protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing.

- (20) **De-Watering Activities** - Measures must be taken consistent with *National Parks and Wildlife Act 1974* to ensure that any fauna inhabiting the waterbody, or surrounding vegetation, are treated humanely and relocated before development activities commence. A qualified ecologist or wildlife carer must be present throughout de-watering activities to relocate fauna or take fauna into care where appropriate (i.e., juvenile or nocturnal fauna). Nesting animals must be left in situ until young have fledged and/or left the nest.

- (21) **SafeWork NSW - Demolition Notifications and Permits** - Under work health and safety legislation a person conducting a business or undertaking who proposes to carry out any of the following demolition work must ensure that written notice is given to the regulator, in the manner and form required by the regulator, at least five days before the work commences:

- a) demolition of a structure, or a part of a structure that is load bearing or otherwise related to the physical integrity of the structure, that is at least 6m in height,
- b) demolition work involving load shifting machinery on a suspended floor, or
- c) demolition work involving explosives.

The height of a structure is measured from the lowest level of the ground immediately adjacent to the base of the structure (at the point at which the height is to be measured) to its highest point.

All demolition work must be otherwise conducted in accordance with the SafeWork NSW Code of Practice - Demolition Work (August 2019).

- (22) **Information Required Prior to Demolition** - The demolisher must lodge with Camden Council or the principal certifier at least 48 hours prior to the commencement of demolition work the following details:

- a) written notice indicating the date when demolition of the building is to commence,
- b) copy of the demolition licence and details of name, address and business hours contact telephone number,
- c) a copy of the applicable asbestos licence (if required for demolition works involving asbestos),

- d) copy of the SafeWork NSW permit for the demolition works, and
- e) copy of the SafeWork NSW stamped notification form including any asbestos removal notification.

(23) **Demolition Work** - The approved demolition work must comply with the following requirements:

- a) The developer shall notify adjoining residents of demolition works 7 working 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 premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site.
- b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
- c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied.
- d) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services.
- e) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times.
- f) A work plan prepared by a suitably qualified person in accordance with AS 2601 - Demolition of Structures shall be provided to the principal certifier for approval prior to demolition works commencing. The work plan shall identify 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.
- g) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a SafeWork NSW licensed contractor shall remove all asbestos in accordance with the requirements of SafeWork NSW, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.
- h) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
- i) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc.) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.

4.0 - During Works

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

- (1) **Work Hours** - All work (including delivery of materials) shall be:
- a) restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - b) not carried out on Sundays or public holidays,
- unless approved in writing by Council.

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

If an excavation extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road rail corridor, the person causing the excavation must:

- a) protect and support the building, structure or work on adjoining land from possible damage from the excavation,
- b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation, and
- c) give at least 7 days notice of the intention to excavate to the owner of the adjoining land before excavating.

The above requirements do not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land gives written consent to the requirements not applying.

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

- (3) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site,
 - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner,
 - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility,

- d) a waste storage area shall be located on the site,
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc.),
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - i) be a standard flushing toilet connected to a public sewer, or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (4) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (5) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:
- “WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) - Solution to Pollution.”*
- The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.
- (6) **Compaction (Lots)** - The approved lots, which are subject to filling must be compacted in accordance with Council's current Engineering Construction Specifications. A suitably qualified and experienced geotechnical engineer must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798.
- (7) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - b) the wheels of vehicles leaving the site:
 - do not track soil and other waste material onto any public road adjoining the site, and
 - fully traverse the site's stabilised access point.

- (8) **Fill Compaction** - All fill must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (9) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (10) **Soil, Erosion, Sediment and Water Management - Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (11) **Noise and Vibration During Work** - The development must comply with the report titled 'Turner Road Industrial Estate Masterplan Noise and Vibration Impact Assessment' prepared by Wilkinson Murray and dated 9 May 2022.
- (12) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (13) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (14) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council officers on request and be provided to the Council at the completion of the development.
- (15) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, an assessment report and sampling location plan for such material must be provided to and approved by the principal certifier.

The assessment report and associated sampling location plan must:

- a) be prepared by a contaminated land specialist; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and

- ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
 - i) provides no unacceptable risk to human health and the environment;
 - ii) is free of contaminants;
 - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
 - iv) is suitable for its intended purpose and land use; and
 - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

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

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

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

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m ³)
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof

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

- (16) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (17) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction - Managing Urban Stormwater manual (Blue Book).

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

- (18) **Protection for Existing Trees** - The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.
- (19) **Unexpected Finds Contingency (Remediation)** - Should any additional contamination or hazardous materials be encountered during any stage of the remediation process, all remediation works in the vicinity of the findings shall cease and compliance with the contingency recommendations in the approved remediation action plan shall be adopted.
- (20) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the report titled 'Preliminary Geotechnical and Soil Salinity Investigation' prepared by Geo-Logix and dated 10 May 2022.
- (21) **Relics Discovery During Works** - If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an aboriginal object):
- a) all work must stop immediately in that area;
 - b) Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and
 - c) any requirements of Heritage NSW must be implemented.
- (22) **Aboriginal Objects Discovered During Works** - If any Aboriginal object (including evidence of habitation or remains) is discovered during the work:
- a) all excavation or disturbance of the area must stop immediately in that area,
 - b) Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*, and
 - c) any requirements of Heritage NSW must be implemented.
- (23) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment. All material not suitable for recycling or reuse must be disposed of at a licenced waste facility authorised to accept that waste.
- (24) **Fill Assessment Reporting Requirements** - A fill assessment report prepared as a requirement of the required fill management plan must be provided to the principal certifier on a monthly basis to facilitate an audit for compliance with the fill management plan.
- (25) **Construction Noise Management Plan** - All operations must be carried out in accordance with the recommendations contained in the required construction noise management plan including:
- a) noise mitigation measures,
 - b) noise and/or vibration monitoring,

- c) use of respite periods,
- d) complaints handling, and
- e) community liaison and consultation.

- (26) **Fill Management Plan Compliance** - All fill material approved to be imported onto the site must be assessed and determined to comply with all procedures, controls and protocols contained within the approved fill management plan before the material is placed on the site.

All fill assessment reports (including those where material is considered not suitable for importation onto the development site) assessed under the approved fill management plan must be provided to Council on a monthly basis to facilitate an audit for compliance with the fill management plan.

- (27) **Remediation Action Plan** - All approved remediation works that include excavation, stockpiling, on-site and off-site disposal, cut, backfilling, compaction, monitoring, validation, site management and security and work health and safety must be carried out in accordance with the approved remediation action titled 'Remediation Action Plan' prepared by Geo-Logix and dated 6 October 2022, except where amended by other conditions of this development consent.

Any variation to the approved remediation action plans will require this development consent to be modified or a separate development consent to be obtained.

- (28) **Remediation Works Inspections** - A certified contaminated land consultant must frequently inspect the remediation works to confirm compliance with the remediation action plan including all health and safety requirements.

- (29) **Pavement Layer Thickness** - At the completion of each pavement layer, the applicant must submit to the principal certifier a site survey plan showing the reduced level (RL) of the finished surface layer after trimming and before the next course material is laid.

The survey plan must be prepared by a suitably qualified surveyor and the RL must be to AHD level. Survey readings at 3 points, being the lip of gutter (two sides) and the centre line of the road, must be provided at least every 50m of road chainage or part thereof, with a minimum of two chainage locations per continuous length of pavement design profile along a single road. The survey plan must specify the variation from the design level and whether the points are within Council's acceptable tolerances. The tolerances for each layer are specified below. The construction of the next pavement layer must not commence until written approval is given by the principal certifier.

Layer	Tolerance
Subgrade (surface level)	-30mm / +10mm
Subbase Course (thickness)	-10mm / +20mm
Base Course (thickness)	-0mm / +20mm
Finished Surface Level	-15mm / +12mm

5.0 - Prior to Issue of a Subdivision Certificate

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

- (1) **Requirement for a Subdivision Certificate** - The application for a subdivision certificate(s) shall be made in accordance with the requirements of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- (2) **Show Easements/Restrictions on the Plan of Subdivision** - The developer shall acknowledge all existing easements and/or restrictions on the use of the land on the final plan of subdivision.
- (3) **Burdened Lots to be Identified** - Any lots subsequently identified during the subdivision as requiring restrictions shall also be suitably burdened.
- (4) **Subdivision Certificate** - The issue of a Subdivision Certificate is not to occur until all conditions of this development consent have been satisfactorily addressed and all engineering works are complete (where the subdivision involves engineering works), unless otherwise approved in writing by the principal certifier.
- (5) **Fill Plan** - A fill plan shall be provided to the principal certifier prior to the issue of any Subdivision certificate. The plan must show (where applicable):
 - a) lot boundaries,
 - b) road/drainage/public reserves,
 - c) street names,
 - d) final fill contours and boundaries, and
 - e) depth in filling in maximum 0.5m increments.

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

- (6) **Incomplete Works Bond** - Where there are incomplete works, the applicant is to lodge a bond with Council to cover the cost of the incomplete works in accordance with Council's Development Infrastructure Bonds Policy.

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

- (7) **Surveyor's Report** - Prior to the issue of the Subdivision Certificate a certificate from a registered surveyor must be provided to the principal certifier, certifying that all drainage lines have been laid within their proposed easements. Certification is also to be provided stating that no services or accessways encroach over the proposed boundary other than as provided for by easements as created by the final plan of subdivision.
- (8) **Value of Works** - Itemised data and value of civil works shall be provided to Council for inclusion in Council's Asset Management System in accordance with Council's Engineering Specifications.
- (9) **Electricity Notice of Arrangement** - A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy must be submitted to the principal certifier (Council). The arrangement must include the provision of street lighting in accordance with the electrical design approved by Council.

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

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

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

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

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

- (12) **Section 88B Instrument** - The applicant shall prepare a Section 88B Instrument for approval by the principal certifier which incorporates the following easements, positive covenants and restrictions as to user, to the satisfaction of the principal certifier:

- a) easement for services,
- b) easement to drain water and drainage easement/s over overland flow paths,
- c) easement for on-site-detention,
- d) restriction as to user on lots 1-23 (inclusive) requiring lot-based on-site detention and water quality facilities to satisfy the requirements of Council's engineering design specification and to compensate for and offset post-development road stormwater flows as prescribed in the approved engineering report titled 'Civil Design Report - Turner Rd, Gregory Hills' prepared by AT&L and dated 26 October 2022,
- e) positive covenant over the on-site detention/water quality facility for the maintenance, repair and insurance of such a facility,
- f) retaining wall, positive covenant and restriction as to user,
- g) restriction as to user on lots 1-23 (inclusive) requiring that footings must be designed by a suitably qualified civil and/or structural engineer,
- h) restriction as to user over any lots adjacent to a public reserve stipulating dividing fence type,

- i) restriction as to user preventing the alteration of the final overland flow path shape, and the erection of any structures (other than open form fencing) in the overland flow path without the written permission of Council,
 - j) a positive covenant/restriction as to user that requires that the recommendations of the approved bush fire assessment report titled 'Bushfire Assessment' prepared by Peterson Bushfire and dated 27 June 2022 be carried out,
 - k) restriction as to user on lots 1-23 (inclusive) requiring that all construction works that include earthworks, imported fill, landscaping, roads, buildings and associated infrastructure must be carried out in accordance with the management strategies as contained within the report titled 'Preliminary Geotechnical and Soil Salinity Investigation' prepared by Geo-Logix and dated 10 May 2022,
 - l) restriction as to user on lots 1-23 (inclusive) requiring compliance with the report titled 'Turner Road Industrial Estate Masterplan Noise and Vibration Impact Assessment' prepared by Wilkinson Murray and dated 9 May 2022,
 - m) restriction as to user on lots 1-23 (inclusive) prohibiting the approval of a development application or complying development certificate application for development thereon unless those applications are accompanied by an acoustic report that demonstrates that the development will comply with the report titled 'Turner Road Industrial Estate Masterplan Noise and Vibration Impact Assessment' prepared by Wilkinson Murray and dated 9 May 2022,
 - n) restriction as to user on lots 1-23 (inclusive) requiring that development thereon complies with the flood emergency response plan required by this development consent,
 - o) restriction as to user on lots 19-23 (inclusive) that prohibits vehicular access to those lots from Turner Road,
 - p) restriction as to user on lots 19-23 (inclusive) that requires development thereon to provide a minimum 5m deep landscaped batter (maximum grade 1:4) as it's interface with Turner Road, consistent with the Turner Road Development Control Plan 2007, and that requires the owner to maintain that landscaping in perpetuity,
 - q) restriction as to user on lot 23 that requires development thereon to provide a minimum 2m deep landscaped batter (maximum grade 1:4) as it's interface with lot 24, consistent with the Turner Road Development Control Plan 2007, and that requires the owner to maintain that landscaping in perpetuity, and
 - r) restriction as to user on lot 1 prohibiting it from being developed unless the lot is first consolidated with 37B Central Hills Drive (lot 54, DP 1279640).
- (13) **Compaction Report** - A compaction report must be submitted that demonstrates that all roads and lots have been compacted in accordance with Council's engineering specifications.
- (14) **Lot Numbers and Street Names** - Lot numbers and street names must be stencilled on the face of kerb or in alternative locations directed by the principal certifier.

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

- a) Lot numbers - White number in Brunswick Green background located on the prolongation of both common boundaries of each lot.
 - b) Street names - White lettering on Brunswick Green background at kerb and gutter tangent points.
- (15) **Stencilled Pit Lintels** - Pit lintels must be labelled with permanent stencilled signs in accordance with Council's current Engineering Design Specifications.
- (16) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.

Certification for compliance with AS2303-2018 - Tree Stock for Landscape Use from the grower/supplier of the trees must be provided to the principal certifier.

- (17) **Fibre-Ready Facilities/Telecommunications Infrastructure** - Documentary evidence must be provided to the principal certifier demonstrating that satisfactory arrangements have been made for:
- a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. The carrier must confirm in writing that they are satisfied that the fibre-ready facilities are fit for purpose; and
 - b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.

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

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

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

- (19) **Water Quality Facility** - A water quality facility must be constructed for the site in accordance with the approved plans and Council's Engineering Specifications.
- (20) **Water Quality Facility Operation, Maintenance and Monitoring Manual/s** - Operation, Maintenance and Monitoring Manual/s ('Manuals') for the permanent water quality facility shall be provided for approval to the principal certifier. The Manuals shall be prepared by a suitably qualified person in accordance with Council's Engineering Specifications.
- (21) **Validation Report** - A validation report endorsed by a certified contaminated land consultant shall be provided to the principal certifier within 30 days of completion of

the remediation works, and prior to the issue of a Subdivision Certificate, which demonstrates:

- a) compliance with objectives of the approved remediation action plan (RAP),
- b) that the remediation acceptance criteria (in the approved RAP) has been fully complied with,
- c) that all remediation works comply with the contaminated lands planning guidelines, the *Contaminated Lands Management Act 1997* and State Environmental Planning Policy (Resilience and Hazards) 2021,

and includes:

- d) Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor,
- e) a 'notice of completion of remediation work' as required by State Environmental Planning Policy (Resilience and Hazards) 2021, and
- f) a statement confirming that the site following remediation of contamination is suitable for the intended use.

(22) **Certificate from Occupational Hygienist** - A certificate from an occupational hygienist shall be provided to the principal certifier certifying that the site is free of hazardous building materials/ asbestos.

(23) **Remediated Land Delineation** - A map that delineates the extent of the remediated land, as identified by the validation report required by this development consent, must be provided to Council for integration into Council's mapping system. The map must be provided in digital GIS format (ESRI Shape, .dxf or .dwg) and the data projection coordinate must be in GDA94 / MGA Zone 56.

(24) **Flood Level Delineation (Works as Executed Plans)** - The Works As Executed plans must clearly delineate the extent of the flood planning levels in addition to the flood mapping requirements outlined in Council's Engineering Design Specifications. All plans (both design and works as executed) are to clearly delineate the extent/location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood (PMF) and the flood planning level (FPL) lines and clearly label them as such. The FPL is defined in Council's Flood Risk Management Policy.

An updated flood map that delineates the extent of the FPL and that is based upon the final completed subdivision layout must be provided to Council for integration into Council's database. The updated flood map must be provided as a separate layer in .dxf or .dwg format and show the 5% AEP, the 1% AEP, the PMF and the FPL levels. This must also include the submission of the digital flood models with result files for the 5% AEP, the 1% AEP, the PMF and the FPL levels for integration into Council's mapping system.

- (25) **Section 7.11 Contributions - Monetary (Turner Road and Oran Park)** - A contribution pursuant to the provisions of Section 7.11 of the *EP&A Act 1979* for the services and amounts detailed below.

Plan Name	Contribution Type	Amount Payable
Oran Park and Turner Road Contributions Plan	Transport Management - Works	\$158,879.00
Oran Park and Turner Road Contributions Plan	Transport Management - Project Management	\$3,619.00
	Total	\$162,498.00

A copy of the Oran Park and Turner Road Precincts Section 7.11 Contributions Plan may be inspected at Council's Camden office at 70 Central Avenue Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.

The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at the time of actual payment in accordance with the applicable Index.

- (26) **Special Infrastructure Contribution** - A special infrastructure contribution (SIC) is to be made in accordance with the Environment Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

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

Alternatively, the applicant must obtain written confirmation from the Department of Planning and Environment that the SIC is not required to be paid for the approved development.

More information

A request for assessment by the Department of Planning and Environment of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to SICcontributions@planning.nsw.gov.au.

- (27) **Inspection of Existing Street Trees** - All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (28) **Flood Emergency Response Plan** - A flood emergency response plan to ensure the timely, orderly and safe evacuation of people and potential pollutant material from the approved lots must be prepared in accordance with Council's Flood Risk Management Policy and the NSW State Emergency Service's Camden Local Flood Plan. The plan must address the following matters:
- a) trigger levels,
 - b) rates of rise,
 - c) evacuation timing, and
 - d) evacuation routes (ensuring that no increased evacuation burden is placed on the NSW State Emergency Service).

The plan must be provided to the principal certifier and Council.

- (29) **Stormwater Pipe CCTV** - A CCTV camera report of all stormwater drainage pipes for the development shall be submitted to the principal certifier for assessment. The submission must include the hard copy report and an electronic report in a format suitable to the principal certifier. The CCTV inspection must be carried out in accordance with the Water Services Association of Australia 'Sewer Inspection Report Code of Australia' and the 'Sewerage Code of Australia' (Sydney Water Edition) publications.

CCTV field assessors must have NATA accreditation under the Sydney Water Field Testing Services Program for CCTV inspections and have adequate professional indemnity insurance to cover the value of the works they are inspecting.

A minimum of 2 CCTV reports must be undertaken by the developer. The first report must be carried out after the placement of AC pavement layer and not more than 2 weeks before the final inspection date. The second must be at the end of the defects and liability period.

As a minimum, stormwater pipes must be inspected and the following reported on:

- a) horizontal alignment,
- b) vertical alignment,
- c) cracks and defects,
- d) pipe joints,
- e) joints in manholes and other pipes including both existing and new, and
- f) ovality.

The camera must stop perpendicular to all cracks, defects, intrusions, joints and manholes and pan 360 degrees. The camera speed must be no greater than 0.2m/sec (or as agreed to by Council). The report and camera footage must be in colour.