

1234/2023/DA-I

Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.

Plan Detail	Job Number	Version	Prepared by	Date
Cover Sheet	DA2-000	D	Watch This Space Design Pty Ltd	11.03.24
Survey Plan	DA2-001	C	Watch This Space Design Pty Ltd	11.03.24
Site Analysis Plan	DA2-002	C	Watch This Space Design Pty Ltd	11.03.24
Shadow Diagrams	DA2-003	C	Watch This Space Design Pty Ltd	11.03.24
WHA & WHB Overall Site Plan	DA2-004	C	Watch This Space Design Pty Ltd	11.03.24
WHA & WHB Proposed Floor Plan	DA2-100	C	Watch This Space Design Pty Ltd	11.03.24
WHA & WHB Proposed Roof Plan	DA2-101	C	Watch This Space Design Pty Ltd	11.03.24
WH A Office A1 Plan	DA2-110	C	Watch This Space Design Pty Ltd	11.03.24
WH A – Office A1 Elevations	DA2-111	C	Watch This Space Design Pty Ltd	11.03.24
WH A – Office A2 Plan	DA2-120	C	Watch This Space Design Pty Ltd	11.03.24
WH A – Office A2 Elevations	DA2-121	C	Watch This Space Design Pty Ltd	11.03.24
WH A – East & North Elevation	DA2-200	E	Watch This Space Design Pty Ltd	11.03.24
WH A – West & South Elevation	DA2-201	C	Watch This Space Design Pty Ltd	11.03.24

WH A – Section A, B & C	DA2-300	C	Watch This Space Design Pty Ltd	11.03.24
WH B – Office B1 Plans	DA3-110	C	Watch This Space Design Pty Ltd	11.03.24
WH B – Office B1 Elevations	DA3-111	C	Watch This Space Design Pty Ltd	11.03.24
WH B – Dock Office Plan + Elevations	DA3-120	C	Watch This Space Design Pty Ltd	11.03.24
WH B East & North Elevations	DA3-200	C	Watch This Space Design Pty Ltd	11.03.24
WH B West & South Elevation	DA3-201	C	Watch This Space Design Pty Ltd	11.03.24
WH B – Building Section A, B & C	DA3-300	C	Watch This Space Design Pty Ltd	11.03.24
WH A & B – Signage Details	DA3-700	B	Watch This Space Design Pty Ltd	11.03.24
Signage Detail – DIR 1	DA3-701	B	Watch This Space Design Pty Ltd	11.03.24
Signage Detail – DIR 2	DA3-702	B	Watch This Space Design Pty Ltd	11.03.24
Signage Detail – DIR 3	DA3-703	B	Watch This Space Design Pty Ltd	11.03.24
GFA Area Plan + Car Park Allocation	DA3-704	C	Watch This Space Design Pty Ltd	11.03.24
WH A – Notification Plan	DA3-900	C	Watch This Space Design Pty Ltd	11.03.24
Warehouse B – Notification Plan	DA3-901	C	Watch This Space Design Pty Ltd	11.03.24
Draft Subdivision Plan	SY075559.000.4		LandPartners Pty Ltd	24.11.22
Coversheet	L-01	J	Habit8	11.03.24
Design Precedent Images	L-02	J	Habit8	11.03.24
Landscape Concept Masterplan	L-03	J	Habit8	11.03.24
Tree Planting Strategy	L-04	J	Habit8	11.03.24
Landscape Concept Plan 01	L-05	J	Habit8	11.03.24
Landscape Concept	L-06	J	Habit8	11.03.24

Plan 02				
Landscape Concept Plan 03	L-07	J	Habit8	11.03.24
Landscape Concept Plan 04	L-08	J	Habit8	11.03.24
Landscape Sections 01	L-09	J	Habit8	11.03.24
Landscape Sections 02	L-10	J	Habit8	11.03.24
Detail Concept Planting Plan	L-11	J	Habit8	11.03.24
Indicative Plant Schedule	L-12	J	Habit8	11.03.24
Charter Hall Standard Specification + Maintenance Notes	L-13	J	Habit8	11.03.24
Charter Hall Standard Details	L-14	J	Habit8	11.03.24
Typical Landscape Details	L-15	J	Habit8	11.03.24
Drawing List & General Notes	C014521.01-DA2-10	D	Costin Roe Consulting Pty Ltd	11.03.24
Erosion and Sediment Control Plan	C014521.01-DA2-10	B	Costin Roe Consulting Pty Ltd	11.03.24
Erosion and Sediment Control Details Sheet 1	C014521.01-DA2-25	B	Costin Roe Consulting Pty Ltd	11.03.24
Erosion and Sediment Control Details Sheet 2	C014521.01-DA2-26	B	Costin Roe Consulting Pty Ltd	11.03.24
Bulk Earthworks Plan	C014521.01-DA2-30	D	Costin Roe Consulting Pty Ltd	11.03.24
Bulk Earthworks Section	C014521.01-DA2-35	B	Costin Roe Consulting Pty Ltd	11.03.24
Stormwater Drainage Plan	C014521.01-DA2-40	E	Costin Roe Consulting Pty Ltd	11.03.24
Stormwater Drainage Details Sheet 1	C014521.01-DA2-45	B	Costin Roe Consulting Pty Ltd	11.03.24
Stormwater Drainage Details Sheet 2	C014521.01-DA2-46	B	Costin Roe Consulting Pty Ltd	11.03.24
Stormwater Drainage Details Sheet 3	C014521.01-DA2-47	B	Costin Roe Consulting Pty Ltd	11.03.24

Finished Levels Plan	C014521.01- DA2-50	E	Costin Roe Consulting Pty Ltd	11.03.24
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- Biodiversity Assessment Report prepared by Ecoplanning, dated 24 January 2024.
- Arborist Report Version 4 prepared by Canopy Consulting, dated 13 November 2023.
- Accessibility Review Report prepared by ABE Consulting, 17 November 2023.
- Fire Safety Strategy prepared by Core Engineering Group, dated 9 November 2023.
- Waste Management Plan prepared by JBDSG, dated 16 November 2023.
- Transport Assessment prepared by asongroup, dated 16 November 2023.
- Contamination Assessment prepared by JBS&G, dated 24 January 2023.
- Geotechnical Investigation and Geotechnical Advice prepared by PSM Consult Pty Ltd, dated 25 November 2022.
- Noise and Vibration Impact Assessment prepared by RWDI Australia Pty Ltd, dated 24 January 2023.
- Heritage Impact Statement prepared by Urbis Pty Ltd, dated 23 January 2023.
- Section J JV3 Report prepared by Northrop, dated 24 January 2023.
- Regulatory Compliance Report prepared by Mckenzie Group, dated 27 November 2023.

2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to the Principal Certifier, for approval, prior to the issuing of a construction certificate:

- An elevation plan of the noise barrier along the western boundary including type of material to be used as well as a streetscape analysis plan.

3. Building Code of Australia

All building and associated structure work must be carried out in accordance with the provisions of the Building Code of Australia. In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

4. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

5. External Finishes

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

6. Garbage Room

The garbage storage rooms identified on the approved plans shall:

- Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.
- The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.
- A hose cock shall be provided within the room.

- Garbage rooms shall be vented to the external air by natural or artificial means.

7. Fencing

All fencing shall be erected on the site's boundaries at the sole cost of the developer and as detailed on the approved plans. 'Colorbond' style metal fences that face a public space are not permitted.

8. Switchboards/Utilities/Air Conditioning Units

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

9. Driveway

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's Industrial or Commercial Vehicle Crossing Specification and the Council's Engineering Design for Development Guide and Standard Drawings (as amended). Where necessary, in accordance with the relevant service authority's requirements, conduits shall be provided under the footpath crossing.

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council on the NSW Planning Portal as a Section 138 application.

10. Deliveries

Service vehicles shall comply with the following requirements:

- Commercial/industrial use (tenants) of the site shall be serviced by either MRV, HRV, or AV sized service vehicle(s), or combinations of these, in accordance with relevant requirements of Council's Sustainable City DCP 2015, any site specific DCP, and relevant parts of AS2890.2 and Austroads guides.
- Service vehicles shall be able to enter and exit the site in a forward direction, with only a single reversing movement permitted within the property.
- All vehicles awaiting loading, unloading or servicing shall be parked on site in a service bay, and not on adjacent or nearby private or public roads.
- All service bays shall include dedicated manoeuvring area (apron), both separated from other vehicular parking and manoeuvring area, modules, circulation roadways and ramps.
- Pedestrians, other than approved staff, shall be prevented from accessing any service bay or manoeuvring area.
- Waste from ongoing use of the development shall be managed in accordance with the approved waste, and operational management plans. Where a private waste collection service is required, a dedicated service bay immediately adjacent the bin storage area must be provided separate from any service bays required for the commercial/industrial tenants.
- A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of site servicing requirements, including directions to the service bays. Should the sign be damaged or removed, it shall be replaced within 48 hours.

11. Use of Building - Separate DA Required

This development consent grants use of the two industrial buildings as approved for the purposes of warehouse and distribution only. Should a different use be required, separate development consent is required to be obtained for the use prior to the occupation of the buildings.

12. Advertising Sign

- All signage is to be erected/supported in a safe and secure manner.

- At no time shall the signs be illuminated by any means.
- No signage on site shall flash, move or display electronic images.
- The advertising structure shall be maintained in a condition so as to not become unsightly so as to adversely affect the amenity of the surrounding area.
- Signage shall be constructed in accordance with the provisions of the Australian Standards relating to the construction and external illumination devices.
- Signs and their supporting structures shall be structurally sound and constructed so to:
 - i. Not to compromise driver and pedestrian safety;
 - ii. Avoid confusion with road traffic signs and signals;
 - iii. Not obscure a road hazard, oncoming vehicles, pedestrians; and
 - iv. Avoid advertising messages and designs that may distract motorists.
- Signage shall be constructed of durable and high quality materials that do contain reflective materials, colours and finishes and shall be maintained to a high standard, including any advertising surface, structure and finish.

13. Lighting

Any lighting on the site shall be designed to provide an appropriate level of lighting in accordance with the requirements of Australian Standard 4282 (as amended), not cause a nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with any relevant Council and local energy provider standards and specifications in this regard.

14. Storage of Goods

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

15. Security Fencing

All security fencing shall be established behind the required landscape areas and not on the road alignments. No barbed wire style fencing is to be erected in a location that can be seen from a public place.

16. Graffiti Removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

17. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

18. Engineering Design

Engineering design of all proposed structures and works, unless modified by a condition of this consent or the approved plans and documents outlined in Condition 1, shall be designed and constructed in accordance with requirements outlined in the following Council documents (as amended);

- Specification for Construction of Subdivisional Road and Drainage Works,
- Engineering Design for Development Guide (as amended), and
- Campbelltown City Council Development Control Plan (where relevant).

All engineers engaged to prepare or certify engineering construction plans and documents prior to release of the construction certificate, subdivision works certificate, or prior to construction, must provide a Design Certification Report, and fill out with detail relevant parts of the 'Engineering Plan Checklist', available in Appendix A of Council's Engineering Design for Development Guide, to the satisfaction of the appointed registered certifier.

19. Car Parking Spaces

Building A on proposed Lot 2 shall provide 75 car parking spaces and Building B on proposed Lot 3 shall provide 81 car parking spaces. All car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

20. Operating Hours

The use of the buildings as a warehouse or distribution centre are 24 hours, seven days a week.

21. Retail Sales

The direct retail sale of goods from the premises is prohibited.

22. Rubbish/Recycling Bin Storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

23. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent involves an excavation that extends below the level of the zone of influence of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at their own expense:

- a. Protect and prevent any possible damage to adjoining premises from the excavation and associated works, and
- b. Where necessary, underpin the adjoining premises with the owners written consent to prevent any such damage.

The applicant shall consult with professional structural and geotechnical engineers with relevant qualifications and experience, to the satisfaction of the Appointed registered certifier, to provide design and construction requirements, actions, recommendations with regard to this condition on the engineering construction plans and documents issued prior to the release of a construction certificate or subdivision works certificate (whichever applies).

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

24. Rain Water Tank(s)

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

25. Construction Certificate

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

- a. the applicant shall appoint an appointed registered certifier;
- b. the applicant shall obtain a construction certificate for the works; and
- c. when Council is not the appointed registered certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

Applicants must submit a full application, providing all relevant development details, engineering and construction plans, calculations, models, reports, certification and meet all relevant consent requirements as part of the single application and submission package. Council will only permit staged construction certificates, or modification to the development consent to permit a staged approach, if this has been discussed and approved prior to development approval as part of a pre-lodgement meeting and conditioned accordingly.

26. Engineering Guides, Codes & Specifications

All engineering design and construction plans, documents and work for the proposed development shall be in accordance with but not limited to current versions of the following documents, guides codes, and specifications;

- a. Specification for Construction of Subdivisional Road and Drainage Works,
- b. Campbelltown (Sustainable City) Development Control Plan 2015,
- c. Campbelltown City Council's Engineering Design for Development Guide,
- d. Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book),
- e. National Construction Code, Building Code of Australia,
- f. NSW Flood Risk Management Manual,
- g. Australian Rainfall and Runoff,
- h. Austroads Guides,
- i. RMS Guide to Traffic Generating Development,
- j. Planning for Bushfire Protection,
- k. Australian Standards and State Government publications.

An engineering report shall be prepared by a qualified and experienced professional civil engineer registered on the NER detailing how the development, engineering design and construction plans comply with relevant, appropriate sections of these documents. The engineering report shall also include relevant design certification, any assumptions made, and maintenance and repair requirements for all structures, work, and services proposed as part of the development.

27. No Construction within Drainage Easements

No construction, building works or alteration to the finished surface levels, as shown on the Works as Executed plans, shall be permitted within the existing drainage easements. In this regard, a suitably worded Restriction As To User shall be placed on the 88B Instrument for the subdivision.

28. Driveway Crossing Location

Driveway crossing over the footpath shall be located a minimum distance of 6 metres from the intersection kerb tangent points.

29. Easement to Drain Stormwater

This development is dependent on the applicant registering an easement to drain water, burdening all required downstream property/properties to benefit the subject site in order to convey captured stormwater to Council's drainage network via an approved legal point of discharge.

Drainage easement width shall be in accordance with Campbelltown (Sustainable City) Development Control Plan and Engineering Design for Development Guide (as amended). All costs associated with value of land and easement created is to be borne by the applicant.

There shall be no construction, building works or alteration to finished surface levels permitted within any drainage easement(s) designed to convey overland flow, or surcharge from underground stormwater network. In this regard a restriction as to use of land shall be placed over the easement on all burdened and benefited properties.

30. Unexpected Finds Protocol

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

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

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

31. Biodiversity Development Assessment Report

The development is approved to be undertaken strictly in accordance with the Biodiversity Development Assessment Report (BDAR), prepared by Ecoplanning (Version 2.2, dated 24 January 2024).

Ecosystem credit retirement conditions

1. Prior to the issue of a construction certificate (CC) or the commencement of works (whichever occurs first), the class and number of ecosystem credits in Table A (and as per Appendix G of the BDAR) must be retired to offset the residual biodiversity impacts of the development.
 - a. The requirement to retire credits may be satisfied by payment to the NSW Biodiversity Conservation Fund (BCF) of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C), and
 - b. Evidence of the retirement of credits or payment to the BCF in satisfaction of Condition 31(1) (as outlined in Table A) must be provided to the consent authority (specifically to Campbelltown City Council's Manager Strategic Land Use Planning) with written acknowledgement received from Council.

Table A: Ecosystem credits required to be purchased and retired

Impacted Plant Community Type (PCT)	Name of Threatened Ecological Community (TEC)	Number of ecosystem credits	IBRA subregion	PCT that can be used to offset the impacts from the development
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				Like-for-like credit retirement options
1395 – Cumberland Shale Sandstone Ironbark Forest	Shale Sandstone Transition Forest in the Sydney Basin Bioregion	5	Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Yengo or Any IBRA	Shale Sandstone Transition Forest in the Sydney Basin Bioregion. This includes PCTs: 792, 1281, 1395, 3321
1800 – Cumberland Swamp Oak Riparian Forest	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	1	subregion that is within 100 km of the outer edge of the impacted site	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions This includes PCTs: 915, 916, 917, 918, 919, 1125, 1230, 1232, 1234, 1235, 1236, 1726, 1727, 1728, 1729, 1731, 1800, 1808, 3962, 3963, 3985, 3987, 3993, 4016, 4023, 4026, 4027, 4028, 4030, 4035, 4038, 4040, 4048, 4049, 4050, 4056

Offsetting requirements for loss of koala habitat under Councils Comprehensive Koala Plan of Management (CKPOM)

2. Prior to the issue of a construction certificate (CC) or the commencement of any works (whichever occurs first):
 - a. In accordance with Councils approved Comprehensive Koala Plan of Management (CKPOM)(Biolink, 2018) and (as per Appendix F & Table 8.5 of the BDAR) the impact to koala habitat from the proposal is to be offset by a financial contribution to Council to the amount of \$213,743.00 for the loss of Preferred Koala Food Trees (PKFTs).
 - b. To demonstrate compliance with Condition 31(2a), payment is to be made into Council's Biodiversity Offset Fund (restricted asset account number 6227-32-1), and evidence of receipt of payment is to be provided to Council's Manager Strategic Land Use Planning for in-writing approval.

Mitigation measures

3. The mitigation measures proposed (in Section 6.4 and Table 6.3 of the BDAR) corresponding with each development phase of the project are required to be implemented and signed off on by a suitably qualified ecologist, including:
 - a. Construction Environmental Management Plan (CEMP),
 - b. Protection of retained vegetation
 - c. Pre-clearance protocols (pre-clearing surveys, clearing supervision and soft-felling techniques for habitat trees), and Operational Management Plan (OMP)

32. Arboricultural Impact Assessment

The development is approved to be undertaken strictly in accordance with the Arboricultural Impact Assessment (AIA) report, prepared by Canopy Consulting (Version 4, dated November 2023).

Trees approved for removal

1. Seventy-eight (78) trees are approved for removal (as identified in Table 2 & 17 of the AIA) including: T4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 (and subject to the biodiversity offset requirements specified in Condition 31(1 & 2, and replacement plantings outlined in 32(6).

Trees required to be retained

2. Twenty-three (23) trees are required to be retained (as identified in Table 2 & 17, and Figures 2-5 of the AIA) including: T1, 2, 3, 19, 47, 49, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101; and of these
 - i. Five (5) trees are subject to the specific requirements for additional tree retention (as outlined in Section 6.3-4 and Table 15 and 18 of the AIA), with the specified plant health practises required to be implemented by a suitably qualified Arborist commencing at a time (3 months) prior to, during and post construction – specifically that ‘soil is to be treated with mycorrhizal soil inoculation along with seaweed based soil conditioner, in addition to irrigation and mulch to be installed within the TPZ’.

Site specific tree protection requirements

3. A suitably qualified project Arborist is required to be engaged to undertake:
 - a. the specified tasks during each stage of construction, and subject to quarterly inspections and reporting requirements in accordance with the compliance and certification reporting (as outlined in Section 6.6-7 and Table 19 of the AIA).
 - b. the installation of site-specific tree protection measures (as per the Tree Protection Management Plan in Appendix C of the AIA).

Standard tree protection measures

4. No trees or vegetation are to be cut down, lopped, destroyed or removed (apart from those specified in Condition 32(1) without the separate written approval of Council
5. All works within proximity to existing trees or vegetation are to comply with *Australian Standards AS4970 - Protection of Trees on Development Sites*:
 - a. All compound/ stockpile, laydown, vehicle park up and amenities shall be located in cleared areas and beyond the dripline of existing trees
 - b. Prior to the commencement of any works, the area required for site access will be clearly demarcated to ensure there is no damage to native vegetation outside of the development impact zone

Replacement plantings

6. In accordance with the recommendations made in Section 6.8 of the AIA, and as now shown in the Landscape Plan, prepared by Habit8 (Issue J, dated 12 January 2024) a further twenty-five (25) *Tristaniopsis laurina* (Kanooka) are to be planted in the vehicle carpark planting areas,

- c. Trees sourced from a reputable nursery with stock grown to NATSPEC and Australian Standard AS 2303:2018 *Tree Stock for Landscape Use* criteria.

33. Allocation of street addresses

To comply with AS4819:2011 – Rural and Urban Addressing, the 'NSW Address Policy and User Manual' (published by the Geographic Names Board) and Campbelltown City Council's requirements, the street addresses for the subject development are allocated as follows:

Dwelling descriptions and/or lot numbers shown on submitted plans	Location within development	Official proposed street address to comply with AS 4819:2011 and NSW Address Policy
Proposed Warehouse A Lot 2 in proposed subdivision of Lot 12 DP 251997, Lot 131 DP 583995 & Lot 213 DP 260735	Southeastern (Center)	135 Airs Road MINTO NSW 2566
Proposed Warehouse B Lot 3 in proposed subdivision of Lot 12 DP 251997, Lot 131 DP 583995 & Lot 213 DP 260735	Southern	145 Airs Road MINTO NSW 2566

Details indicating compliance with this condition must be shown on the plans and administration sheet lodged with any subdivision certificate application for Council's written approval.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

34. Utility Servicing Provisions

Prior to the Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall demonstrate they have liaised with the relevant electricity, telecommunications, sewer/water, and gas authorities, stating that satisfactory in-principal arrangements are available to service the development, to the satisfaction of the appointed registered certifier.

35. Geotechnical Report

A comprehensive geo-technical engineering report and testing shall be prepared and undertaken by a professional geotechnical engineer and NATA registered laboratory, to the satisfaction of the appointed registered certifier prior to release of the construction certificate.

The report must include but not be limited to the following:

- An overall assessment of all approved architectural and construction engineering plans for the proposed development (Building and site civil works) and suitability in relation to the site's geotechnical characteristics, and compliance with requirements outlined in the BCA, Campbelltown City Council's (Sustainable City) Development Control Plan, and Engineering Design for Development guide.
- Identify land that will be subject to subsidence, slip, slope failure or erosion, where; excavation and/or filling exceeds 900mm in depth or is identified as filled land.
- Preferred excavation/retention/stabilisation techniques and suitability of excavated materials for use in on-site earthworks.

- d. Construction methods to avoid problem areas associated with loose materials and groundwater seepage.
- e. Requirements for surface and subsurface drainage lines.
- f. Analysis of the level of risk to all existing adjacent structures/buildings, including the scenario of vibratory rollers and other large earthworks machines used anywhere within the site the subject of these works. In the event that the proposed development, its construction, and use of vibratory rollers or other machinery could affect adjacent structures/buildings, high risk areas and method of mitigation must be identified on a plan and discussed in the report. This analysis shall include outlining the potential for possible damage to adjoining premises from excavation on the site and specifying safe method(s) of underpinning the adjoining premises to prevent such damage.
- g. Recommended treatment of any unstable areas within privately owned allotments surrounding the site the subject of these works.
- h. Impact of the installation of services on overall site stability and specify recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during construction.
- i. Specification of foundation conditions and footing requirements of the site, such as bearing pressures, pile design parameters, special techniques for expansive clays, saline soil conditions etc, and provide solutions for consideration of structural and civil engineers. Note Campbelltown is known for significant soil salinity issues, and footing design shall assume maximum salinity potential foundation soils, providing recommended design and mitigation strategies.
- j. Recommendations for footing design and prevention of adverse impacts to building footings and foundation from existing and proposed landscape vegetation and large trees proposed adjacent the buildings. Geotechnical engineer to collaborate with the applicant's arborist, civil and structural engineers.
- k. Extent and stability of any existing and proposed embankments.
- l. All required Geotechnical testing requirements.
- m. Level of geotechnical supervision required for each part of the works as defined under AS3798 - Guidelines on Earthworks for Commercial and Residential Developments.

36. Soil and Water Management Plan

A Soil and Water Management Plan (SWMP) must be prepared by a professional civil engineer registered on the NER with relevant experience and submitted to the satisfaction of the appointed registered certifier prior to the issue of the construction certificate.

The SWMP must;

- a. be prepared in accordance with the methodologies and requirements of Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book), Council's LEP, DCP, and Engineering Design for Development guide,
- b. clearly identify site features, constraints, existing and proposed slope grades, soil types, and nature of the proposed land disturbing activities,
- c. specify the type and location of erosion and sediment control measures, and detail on the construction certificate plans in accordance with relevant standard drawings, diagrams and plans from the Blue Book,
- d. recommend site and vegetation rehabilitation, and revegetation techniques,
- e. specify measures to control dust from the site,
- f. provide civil works and structural engineering details for all erosion and sediment controls,
- g. provide manufacturers installation and operation details for all proprietary products and controls,
- h. specify fencing for temporary sediment basins/ponds/traps where batter slope exceeds 1 vertical to 5 horizontal,
- i. show details of securing the site against unauthorised access,
- j. provide a stabilised and drained site entry and exit point, with circulation road(s) to all site construction offices, temporary onsite staff car park areas, and any machinery storage/maintenance areas,

- k. stage soil disturbance and construction activities by minimising the area of soils exposed at any one time,
- l. conserve topsoil for reuse on site, and identify on the plan the location of proposed soil, and materials stockpile locations correct to scale and calculated volumes,
- m. preserve existing native and riparian vegetation in accordance with any Council approved vegetation report or legislative requirements,
- n. control surface water flows safely through the construction site, from all storm events up to and including the 1% AEP event, in a manner that:
 - i. diverts clean run-off around disturbed areas.
 - ii. minimises slope gradient and flow distance within disturbed areas.
 - iii. is non-erodible.
 - iv. allows prompt rehabilitation of the site.
- o. trap eroded sediment on site as close as practicable to the source,
- p. scour protection to be designed for the 10% AEP (10-year ARI) event. (Note: Hay bales are not to be used as sediment control devices. Straw bales are permitted),
- q. provide details of a self-auditing program managed by the site superintendent and principal contractor, including monitoring and maintenance of erosion and sediment control measures, weather forecasting (at least the 3-day forecast), staging of rehabilitation and site stabilisation works, up to and including completion of any maintenance period (includes landscaping). A log book shall be kept onsite and be made available at all times and all staff, government authorities, and authorised site visitors to access, for record keeping of these requirements, and provision of standing orders and emergency actions to be observed during normal work hours, after-hours, weekends, and holidays.

37. Pollution Control

Prior to Council or the appointed Principal Certifier issuing a construction certificate, a pollution control plan and report detailing engineering design, construction, operation and maintenance of all required stormwater pollution controls, water quality treatment, and rainwater harvesting/reuse systems, shall be prepared by a qualified and experienced professional engineer registered on the NER to the satisfaction of the appointed registered certifier.

The plan and report shall comply with preliminary engineering reporting, approved plans and electronic MUSIC-X modelling approved by Council, relevant guidelines of the Department of Climate Change, Energy, Environment and Water (DCCEEW) or equivalent State and Federal Authorities, Council's DCP and Engineering Design for Development Guide, manufacturer's specifications, operating & maintenance guides for third party proprietary infrastructure and devices.

38. Stormwater Drainage

A detailed stormwater drainage design plan and associated design report shall be prepared by an experienced and qualified professional civil or hydraulics engineer registered on the NER, to the satisfaction of the appointed registered certifier prior to issue of a construction certificate. The plan and report shall clearly demonstrate;

- a. general compliance with the approved Stormwater Plan outlined in condition 1 of this consent.
- b. compliance with geotechnical and structural engineering requirements outlined in any engineering report/investigation that has been submitted to support the development or to comply with conditions of this consent required to be met for issue of the construction certificate.
- c. details of all hydrologic and hydraulic engineering design, calculations, HGL analysis and assumptions made in relation to site regrading, collection and disposal of stormwater from the site, building/s and adjacent sub-catchments to the approved point of discharge. Where third party proprietary software is used to model design stormwater events, full model setup details including parameters, assumptions made, calibration, validation, and sensitivity analysis shall be

provided in the engineering report. Copies of all model files shall be submitted with the plan and report.

- d. no adverse impacts to surrounding properties and stormwater behaviour up to and including the 1% AEP storm event.,
- e. minor and major stormwater flows for all storm events up to and including the 1% AEP event shall be safely conveyed by gravity through the site to the approved point of discharge. Formalised overflow drainage paths shall be provided to cater for any surcharge from the existing and proposed underground stormwater drainage system, overland flow up to and including the 1% AEP storm event, including adequate freeboard to all building floor levels, basement parking facility, and prevent and ponding of stormwater against the buildings or entering into the basement carpark.
- f. management and disposal of all stormwater and groundwater, connection from the site's drainage system into Council's existing stormwater drainage network to the fronting road reserve (including augmentation of any existing line), existing and finished ground and surface levels, all pervious and impervious areas, estimated surface and pipe flow rates, velocities, invert levels, clearances between other services, and sizes of all pipelines.
- g. no long-term ponding of water on site
- h. hydraulic and structural design and construction details of rainwater tanks(s), on-site detention/retention tank(s), and any water harvesting systems, including but not limited to dimensions, materials, overflow discharge path to safe overland flow path or pipe system designed to cater for 1% AEP stormwater flows, and associated pump and pipe system details for irrigation purposes.
- i. design and construction details of any level spreader, energy dissipater, or other similar structure required to allow safe discharge of site stormwater to the approved point of discharge, in a manner that converts concentrated flow to sheet flow, reduces velocity and energy to below scour limits of surrounding materials and waterways, keeps flow sub-critical, and prevents adverse impacts to neighbouring development, for all storm events up to and including the 1% AEP.
- j. details of sub-soil drainage system.

39. Inundation by Flood Waters

The site is considered a flood control lot, is flood prone, or potentially adversely impacted by the 1% AEP storm event, placing the proposed development or it's occupants at risk of inundation by floodwaters. Prior to the issue of a construction certificate, the applicant shall have prepared detailed engineering plans, hydrological and hydraulic calculations, and electronic computer modelling using DRAINS, TUFLOW, HEC-RAS or other similar 1D/2D hydrodynamic flood/stormwater modelling (all levels to AHD), by an experienced professional civil or hydraulic engineer registered on the NER with significant experience in flood and stormwater management and engineering, to the satisfaction of the appointed registered certifier.

Plans, calculations, reporting and modelling shall demonstrate the development's mitigation of risk to life and property damage in the post development scenarios for all design storm events up to and including the PMF, and compliance with requirements detailed in Campbelltown City Council's LEP, DCP, and Engineering Design for Development Guide and Standard Drawings (as amended), current Flood Risk Management Manual, and the Flood Prone Land Policy guide from the NSW Department of Planning and Environment.

All architectural, engineering and construction plans shall clearly show:

- a. Extents, level, velocity and direction of flow for the 1% AEP event, 1% AEP event + 500mm freeboard (Flood Planning Level), PMF;
- b. Impacts and difference between pre and post development scenarios for adjacent properties, public or private, likely to be caused by the development;
- c. Measures proposed to ensure compliance with the design requirements of the Campbelltown City Council's Engineering Design for Development Guide and Standard Drawings (as amended);
- d. Flood depth, level, velocity, hazard category, for the PMF, 1% AEP, 5% AEP, 10% AEP, 20% AEP events.

In addition to the above:

- i. Site fill levels shall be at or above the calculated 1% AEP level, and habitable floor levels shall be in accordance with the freeboard requirements detailed in the Campbelltown City Council's Engineering Design for Development Guide and Standard Drawings (as amended).
- ii. Any filling required shall be undertaken in accordance with Council's 'Specification for Construction of Subdivision Road and Drainage Works' (as amended), AS3789 'guidelines for Earthworks for Commercial and Residential Development (as amended), and the approved construction drawings.
- iii. Where finished floor and surface levels related to flooding are specified as above, a 'work as executed' plan, certified by a registered surveyor, shall be submitted to Council for approval, prior to release of the occupation certificate.

40. Existing Drainage

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall engage a professional civil or hydraulic engineer with experience in stormwater management and submit design details and related calculations for the analysis of the existing drainage system in Airs Road, where it is proposed to discharge stormwater from the proposed development, to determine whether the existing system has sufficient capacity to adequately convey the increased flows. A cumulative impact assessment shall be carried out, showing the impact of possible future development of other lots within the same catchment to the same level as proposed for this development, and discuss its effect on the existing stormwater management and drainage infrastructure.

41. Dilapidation Report

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all structures (inclusive of all infrastructure) on land and public roads that adjoin the subject works.

Dilapidation surveys must be conducted, and dilapidation reports prepared by a practicing professional engineer (structural), inclusive of all structures located on land adjoining the site located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration. The survey must identify all services and public infrastructure that are within the zones of influence.

The dilapidation reports must be completed and submitted to Council and the appointed registered certifier prior to issuing a construction certificate.

42. Work on Public Land

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall obtain written consent from Council, and all relevant land-owners for any civil work proposed on Council land or other land in accordance with Section 68 of the Local Government Act.

Written consent for the proposed works will be provided in the form of a conditioned S68 Permit issued to the applicant. Construction must not commence until the applicant submits evidence demonstrating all relevant Permit conditions have been complied with, and written confirmation of this from Council has been received by the applicant.

43. Design for Access and Mobility

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

44. Works Outside the Site Boundary

Prior to Council or the appointed Principal Certifier issuing a construction certificate, engineering plans for any work outside the site boundary shall be submitted to Council for approval. All works shall comply with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended), Engineering Design for Development (as amended) and relevant Campbelltown City Council Development Control Plan (as amended) and shall be inspected by Council at all stages of construction.

A compliance certificate for the work shall be obtained from Council prior to the principal certifying authority issue of an occupation certificate.

Council assessment and inspection fees, apply to the above requirements.

45. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the appointed Principal Certifier prior to the issue of a construction certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

46. Sydney Water

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed Principal Certifier prior to issue of a construction certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

47. Vehicle turning movements

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

48. Section 7.12 Contributions

Contribution

The developer must make a monetary contribution to Campbelltown City Council in the amount of **\$366,134.00** for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).

The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 6.3.2 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$35,137,053.00 indexed to the quarter immediately prior to the date of this consent (\$36,613,399.76). This cost (and consequently the monetary contribution) must be indexed between the date of this consent and the date of payment in accordance with the following formula:

Indexed development cost (\$) =	$\text{\$CC} \times \text{CPI}_p$
	CPI_c

Where:

- $\text{\$CC}$ is the contribution amount shown in this certificate expressed in dollars
- CPI_p is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPI_c is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate – **136.4 - Dec 2023**.

Time for payment

The contribution must be paid prior to the release of a construction certificate for any works authorising construction above the floor level of the ground floor.

How to make the contribution payment

Contact Council's Development Contributions Officer on 4645 4000 or email, council@campbelltown.nsw.gov.au for an invoice which will also provide details of the various methods of payment available, prior to payment.

49. Utility Servicing Provisions

A separate Council application and assessment process, administered through the NSW Planning Portal applies to obtain written consent from the local roads authority (Council) for all related works proposed in the road reserve, as per S138 and S139 of the NSW Roads Act including but not limited to laybacks and access driveways, footpaths and shared pathways, road, kerb & Gutter, drainage, utility services, street tree planting and any other civil works.

A pre-check of the application and submitted plans and documents is undertaken by Council prior to formally accepting the application on the NSW Planning Portal. If the application does not comply with Council's submission requirements, the application will be returned, and a reason provided.

If the application is accepted an invoice for payment of relevant fees and charges will be issued to the applicant. Council's standard engineering application, assessment and inspection fees apply. Payment and receipt of payment does not constitute written consent for the works or for construction to commence. Payment must be received before the application process continues.

On receipt of the fees and charges invoice payment a Council engineer will assess the application. If the application fails to comply with minor requirements, Council will issue a request for further information (RFI). If this information is not provided to Council, continues to not comply with the request for further information, or if the non-compliances are major, the application will be returned, and any application fees and charges will not be refunded. The applicant will be required to make a new application to continue.

If the proposed works in the road reserve is approved, a conditioned S138 Permit will be issued to the applicant. Construction cannot commence until evidence of compliance with all S138 Permit conditions has been demonstrated to Council and formal written consent giving permission to start construction has been issued by Council.

For further information please contact Council's Duty Development Engineer on 46454608.

50. Retaining Walls

Prior to the release of a construction certificate, an engineering design and construction plan (plan) shall be prepared by a professional engineer registered on the NER with relevant qualifications and experience, for assessment and written approval of Council's Development Engineering Team.

The plan shall detail structural design, design loads, location, dimensions, material specifications of all existing and proposed retaining walls required to support development of the site. Retaining walls must be located wholly within the subject site, including associated footings and drainage, and shall be finished smoothly with no burrs, sharp edges, sides, or corners that could easily injure pedestrians.

Maximum horizontal gap between retaining wall and boundary fence is limited to 50mm. Boundary fences preferably should be located immediately over the top of the retaining wall, eliminating any horizontal gaps.

Plans shall be signed and certified by both geotechnical and structural engineers, as being fit for purpose, have a design life of 50 years and be in accordance with all relevant Council requirements. Construction of retaining walls and associated drainage work and must not compromise the structural integrity of any existing structures on neighbouring properties. Retaining Walls shall not exceed 1m in height.

Retaining walls within 1m of any lot boundary must have written consent from owners of existing neighbouring properties, including Council as the local roads authority.

51. Vehicle Swept Path Plan

Prior to Council or the appointed Principal Certifier issuing a construction certificate, a vehicle swept path plan shall be prepared by a qualified and experienced professional civil or traffic engineer registered on the NER and submitted to the satisfaction of the appointed registered certifier.

No construction certificate is permitted to be issued prior to the applicant demonstrating to the appointed registered certifier that formal written consent in the form of a Section 138 Permit has been issued by Council as per S138 and S139 of the NSW Roads Act (as amended).

The vehicle swept path plans shall be in accordance with submitted in;

- A3 hardcopy,
- AutoCAD Civil 3D (.dwg/ .dxf) file format, and
- All native swept path model files.

52. Easements & Engineer's Details

The applicant shall engage a qualified and experienced professional structural engineer to prepare engineering design plans for the walls/supports of any structure that adjoins a side or easement boundary, to the satisfaction of the certifying authority prior to approval of the construction certificate.

The design shall clearly demonstrate that the walls/supports can withstand all applicable forces and can withstand an associated adjacent easement or earthworks excavation.

53. Cut and Fill

The maximum grading of cut or fill batters shall be;

- a. 1V:2H where there is no retaining wall or no other method of stabilising cut or fill batters during construction,

- b. 1V:4H where there is no retaining wall or no other method of stabilising a permanent batter.
- c. 1V:6H for any batter on or adjacent to public land,

The maximum depth of cut or fill on any part of the site is limited to 1m maximum. Areas of cut may exceed this provided the retained sections are located within the confines of the external walls of buildings and approved by geotechnical engineer and structural engineer.

54. Construction Management Plan

Prior to Council or the appointed Principal Certifier issuing a construction certificate, a comprehensive Construction Traffic Management Plan (CTMP) shall be prepared by a Department of Fair-Trading accredited person with a Prepare a Work Zone qualification and be submitted to the satisfaction of the appointed registered certifier.

The CTMP shall provide, but not be limited to, the following traffic, vehicle and development related activities, internal and external to the site, for Council's information and to assist with S138 road occupancy, standing plant, and S138 Civil Works applications and approvals;

- a. Day to day management of all development related construction traffic and staff, visitor and public pedestrian movements in and around the site.
- b. method of daily log book keeping to record all construction traffic activities and movements, including waste and fill certification, for review and approval by the site superintendent,
- c. external heavy vehicle movements, parking/standing arrangements, and proposed routes,
- d. Traffic Control Plans for each stage of development, in accordance with the State Roads Authority manual "Traffic Control at Work Sites" and Australian Standard AS 1742 (as amended). A colour copy of approved TCPs shall be kept on site for the duration of the works in accordance with Work Cover Authority requirements. A copy shall be submitted to Council for its records. It is anticipated that TCP's will be revised during the construction phase of development, and approval obtained from the relevant roads authority.
- e. internal site vehicle movements, routes and haul roads,
- f. number of truck/machinery and their related movements,
- g. location of truck/machinery maintenance and storage areas,
- h. fuel storage and filling operations areas, including bunding arrangements,
- i. hours of operation,
- j. access arrangements,
- k. methods to mitigate impacts of construction traffic on internal and external pedestrian and local traffic activity,
- l. removal of soil/rock/spoil/vegetation from the site, and delivery of materials,
- m. method(s) of briefing/informing all staff, construction workers, sub-contractors, supervisors, visitors, and relevant public adjacent to the site to ensure that the CTMP procedures are adhered to at all times.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

55. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

56. Vehicular Access during Construction

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

57. Erection of Construction Sign

Prior to the commencement of any works on the land, signs must be erected in prominent positions on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifier for the work.

Any such signs are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

58. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

59. Toilet on Construction Site

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

60. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

61. Hoarding / Fence

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular

traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

A separate land use application under *Section 68 of the Local Government Act 1993* shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

62. Geotechnical Reference

Prior to the commencement of any works, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the appointed Principal Certifier. The designing structural engineer shall also nominate a site classification in accordance with *AS2870 – Residential Slabs and Footings*.

63. Structural Engineer Details

Prior to the commencement of any works, the submission to the principal certifier of all details prepared by a practicing structural engineer.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

64. Construction Work Hours

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

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

65. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period in accordance with the approved Soil and Water Management Plan, Erosion and Sediment Control Plan, or both, and methodologies and requirements of the Landcom's Managing Urban Stormwater – Soils and Construction – March 2004 (aka The Blue Book), to the satisfaction of the principal certifying authority. The proposed erosion and sediment control devices and measures shall remain in place until the site has been stabilised and fully revegetated. Any proposed changes to the approved plans and controls shall be approved by Council's Development Engineering Team, unless emergency action is required to prevent environmental pollution.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

66. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic /

Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant.

67. Protection of Existing Trees

During construction, no trees other than the trees approved for removal in condition No.32 are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.

All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.

68. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- Must preserve and protect the building from damage; and
- If necessary, must underpin and support the building in an approved manner, and
- Must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

69. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m² of the filled area (minimum 1 test per 300mm layer).

70. Fill Contamination

Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

71. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka

The Blue Book). Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

72. Excess Material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

73. Certification of Location of Building upon Completion

Upon completion of the building, the applicant shall submit to the appointed Principal Certifier a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

74. Certification of Levels of Building during Construction

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the appointed Principal certifier a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

75. Revegetation

The site shall be revegetated in accordance with the requirements of Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book). Adequate cover shall be applied to all disturbed areas within seven days after completion of the earthworks, and re-vegetated areas shall be fully established to a minimum of 70% cover prior to release of the maintenance security bond.

76. Earth Works/Filling Works

All earthworks, including stripping, filling, and compaction shall be:

- Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development' (as amended), and approved construction drawings;
- Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and
- Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.

77. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, a minimum of 1.2 metres wide and separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with AS 1742.3, the requirements set out in the manual "Traffic Control at Work Sites" (as amended), all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all Work Cover Authority requirements are complied with. Council may at any time and without prior notification make safe any such works that is considered unsafe, and recover all reasonable costs incurred from the applicant.

78. Compliance with Council Specification

All design and construction shall generally be in accordance with:

- a. Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended),
- b. Council's (Sustainable City) DCP Volumes 1 and 2 (as amended),
- c. Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book), and
- d. Relevant Australian Standards and State Government publications.

79. Footpath Kerb and Gutter

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

80. Reciprocal Rights of Way

Rights of way of minimum 12 metre wide shall be provided to serve lots 2 and 3 and designed by a suitably qualified structural engineer for intended vehicles.

81. Industrial / Commercial Driveway and Layback Crossing

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

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

82. Imported 'waste-derived' fill material

The only fill material that may be received at the development site is:

- a. virgin excavated natural material (VENM) within the meaning of the Protection of the Environment Operations (POEO) Act 1997; and
- b. any other waste-derived material that is the subject of a resource recovery exemption under cl.51A of the POEO (Waste) Regulation 2005, and that has been approved in writing by Council's Executive Manager Planning and Development.

Each load of Council approved engineered fill material received at the development site entrance gate must be accompanied by documentation confirming the source and stockpile the load was obtained from, date of stockpile testing (6 months maximum from time of entry to site), details demonstrating compliance with relevant Council and the POEO Act exemption conditions for waste derived material.

The principal site supervisor/superintendent shall monitor and manage each load at the single site entry/exit gate and shall not accept or permit entry or exit of any non-compliant load. Confirmation of compliance for each load entering or exiting the site is the responsibility of the applicant, developer, and site supervisor/superintendent and records of all movements in and out of the site and associated loads shall be maintained and submitted to Council for record keeping, and to the appointed registered certifier as part of any occupation/subdivision certificate application.

83. Associated Works

The applicant shall undertake any external site works required by the Development Engineer, that are made necessary by the development including additional road, drainage works or any other civil works to ensure safe, smooth connection between existing and new works.

84. Redundant Laybacks

All redundant laybacks and access driveways shall be removed, and kerb and gutter reinstated, in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the design requirements detailed in the Council's Engineering Design for Development Guide and standard Drawings (as amended).

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

85. Section 73 Certificate

Prior to Council or the appointed Principal Certifier issuing an occupation certificate, a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the appointed Principal Certifier prior to the issue of an occupation certificate.

86. Structural Engineering Certificate

Prior to Council or the appointed Principal Certifier issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings, the relevant Standards Association of Australia Codes and is structurally adequate.

87. Completion of External Works Onsite

Prior to Council or the principal certifier issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifier.

88. Creation of Allotment

Prior to Council or the appointed Principal Certifier issuing an occupation certificate a copy of the final plan of subdivision creating the new allotments shall be submitted to the principal certifier for endorsement prior to lodgement at the Department of Land and Property Information.

89. Restoration of Public Roads

Prior to Council or the appointed Principal Certifier issuing an occupation certificate, any restoration of the public road pavement required because of the development, shall be carried out by Council and all costs shall be paid by the applicant.

90. Public Utilities

Prior to Council or the appointed Principal Certifier issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

91. Lot/House Numbers

Prior to Council or the appointed principal certifier issuing an occupation certificate all lot/street numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using approved pavement marking grade paint.

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

92. Line Marking / Sign Posting Documentation (development)

Prior to Council or the appointed principal certifier issuing an occupation certificate, the applicant shall submit to Council for Local Traffic Committee records two copies of work as executed plans of the line marking/sign posting approved by the Traffic Committee for the development. The plans shall show all works undertaken and the date of installation.

93. Council Fees and Charges

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

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

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

94. Subdivision Certificate

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, a final occupation certificate is required to be issued for all buildings on the land.

95. Stormwater Drainage Easements

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit to the Council written approval from the property owner(s) granting permission for all relevant lots to be burdened with an easement to drain stormwater. All easements shall be registered with *Land and Property Information (NSW)* prior to issue of the subdivision certificate.

96. Drainage Easement

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall engage a professional registered surveyor to prepare and submit a suitable plan and appropriate wording for registration with Land and Property Information NSW for the creation of a suitable drainage easement to enable stormwater runoff from the subject site to be conveyed to Airds Road in a manner specified by Council.

97. Restriction on the Use of Land

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall engage a registered surveyor or equivalent professional to create appropriate easements, covenants, and restrictions on the use of land, in accordance with the Conveyancing Act and Council's Engineering Design for Development Guide. The applicant shall liaise with Council's duty Development Engineer for standard wording of these instruments.

Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened.

The authority empowered to release, vary, or modify these restrictions on the use of land shall be Campbelltown City Council. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

98. Works as Executed Plans

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit to the appointed registered certifier and to Council's Development Engineer work as executed plans prepared and certified by a professional registered surveyor, in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works, and Council's Engineering Design for Development Guide (as amended).

The Works as Executed information shall be submitted in pdf and .dwg/.dxf electronic formats, and also comply with the following requirements:

Survey Information required:

- a. Topographic and detail survey showing
 - finished ground and building floor levels, including building outlines.
 - Spot levels every five (5) metres (minimum 15 levels provided) within the site area.
 - Where there is a change in finished ground levels that are greater than 0.3m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.
 - Details of all stormwater/flood infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits, pipes, tanks, basins, swales, energy dissipaters etc associated with the development.
 - All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
 - Surface levels of all other infrastructure.
- b. A red tick shall be placed adjacent to all complying aspects, specifications, requirements shown on the approved DA and CC/SWC plans.
- c. Non-complying construction specifications, requirements, controls, etc shown on the approved plans shall be crossed out using a single red line and the as-constructed values and details provide in red text/linework.
- d. Package Format:
 - MGA 2020 (Map Grid of Australia 2020) Zone 56 - Coordinate System
 - All level information to Australian Height Datum (AHD)
 - The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:
 - Package Type - zip
 - File Format - AutoCAD 2004 Drawing Format or later (.dwg or .dxf)
 - Transmittal Options - Include fonts, textures from materials, files from data links, photometric web files, Bind external references

- The drawing is not to be password protected.
- e. Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.
- f. All surveyed points will also be required to be submitted in a point format (x,y,z) in either an Excel table or comma separated text, and ascii file formats.

99. Service Authorities

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, written advice shall be submitted to Council as part of the subdivision certificate assessment package, in electronic PDF format from the relevant service authorities, and where applicable the relevant gas company. Advice shall state that satisfactory arrangements have been made to service the site and for the installation of either service conduits or street mains in road crossings prior to the construction of the road pavement. All construction work shall comply with Council's and the relevant service authority's requirements and specifications.

100. Construction Documents

Prior to Council or the appointed Principal Certifier issuing a subdivision certificate, the applicant shall submit all relevant development related design and construction plans, reports and certification documents, to support the release of the subdivision certificate, as a single complete electronic package (regardless of if previously provided) to the satisfaction of the appointed registered certifier and Council's Development Engineering Team. Supporting documents shall include but not be limited to:

- Work as Executed plans, lot classification reports, geotechnical investigation and stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other tests undertaken, and street lighting lux plan.
- All compliance certificates, certificates of completion, written confirmation of approval etc, in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base, base and other road and civil construction material, supply of concrete (delivery dockets), and supply of bituminous materials.
- Checklist in spreadsheet format with all relevant consent conditions and comprehensive written justification and evidence of compliance with conditions.

All plans, reports, certificates etc. shall be prepared and certified fit for purpose by a professional engineer with relevant qualifications and experience, including all results from tests undertaken by a NATA endorsed laboratory/facility. All reports and testing shall comply with Council's Specification for Construction of Subdivisional Road and Drainage Works, and the Engineering Design for Development Guide (as amended,) relevant Australian Standard(s) and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification(s). 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.

101. CCTV Footage Verifying Integrity of all New Pipes and Existing Pipes

Prior to issue of a subdivision certificate, the applicant shall provide CCTV footage to Council for all new and existing pits, pipes, and other integral structures (GPT, OSD tank etc) constructed within Council property including but not limited to road and drainage reserves.

All CCTV recorded footage shall comply with the following requirements:

- recorded files shall be in MP4 format.
- file resolution shall be minimum 640 by 480 pixels, 3 Mbps and 25 frames per second
- each pit, GPT, OSD tank, and pipe reach (i.e., between two pits), shall be provided as a separate file.
- the files shall be titled corresponding with the unique drainage line, pit and pipe label provided in the associated stamped approved drawings/plans and
- the speed and panning of the footage shall be sufficient to ensure good observation of all significant cracks, issues, anomalies, workmanship in the drainage system and that the system has been properly constructed.
- the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage
- a summary report (*.pdf format) shall accompany the footage and data.

ENDEAVOUR ENERGY

The following conditions must be complied with at all times:

102. Asset Relocation

Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.

103. Easements

- The easements over any of the existing electricity infrastructure which will become redundant network assets may be released subject to application to Endeavour Energy's Customer Network Solutions Branch. No easement is considered to be redundant or obsolete until it is released by Endeavour Energy.
- All encroachments and /or activities (works) within or affecting an easement (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project and even if not part of the Development Application) need to be referred to Endeavour Energy's Easements Officers for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities within the easement. For further information please refer to the attached copies of Endeavour Energy's:
 - General Restrictions for Underground Cables.
 - Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.
 - Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.

104. Connections

- High voltage customer connections must be a single customer site. As a high voltage customer the 'High Voltage Operational and Maintenance Protocol' between Endeavour Energy and the customer identifies the load to be provided and where Endeavour Energy's responsibility terminates (normally at the pole or pillar on the road verge from which supply is taken) in respect of: o ownership of high voltage equipment; o switching operations; and o maintenance of equipment.

- To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.
- An extension and / or augmentation of the existing local network may be required. The existing distribution substations on the site are 'Proposed Removed'. Whilst there are other distribution substations in the area which are likely to have some spare capacity, it is not unlimited and may not be sufficient to facilitate the proposed development.

Other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. The extent of any works required will not be determined until the final load assessment (including possible consideration of the development of the residual lot) is completed.

- Any required padmount substation will need to be located within the property (in a suitable and accessible location) and be protected with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines For Network Connection'.

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. For further information please also refer to the attached copies of Endeavour Energy's: o Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. o Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

- The planting of large / deep rooted trees near electricity infrastructure is opposed by Endeavour Energy. Existing trees which are of low ecological significance in proximity of electricity infrastructure should be removed and if necessary replaced by an alternative smaller planting. The landscape designer will need to ensure any planting near electricity infrastructure achieves Endeavour Energy's vegetation management requirements.

No planting of trees is allowed in the easement for a padmount substation. Screening vegetation around a padmount substation should be planted a minimum distance of 800mm plus half of the mature canopy width from the substation easement and have shallow / non-invasive roots. This is to avoid trees growing over the easement as falling branches may damage the cubicle and tree roots the underground cables. All vegetation is to be maintained in such a manner that it will allow unrestricted access by electrical workers to the substation easement all times.

105. Protected Works

Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the Electricity Supply Act 1995 (NSW).

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1. Dial before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate

and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Advice 2. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 3. Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside three metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self supporting stems that are more than three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the *NSW Biosecurity Act 2015* or included within the NSW Governments Greater Sydney Strategic Management Plan 2017-2022.

Advice 4. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 5. Retaining Walls

A separate application for development consent shall be submitted and approved for any retaining walls that do not meet the exempt requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Consent must be received for the construction of any such retaining walls before work commences.

Advice 6. Filling on Site

Council's records in respect of this lot indicate that varying depths of filling covers the natural ground surface.

Advice 7. Buried Waste

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented.

Advice 8. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 9. Inspections – Civil Works

Where Council is nominated as the principal certifier for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
 - i. Direction/confirmation of required measures.
 - ii. After installation and prior to commencement of earthworks.
 - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

Advice 10. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifier releasing the Occupation Certificate.

Advice 11. Adjustment to Public Utilities

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

Advice 12. Subdivision Certificate Application and Plan Copies

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

- A cover letter that details how each condition relevant to issue of a subdivision certificate has been addressed
- A copy of each required service authority certificate
- A draft plan administration sheet (including subdivision certificate)
- A draft deposited plan/ strata plan (if required) drawing
- A Section 88B instrument (where required), and

- A letter from the registered owner providing owners consent for subdivision application.

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

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

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

Advice 13. Linen Plan Checking Fee

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

Advice 14. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

Advice 15. Asbestos Warning

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

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

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

Advice 16. Rain Water Tank

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

Advice 17. Smoke Free Environment Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007* (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

Advice 18. Bonds and Bank Guarantees

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

Advice 19. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

END OF CONDITIONS