

GENERAL CONDITIONS

Condition

1. Approved Development

Development Consent is granted for the Torrens title subdivision comprising 103 residential lots and associated earthworks, utilities and infrastructure works, stormwater drainage works, and street tree planting at Lot: 101 DP: 1293737, 195A Fairway Drive WILTON and Lot: 104 DP 1293737, 195D Fairway Drive WILTON.

Condition reason: To ensure all parties are aware of the approved development description and development address.

2. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved Plans

Plan title	Plan Reference	Drawn by	Date of plan
Stage 4 Subdivision Plan North Wilton	LANWN-3-007-1, Revision H	Design and Planning	21/02/2024
Cover Page	82022013-006-C1000, Revision B	Stantec	10/11/2023
Layout Plan and Drawing Schedule	82022013-006-C1001, Revision B	Stantec	10/11/2023
General Notes	82022013-006-C1002, Revision B	Stantec	10/11/2023
Bulk Earthworks Layout Plan	82022013-006-C1005, Revision B	Stantec	10/11/2023
Bulk Earthworks Sections Sheet 01 of 04	82022013-006-C1006, Revision A	Stantec	10/11/2023
Bulk Earthworks Sections Sheet 02 of 04	82022013-006-C1007, Revision A	Stantec	10/11/2023
Bulk Earthworks Sections Sheet 03 of 04	82022013-006-C1008, Revision A	Stantec	10/11/2023
Bulk Earthworks Sections Sheet 04 of 04	82022013-006-C1009, Revision A	Stantec	10/11/2023
General Arrangement Key Plan	82022013-006-C1010, Revision B	Stantec	10/11/2023
General Arrangements Sheet 1 of 3	82022013-006-C1011, Revision B	Stantec	10/11/2023
General Arrangements Sheet 2 of 3	82022013-006-C1012, Revision B	Stantec	10/11/2023
General Arrangements Sheet 3 of 3	82022013-006-C1013, Revision B	Stantec	10/11/2023
Typical Road Cross Section Sheet 1 of 2	82022013-006-C1020, Revision B	Stantec	10/11/2023

	Typical Road Cross Section Sheet 2 of 2	82022013-006-C1021, Revision B	Stantec	10/11/2023
	Road Long Section Sheet 1 of 7	82022013-006-C1030, Revision B	Stantec	10/11/2023
	Road Long Section Sheet 2 of 7	82022013-006-C1031, Revision B	Stantec	10/11/2023
	Road Long Section Sheet 3 of 7	82022013-006-C1032, Revision B	Stantec	10/11/2023
	Road Long Section Sheet 4 of 7	82022013-006-C1033, Revision B	Stantec	10/11/2023
	Road Long Section Sheet 5 of 7	82022013-006-C1034, Revision B	Stantec	10/11/2023
	Road Long Section Sheet 6 of 7	82022013-006-C1035, Revision B	Stantec	10/11/2023
	Road Long Section Sheet 7 of 7	82022013-006-C1036, Revision B	Stantec	10/11/2023
	Catchment Layout Plan	82022013-006-C1050, Revision B	Stantec	10/11/2023
	Soil and Water Management Plan Bulk Earthworks Phase	82022013-006-C1060, Revision B	Stantec	10/11/2023
	Soil and Water Management Plan Post Civil Works Phase	82022013-006-C1061, Revision B	Stantec	10/11/2023
	Soil and Water Management Details Sheet 1 of 2	82022013-006-C1062, Revision B	Stantec	10/11/2023
	Soil and Water Management Details Sheet 2 of 2	82022013-006-C1063, Revision B	Stantec	10/11/2023
	Hume Motorway Sections Sheet 1 of 3	82022013-006-C1070, Revision B	Stantec	10/11/2023
	Hume Motorway Sections Sheet 2 of 3	82022013-006-C1071, Revision B	Stantec	10/11/2023
	Hume Motorway Sections Sheet 3 of 3	82022013-006-C1072, Revision B	Stantec	10/11/2023
	Vehicle Turning Path	82022013-006-C1080, Revision B	Stantec	10/11/2023
	Cover Sheet	A210261 ST4M-L0000 Issue A	Group GSA	15/11/2023
	Tree Canopy Analysis	A210261 ST4M-L0001 Issue A	Group GSA	15/11/2023
	Streetscape Rendered Plan	A210261 ST4M-L0002 Issue A	Group GSA	15/11/2023
	Streetscape Road Hierarchy Plan	A210261 ST4M-L0003 Issue A	Group GSA	15/11/2023
	Streetscape General Arrangement Plan_1	A210261 ST4M-L2001 Issue A	Group GSA	15/11/2023
	Streetscape General Arrangement Plan_2	A210261 ST4M-L2002 Issue A	Group GSA	15/11/2023
	Streetscape General Arrangement Plan_3	A210261 ST4M-L2003 Issue A	Group GSA	15/11/2023

	Streetscape Planting Palette	A210261 ST4M-L5000 Issue A	Group GSA	15/11/2023
	Vegetation Buffer to Hume Highway Planting Palette_1	A210261 ST4M-L5001 Issue A	Group GSA	15/11/2023
	Vegetation Buffer to Hume Highway Planting Palette_2	A210261 ST4M-L5002 Issue A	Group GSA	15/11/2023
	Streetscape Typical Sections_1	A210261 ST4M-L6001 Issue A	Group GSA	15/11/2023
	Approved Documents			
	Document title	Reference/Revision	Prepared by	Date of documents
	Statement of Environmental Effects	Final	Design and Planning	31 July 2022
	Bushfire Assessment	23084	Peterson Bushfire	1 August 2023
	Stage 4 – Water Quality Tech Memo	-	Stantec	25 July 2023
	Report on Phase 2 Salinity Assessment	86437.02, R.002.Rev2	Douglas Partners	1 November 2019
	Report on Geotechnical Investigation	86437.02, R.001.Rev2	Douglas Partners	1 November 2019
	Report on Detailed Site Investigation (Contamination)	206812.00, R.001Rev1	Douglas Partners	1 September 2022
	Traffic Impact Assessment	Revision B	WSP	27 July 2023
	Aboriginal Cultural Heritage Due Diligence Assessment	Version 2.0	Kayandel Archaeological Services	1 November 2019
	Road Traffic Noise Assessment	TM624-03D03 Stage 4 (r2) Issue 3	Renzo Tonin and Associates	29 November 2023
In the event of any inconsistency between the approved plans and documents, the approved Plans prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.				
<i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development</i>				
3.	Potential Neighbour Disturbance/ Neighbour Notification			
	Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works. The land owner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.			
	<i>Condition reason: To ensure neighbours are notified of potential disturbance activities.</i>			
4.	Unexpected Finds			

	<p>Should any suspect materials (identified by unusual staining, odour, discoloration 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.</p> <p>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.</p> <p><i>Condition reason: To ensure there is no unacceptable risk to human health or the environment.</i></p>
5.	<p>Removal of Waste Materials</p> <p>Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2014) (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)</p> <p>Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.</p> <p><i>Condition reason: To comply with the NSW EPA Waste Classification Guidelines.</i></p>
6.	<p>Traffic Management and Development Access</p> <p>Interim access arrangement via the Niloc Bridge are to be operational at all times prior to the completion of the new bridge and the southbound and northbound Hume Highway ramps.</p> <p>At no point should there be obstructed access to the development from Fairways Drive.</p> <p><i>Condition reason: To ensure that traffic arrangement is suitable for the development scale and fire safety appropriately considered.</i></p>
7.	<p>Design Specification</p> <p>All works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification; specifically D01 and D02 for Road Design, D05 for Stormwater Design and D09 for Pathway Design. The requirements of the Design Specification must take preference over any stamped or endorsed plans issued with this consent.</p> <p><i>Condition reason: Roads to meet Council's specifications</i></p>
8.	<p>Public Works</p> <p>All roadworks, drainage works, dedications of land as required by this consent shall be undertaken at no cost to Wollondilly Shire Council.</p> <p><i>Condition reason: Works are to be paid for by the developer.</i></p>
9.	<p>Public Roads</p> <p>Public roads must be designed and constructed in accordance with Councils Design and Construction Specification. Flexible pavement designs must include asphaltic wearing surfaces, a minimum 40mm thick.</p> <p><i>Condition reason: Roads to meet Council's specifications</i></p>
10.	<p>Splay Corners</p> <p>The development must make provision for splay corners, a minimum 4m x 4m, to be dedicated as public road at the junction of all new road intersections to ensure intersection sight distances can be maintained.</p> <p><i>Condition reason: Sight distance at intersections must be provided.</i></p>
11.	<p>Public Access</p> <p>The Development must make provision for the construction of suitable public roads to ensure all lots will have access to an appropriate public road network. The creation of public roads must be carried out generally in accordance with the approved North Wilton Stage 4 Engineering Plans, 82022013, by Stantec.</p> <p><i>Condition reason: To ensure adequate access to each lot.</i></p>

12.	Connection to Adjoining Stages
	<p>a. If at the time of the application for the Subdivision Works Certificate there is no Subdivision Certificate issued in relation to adjoining stages (ie Sub-Arterial Road DA/2019/662/1), the Engineering Design plans must include details of temporary vehicle turning areas suitably sized to allow a 9.4 metre Waste Recovery Vehicle to make a 180° turn with no reversing manoeuvring. Temporary vehicle turning areas must be constructed of full depth pavement with a minimum 50mm Asphaltic Concrete wearing course. Appropriate traffic restrictions must be implemented to prevent parking within the turning areas; or</p> <p>b. If at the time of the application for the Subdivision Works Certificate, a Subdivision Certificate has been issued in relation to adjoining stages, the Engineering Design plans must include details of proposed road connection with the road(s) within the adjacent stages.</p>
	<i>Condition reason: The design must accommodate turning movements for Waste Recovery Vehicles</i>
13.	Public Roads
	<p>All Public Roads shall be provided with appropriate signage and pavement marking to ensure the creation of safe and functional streets through control of the movement of traffic as follows:</p> <p>a. For roads with a carriageway width of 7.6m or less (generally one sided road sections of Roads 122), kerb side stopping restrictions must be established adjacent to the kerb where there are no residential lots front the road. Restrictions must be in the form of a 'C3' yellow pavement line supported by R5-400 signage.</p> <p>b. For horizontal or vertical curves where the sight distance is less than the Stopping Sight Distance for a 60km/h road or a curve of less than radius 50m, the curve must be fitted with Divided Barrier line (BB) along the centreline.</p>
	<i>Condition reason: Linemarking and signage shall allow for safe vehicular movements.</i>
14.	Temporary No Parking Signage
	Kerb side parking restrictions must be established through the installation of R5-40 No Parking symbolic signage at all temporary or permanent Turning Heads or the termination of future through roads.
	<i>Condition reason: Any temporary turning heads must allow movement for waste recovery vehicles.</i>
15.	Footpaths
	<p>To ensure the provision of adequate pedestrian facilities:</p> <p>a. Footpaths must be constructed, as generally shown in the approved North Wilton Stage 4 Engineering Plans, 82022013, prepared by Stantec, in accordance with Council's Design and Construction Specification.</p> <p>b. Footpaths are to be provided on both sides of the road, where there are lots fronting. These include Road 103, Road 113, Road 121, Road 122, Road 123. Footpath is not required adjacent to the Hume Highway or Sub-Arterial Road. Road 113 shall be connected to Stage 1.</p> <p>c. Pedestrian kerb ramps to be provided at all intersections. Kerb ramps must be constructed using coloured concrete in accordance with Council's standard drawings.</p> <p>d. Footpath surface and grades must comply with the relevant sections of AS1428 for Access and Mobility.</p>
	<i>Condition reason: Footpaths to provide appropriate connections for pedestrian movements.</i>
16.	Property Entrances
	To ensure the protection of road and public assets within the road verge, all lots must be allocated a vehicle property entrance location and a kerb and footway crossing to be constructed of concrete, a minimum 3m wide, from the road to the front property boundary in accordance with Council's standard drawings.
	<i>Condition reason: To ensure protection of road and other public assets</i>

17.	Public Lighting
	Street Lighting must be provided using LED Lighting within the subdivision roads to comply with the current Australian Standards.
	<i>Condition reason: Lighting must comply with relevant Australian Standards.</i>
18.	Public Lighting
	All Public Lighting is to be vested in Council as a public asset. As such, the lighting must be designed with separate servicing conduit and electrical supply. Light pole footings must be designed for future multi-function poles.
	<i>Condition reason: Public lighting assets shall be dedicated to Council.</i>
19.	Road Drainage and Stormwater Management
	Road drainage must be collected and conveyed to a point suitable for integration with the natural or constructed stormwater drainage system. Road drainage must be designed to cater for the 10% AEP critical storm event in accordance with the Wollondilly Shire Council Design Specification.
	<i>Condition reason: Stormwater to be managed in accordance with the relevant specifications.</i>
20.	Road Drainage and Stormwater Management
	To ensure existing public or natural drainage infrastructure has sufficient capacity to receive stormwater discharge from the development:
	<ul style="list-style-type: none"> a. A hydraulic assessment of the existing public or natural drainage infrastructure must be undertaken to determine any upgrade requirements to ensure there is no adverse flooding impact on upstream and downstream drainage or infrastructure. b. The person or entity having the benefit of this consent must, at no cost to Council, carry out any necessary amplification or upgrading of existing downstream drainage. c. Where any drainage or drainage structure in which Council has an interest traverses private property, the person or entity having the benefit of this consent shall, at no cost to Council, create and vest in Council drainage easements over the structure. Council drainage easements are to be a minimum 3.0 metre wide but may need to be wider depending on the size of the infrastructure.
<i>Condition reason: Stormwater shall be managed with consideration for existing infrastructure.</i>	
21.	Stormwater Management
	Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events. Stormwater must be managed in accordance with the Wollondilly Shire Council Design Specification D5.
	<i>Condition reason: Stormwater management must be in accordance with Council's specifications.</i>
22.	Stormwater Management
	Stormwater management measures must be implemented as generally outlined in the Preliminary Stormwater Management Plan "Stage 4 DA – Water Quality Tech Memo" prepared by Stantec, dated July 25, 2023.
	<i>Condition reason: Stormwater to be appropriately managed.</i>
23.	Stormwater Management
	Public stormwater management infrastructure must be contained within land managed by Wollondilly Shire Council.
	<i>Condition reason: Public stormwater shall be managed in public land</i>
24.	Stormwater Management

	<p>Swailes shall be provided along Road 103 between Chainage 630 and 700 to add additional Water Sensitive Urban Design (WSUD) measures.</p> <p><i>Condition reason: Stormwater design to consider the Wollondilly Water Sensitive Urban Design Guidelines.</i></p>
25.	<p>Property Stormwater Disposal</p> <p>All newly created lots must have adequate stormwater disposal provision for future dwelling connection. Property disposal drainage systems must be designed to cater for the 10% AEP storm event using percentage impervious figures as outlined in the Wollondilly Shire Council Design Specification.</p> <p><i>Condition reason: To ensure adequate stormwater management.</i></p>
26.	<p>Property Stormwater Disposal</p> <p>In relation to interallotment drainage, an interallotment drainage system must be provided for those lots not able to discharge stormwater by gravity flow to the road gutter or suitable Council drainage system. This system must be gravity flow and located within a drainage easement not less than 1.5 metres wide which confers appropriate drainage rights. A pit must be provided in each lot for the interallotment drainage system for future dwelling connection. Defined overland flow paths must be provided to safely convey runoff from storm events up to the 1% AEP.</p> <p><i>Condition reason: To ensure adequate stormwater management.</i></p>
27.	<p>Flooding</p> <p>Newly created lots must not be subject to defined overland flow paths unless associated with a local interallotment drainage system. Road drainage and overland flow paths must not be directed through private lots.</p> <p><i>Condition reason: To minimise flooding impact on any future lots.</i></p>
28.	<p>Earthworks</p> <p>This consent does not permit encroachment onto adjoining lands, or fill placed near boundaries.</p> <p><i>Condition reason: To ensure adequate management of earthworks.</i></p>
29.	<p>Earthworks</p> <p>Site re-grading must be undertaken to ensure on-lot grades provide for economical building lots and minimise future cut and fill requirements.</p> <p><i>Condition reason: To ensure adequate management of earthworks.</i></p>
30.	<p>Retaining Walls</p> <p>The maximum height of retaining walls, within proposed lots, is generally to be 1.0m. Where site slopes require greater wall heights, any retaining walls that exceed 1.5m, are to incorporate a raised landscape bed in front of the wall, so as to provide the appearance of terracing. The height of the landscaped bed is generally to be half the height of the retaining wall up to a maximum of 1.2m above finished ground levels at the bottom of the retaining wall.</p> <p>The planting species for the landscaped bed are to include species selection that achieve a mature height at least the height of the retaining wall above the landscaped bed. The landscaped beds are to be a minimum width of 1m, and increased in width where taller planting is required in front of the retaining wall.</p> <p>Details of species and soil type to be included in the Landscape Plan submitted with the Subdivision Works Certificate, and planting beds to be made ready for planting by future owners.</p> <p><i>Condition reason: To minimise the visual impact of retaining walls.</i></p>
31.	<p>Retaining Walls</p>

	Retaining walls between lots are to be located within the property boundary of the benefitting lot.
	<i>Condition reason: To allow maintenance of retaining walls when required.</i>
32.	Retaining Walls
	Retaining walls that front a public place or Road must be finished with anti-graffiti coating.
	<i>Condition reason: To minimise maintenance requirements for retaining walls.</i>
33.	Street Tree Irrigation
	Provision must be made of a recycled water irrigation system providing irrigation to all street trees and other landscaping within Public Roads and Public open space.
	<i>Condition reason: To ensure compliance with Wilton Growth Area Development Control Plan 2021 (WGA DCP 2021) and Wollondilly WSUD Guidelines</i>
34.	General Compliance
	The beneficiary of this consent and their subcontractors must read, understand and follow all conditions within this consent and provide relevant inductions to all site personnel to ensure compliance with these conditions during all site works.
	<i>Condition reason: To ensure subcontractors aware of obligations.</i>
35.	Erosion and Sediment Control
	Erosion and Sediment Control Plans, controls and maintenance must align with requirements from Managing Urban Stormwater: Soils and construction - Volume 1 Landcom 2004 or alternative document meeting or exceeding these standards.
	<i>Condition reason: To minimise water quality impacts.</i>
36.	Erosion and Sediment Control
	Erosion and sediment control devices are to be inspected during and after rainfall events to check for maintenance requirements and ensure no negative water quality impacts or sediment leaving the works site.
	<i>Condition reason: To minimise water quality impacts.</i>
37.	Soil Management
	Any stripped topsoil is to be stored appropriately on site for reuse in landscaped areas for the final rehabilitation of the site.
	<i>Condition reason: Preservation of topsoil and site soil profiles.</i>
38.	Landscaping
	The beneficiary of this consent must take all reasonable measures to source quality stock of the approved species, including pre ordering early in the development process to ensure availability.
	If the required plants are not available at the time of planting alternative species or container sizes may be approved by Council.
	A list of the suitable alternative species and sizes is to be provided to Council's Manager Waste and Environmental Services for consideration and approval prior to planting.
	All tree stock and planting holes are to be inspected by Council's Tree Management Officer prior to installation.
	Note – no substitute species are to be planted without Council's written approval.
	<i>Condition reason: Ensure landscaping is undertaken appropriately including availability of stock.</i>

39. Landscaping

Maintenance requirements are to be undertaken in accordance with the following:

Watering frequency:

1. Water trees on arrival
Water trees immediately after unloading at the rate of 50% of the rootball volume, e.g. 100L for 200L trees, 250L for 500L trees. If trees are not planted straight away, water – very slowly, to ensure it penetrates - at the rate of 25% of rootball volume daily until planted.
2. Water trees immediately after planting
As soon as trees have been planted, water in at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'.
3. Irrigate in accordance with the Watering Frequency Table at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'.

Time of year	Water Frequency		
	1st month	2nd and 3rd Month	Balance of maintenance period
Sep-Feb	4 x per week (e.g. Mon/Wed/Fri/Sat)	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)
Mar-May	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)	1 x per week
Jun-Aug	2 x per week (e.g. Mon/Thu)	1 x per week	1 x per fortnight

Notes -

- b) Delete a watering if rainfall in the 48 hours prior to the scheduled watering exceeds 50mm.
- c) Less water may be required for drought tolerant species or more water for species with high water demands. Similarly, rainfall and soil/site drainage may result in lesser or higher water demands.
- d) Monitor the irrigation regularly – especially in heavy clay soils where poor drainage can pose a major problem.
- e) Watering frequency and volumes are to be adjusted in accordance with notes b) and c) above.

The following items are to be undertake on a monthly basis as required

- Ensure approved mulch is maintained to a depth of 100mm and not piled against tree trunk.
- Ensure surround of tree or planting bed is free from weeds and grass.
- Ensure stakes and guards installed and allow free movement of trees stunk while providing support in strong winds.
- Any pest or disease is treated using appropriate methods and products for use in public areas in accordance with Council's pesticide notification plan and any legislative requirements. Note – non-chemical treatments are preferred by Council where practical.
- Any missing, dead or significantly damaged trees are to be replaced with like for like species and in original specified container size. Note – these trees are to be street tree (single central trunk) form and self-supporting.

The following items are to be undertake on an annual basis as required and at completion of maintenance period

- Crown lifting to maintain a ratio of approximately 30% clear trunk and 70% foliage.
- Formative pruning in accordance with AS4373-2007 section 7.2.5 to be undertaken by a minimum AQF3 qualified arborist.

	<ul style="list-style-type: none"> Slow release fertilizer (low phosphorus native suitable type) to be applied as per manufacturers recommendations at beginning of growing season (October to February) each year.
	<i>Condition reason: To provide for the health of trees and encourage survival.</i>
40.	Acoustic Measures Development shall take place in accordance with the submitted Acoustic Report “North Wilton Stage 4 Road Traffic Noise Assessment”, refTM624-03F03 Stage 4 (r2) Fifth Issue, prepared by Renzo Tonin & Associates and dated 29 November 2023., except as modified by Council and/or any conditions of this consent.
	<i>Condition reason: To protect the amenity of the area.</i>
41.	General Terms of Approval - NSW Rural Fire Service The development shall be constructed, completed and managed in accordance with and comply with the requirements of NSW Rural Fire Services General Terms of Approval (GTAs), reference DA20230831003854 and dated 9 October 2023. The GTAs are replicated below: Asset Protection Zones <i>Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.</i> <p>(1) At the issue of a subdivision certificate, the proposed development site and the temporary asset protection zones (APZs) identified on the plans prepared by Peterson Bushfire (<i>Figure 4: Bushfire Hazard Analysis and Asset Protection Zone (APZ)</i>, Report Ref: 23084, Dated 01 August 2023). must be provided on the site. The temporary APZ can become extinguished once the affected land is cleared for development as part of adjoining future stages. The APZs are to be maintained as an inner protection area.</p> <p>When establishing and maintaining an inner protection area the following requirements apply in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019:</p> <ul style="list-style-type: none"> tree canopy cover should be less than 15% at maturity; trees at maturity should not touch or overhang the building; lower limbs should be removed up to a height of 2 m above the ground; tree canopies should be separated by 2 to 5 m; preference should be given to smooth-barked and evergreen trees; large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings; shrubs should not be located under trees; shrubs should not form more than 10% ground cover; clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and leaves and vegetation debris should be removed regularly. <p>Access – Public Roads</p> <p><i>The intent of measure is to provide safe operational access to structures and water supply for emergency</i></p> <p>(2) Access roads must comply with the following general requirements of Table 5.3b of Planning for Bush Fire Protection 2019:</p> <ul style="list-style-type: none"> subdivisions of three or more allotments have more than one access in and out of the development;

- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10
- degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- all roads are through roads;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length,
- incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- where access/egress can only be achieved through forest, woodland and heath vegetation, secondary
- access must be provided to an alternate point on the existing public road system;
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays
- with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning; and
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

Water and Utility Services

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

- (3) The provision of water, electricity and gas services must comply with the following in accordance with Table
- reticulated water is to be provided to the development where available;
 - fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
 - hydrants are not located within any road carriageway;
 - reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
 - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
 - all above-ground water service pipes are metal, including and up to any taps;
 - where practicable, electrical transmission lines are underground;
 - where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014-The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;

	<ul style="list-style-type: none"> all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and above-ground gas service pipes are metal, including and up to any outlets.
	<i>Condition reason: To ensure compliance with the Approval issued by the relevant external agencies.</i>
42.	General Terms of Approval - Subsidence Advisory NSW <p>The development shall be constructed, completed and managed in accordance with and comply with the requirements of Subsidence Advisory NSW General Terms of Approval (GTAs), reference TSUB23-00402 and dated 30 November 2023. The GTAs are replicated below:</p> <p>GENERAL</p> <p><u>Plans, Standards and Guidelines</u></p> <p>(1) These General Terms of Approval (GTAs) only apply to the subdivision development described in the plans and associated documentation relating to DA/2023/707/1 and provided to Subsidence Advisory NSW.</p> <p>Any amendments or subsequent modifications to the development renders these GTAs invalid.</p> <p>(2) This approval expires 5 years after the date the approval was granted if building, engineering or construction work relating to the application has not physically commenced on the land.</p>
	<i>Condition reason: To ensure compliance with the Approval issued by the relevant external agencies.</i>
43.	Other Approvals – Transport for NSW <p>The development shall be constructed, completed and managed in accordance with and comply with the requirements and conditions from Transport for NSW, reference SYD23/01198/01 dated 4 December 2023, except as modified by conditions from TfNSW reference SYD23/01198/02 dated 20 December 2023. The conditions replicated below:</p> <p>(1) TfNSW notes the proposal includes a residue lot, part of which is currently zoned SP2. Any development within the SP2 zone is restricted to infrastructure and landscape works, subject to approval from the relevant consent authority</p> <p>(2) Noting the proposed works relevant to land zoned SP2 along the Hume Highway boundary, in Stage 4, is a continuation of works approved under Stage 1, in the event acquisition of land is required for future road upgrades by TfNSW, all site clearing work must be at no cost to TfNSW.</p> <p>(3) The developer is responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.</p> <p>(4) A Construction Pedestrian Traffic Management Plan (CPTMP) must be prepared to Council's satisfaction. Should Council deem necessary, the CPTMP should be submitted to TfNSW for review.</p> <p>(5) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW via development.sydney@development.nsw.gov.au for approval, prior to the commencement of any works. Please note a plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.</p>
	<i>Condition reason: To ensure compliance with the Approval issued by the relevant external agencies.</i>
44.	Other Approvals – Sydney Water

	<p>The development shall be constructed, completed and managed in accordance with and comply with the requirements and recommended conditions in Attachment 1 from Sydney Water reference 209798 and dated 4 October 2023. The conditions replicated below:</p> <p><u>Prior to the issue of an Occupation/Subdivision Certificate:</u></p> <p>(1) Section 73 Compliance Certificate</p> <p>A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extension, adjustment or connection to our mains. Make early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an occupation or subdivision certificate will be issued.</p> <p>Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.</p> <p>Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.</p> <p><u>Prior to the issue of a Construction Certificate/Complying Development Certificate:</u></p> <p>(2) Building Plan Approval</p> <p>The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply.</p> <p>Sydney Water recommends developers apply for Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.</p> <p>(3) Tree Planting</p> <p>Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.</p> <p>For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.</p> <p>For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's Technical guidelines – Building over and adjacent to pipe assets.</p> <p><i>Condition reason: To ensure compliance with the Approval issued by the relevant external agencies.</i></p>
45.	<p>Other Approvals – Endeavour Energy</p> <p>The development shall be constructed, completed and managed in accordance with and comply with the recommended conditions from Endeavour Energy dated 18 September 2023. The conditions replicated below:</p> <p>(1) Dial Before You Dig : Before commencing any underground activity the applicant must obtain advice from the Before You Dig service.</p>

	<p>(2) Modifications: Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.</p> <p>(3) Network and Design: Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.</p> <p>(4) Network Connection: Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.</p>
	<i>Condition reason: To ensure compliance with the Approval issued by the relevant external agencies.</i>

SUBDIVISION WORK

PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE	
Condition	
46.	<p>Design Plans</p> <p>Before the issue of a Subdivision Works Certificate, Engineering Design Plans for all road works and other infrastructure to be vested in Council shall be submitted to Council, as the Roads Authority and future asset owner, for design review and comments. Review comments should be included in the final design plans for issue of Subdivision Works Certificate.</p> <p><i>Condition reason: As the Roads and Public Asset Authority, Council is to review public infrastructure.</i></p>
47.	<p>Public Infrastructure Review</p> <p>A public infrastructure review must be undertaken by Wollondilly Shire Council, as the future Roads Authority and asset manager for all infrastructure to be vested in Council.</p> <p>Comments and recommendations from the review will be issued by Wollondilly Shire Council and must be incorporated in the final design plans for issue of the Subdivision Works Certificate.</p> <p>To facilitate the review process, the person or entity having the benefit of this consent must submit the following engineering design plans and reports for all road, drainage, landscaping and other public infrastructure to Wollondilly Shire Council:</p> <ul style="list-style-type: none"> • Engineering Design plans showing all public drainage infrastructure to be provided for the control and treatment of stormwater. • Traffic Plan showing all proposed signage and delineation for roads, shared pathways, intersection treatments and bus stops. • Landscape Plan showing the proposed location and species of street trees and landscape features at intersections and within Round-about central islands. • Public Lighting concept plan and details. <p><i>Condition reason: As the Roads and Public Asset Authority, Council is to review public infrastructure.</i></p>
48.	<p>Street Lighting Approval</p> <p>Before issue of Subdivision Works Certificate, the person or entity having the benefit of this consent must make application to Wollondilly Shire Council, Manager Assets Transport an Engineering for a public lighting design brief that outlines the lighting levels for all roads and public spaces.</p> <p><i>Condition reason: To ensure street lighting provided per Council requirements.</i></p>
49.	Roadworks

	<p>Notwithstanding the conditions requiring roadworks as set out in this consent, the extent of all roadworks and traffic management treatment measures is subject to the review and recommendation of Wollondilly Shire Council. Plan review fees will be payable in accordance with the current Wollondilly Shire Council Fees and Charges.</p> <p><i>Condition reason: As the Roads and Public Asset Authority, Council is to review public infrastructure.</i></p>
50.	<p>Earthworks and Filling</p> <p>A cut and fill plan must be submitted with the Engineering design plans for approval that details the exact extent and depth of proposed cut and fill.</p> <p><i>Condition reason: To ensure extent of works appropriate and consistent with conditions of consent.</i></p>
51.	<p>Stormwater Management</p> <p>Before the issue of a Subdivision Works Certificate, computer modelling of all stormwater drainage, both water quantity and quality measures, must be submitted with the Engineering Design plans for approval by the nominated Certifier.</p> <p><i>Condition reason: Stormwater design to be in accordance with Council's specifications</i></p>
52.	<p>Stormwater Management</p> <p>Before the issue of a Subdivision Works Certificate, details of the stormwater quality treatment system and computer modelling must be submitted with the Engineering Design plans for approval by the nominated Accredited Certifier.</p> <p><i>Condition reason: Stormwater design to be in accordance with Council's specifications</i></p>
53.	<p>Stormwater Management</p> <p>Landscaping of WSUD infrastructure to be designed in accordance with Council's WSUD guidelines using the species list and densities provided.</p> <p><i>Condition reason: Stormwater to be managed in accordance with Council's WSUD Guidelines.</i></p>
54.	<p>Soil Stabilisation</p> <p>A Soil Stabilisation Strategy must be prepared to detail the measures to progressively stabilise the earthworks, and control erosion and sediment pollution from the development.</p> <p><i>Condition reason: Controls are to minimise impact to the environment.</i></p>
55.	<p>Sediment and Erosion Control</p> <p>A staged Erosion and Sediment Control Plan is to be prepared and provided to Council's Manager Waste and Environmental Services for approval prior to any site works commencing that covers construction stages to final vegetation and establishment. Erosion and Sediment Control Plans must be kept up to date to reflect changing site conditions or development impacts. The Erosion and Sediment Control Plan is to be developed by a Certified Professional in Erosion and Sediment Control (CPESC).</p> <p><i>Condition reason: Current soil and water management plan is not staged and requires changes/additions to minimise water quality impacts.</i></p>
56.	<p>Street Furnishing</p> <p>Street furniture is to be shown on the Landscape Plan for Council's Manager Development Services approval prior to the issue of a Subdivision Works Certificate. Street furniture is to be provided at regular intervals and is to be:</p> <ul style="list-style-type: none"> i. Designed to reinforce the distinct identity of the development; ii. Coordinated in design and style; iii. Located to minimise visual clutter and obstruction of the public domain; and iv. Of a colour and construction agreed by Council. <p><i>Condition reason: Compliance with WGA DCP 2021.</i></p>

57.	Lighting Plan
	Street lighting is to be shown on the Landscape/Civil plan for Council's Manager Development Services Approval prior to the issue of a Subdivision Works Certificate. The plan shall detail the location of street lighting and demonstrating adequate light cover for footpaths and shared paths.
	<i>Condition reason: To ensure appropriate light is provided for public safety</i>
58.	Waste Management Plan
	Prior to the issue of a Subdivision Works Certificate, a comprehensive Waste Management Plan identifying the method of collecting, managing and disposing of waste generated by the development including waste from clearing works, remediation works and demolition works is to be provided to the principal certifier for approval.
	<i>Condition reason: To ensure waste management measures are planned for and implemented during the carrying out of site work.</i>
59.	Erosion and Sediment Control
	Any erosion and sediment control basins must have water treated to 30ppm Total Suspended Solids prior to discharge off site. Any discharge locations must be clearly marked on sediment and erosion control plans prior to the issue of a Subdivision Works Certificate. Discharges must be supervised or set up in a manner to prevent sediment being discharged off site.
	<i>Condition reason: To minimise water quality impacts.</i>
60.	Landscape Plan
	An amended Landscape Plan is to be provided to Council's Manager Waste and Environmental Services for approval prior to the issue of a Subdivision Works Certificate. The amended Landscape Plan is to <ul style="list-style-type: none"> - Provide for tree species list for Council Approval - Indicate root directing planters - Show planting detail - Specific mulch type - Specify turf varieties - Show maintenance requirements to Council's specifications
	<i>Condition reason: To ensure resilient landscaping provided.</i>

BEFORE SUBDIVISION WORK COMMENCES

Condition	
61.	Subdivision Works Certificate Required
	Works shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Subdivision Works Certificate by Council or a nominated Certifier.
	<i>Condition reason: To ensure site management measures are implemented during the carrying out of site work</i>
62.	Toilet Facilities
	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 of 20 persons employed at the site.
	<i>Condition reason: To ensure site management measures are implemented during the carrying out of site work</i>
63.	Garbage Bin

	<p>A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. The garbage receptacle must have a tight-fitting lid and be suitable for the reception of food scraps and papers.</p> <p><i>Condition reason: To ensure site management measures are implemented during the carrying out of site work</i></p>
64.	<p>Fence</p> <p>An appropriate fence preventing public access to the construction site shall be erected and maintained for the duration of works.</p> <p><i>Condition reason: To restrict public access to the site.</i></p>
65.	<p>Construction Environmental Management Plan</p> <p>Before commencement of any subdivision works, a Construction Environmental Management Plan must be prepared, and provided to the satisfaction of the Principal Certifier. The plan must include the following matters:</p> <ul style="list-style-type: none"> a. Provisions for public safety; b. Pedestrian and vehicular site access points and construction activity zones; c. Details of construction traffic management; d. Details of bulk earthworks to be carried out; e. Details of Erosion and Soil Management; to include: <ul style="list-style-type: none"> • Suitably Qualified Professional in Sediment and Erosion Control to be engaged, at no cost to Council, to undertake Audit(s) on the Soil and Water Management measures implemented on site during construction works. Audits shall be undertaken every 3 months and the reports provided to Council. • The Audit Report is to be supplied to the Principal Certifier within 2 weeks of completion of the site inspections, with the subject heading containing: DA Number - Erosion and Sediment Control Audit Report - month – year f. Details of Stockpile Management; g. Details of site Stabilisation; h. The location of site storage areas and sheds; i. The equipment used to carry out works; j. Hours of work; k. Contact details of Contractors and display of details to the public; l. The location of a garbage container with a tight-fitting lid; m. Dust, noise and vibration control measures; n. The location of temporary toilets; o. The protective measures for the preservation of trees on-site. <p>A copy of the construction site management plan must be kept on-site at all times while work is being carried out.</p> <p><i>Condition reason: To ensure construction appropriately managed.</i></p>
66.	<p>Traffic Management</p> <ul style="list-style-type: none"> a. Before commencing works, the Principal Contractor must submit to the Principal Certifier, a "Traffic Management Plan" that details proposed construction traffic movements and suitable safety measures that will be implemented whenever work is being undertaken in the public road. b. Before Commencing any subdivision works, a Road Management Permit, in accordance with Section 138 of the Roads Act must be obtained from Wollondilly Shire Council as the Road Authority. c. A Traffic Management Plan for the road haulage route must be submitted to Wollondilly Shire Council. The report must be accompanied by a dilapidation report along the proposed haulage route to record the condition of the existing road network <p><i>Condition reason: To ensure safe traffic movements.</i></p>

67.	Sediment and Erosion Control
	<p>The installation of the erosion and sediment control devices identified on the staged Erosion and Sediment Control Plan be completed prior to any activities/works taking place on the site. These devices:</p> <ol style="list-style-type: none"> Are to be maintained so as to prevent the discharge of silt into adjoining rivers, creeks, streams, gutters or drains. Must be continually maintained and updated in accordance with changing site conditions and works stages. Are to be maintained for the full period of construction and beyond this period where necessary.
	<i>Condition reason: Controls are to minimise impact to the environment.</i>

DURING SUBDIVISION WORKS	
Condition	
68.	Construction Hours <p>Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.</p> <p><i>Condition reason: To protect the amenity of the surrounding area.</i></p>
69.	Compliance with Approved Plans and Specification <p>Works must be carried out in accordance with the plans and specifications to which the Subdivision Works Certificate relates.</p> <p><i>Condition reason: To ensure works are carried out on site in accordance with the Subdivision Works Certificate.</i></p>
70.	Construction Environmental Management Plan <p>All works are to be design and carried out in accordance with the approved Construction Environmental Management Plan.</p> <p><i>Condition reason: To ensure appropriate site management.</i></p>
71.	Stormwater Management <p>Stormwater and surface water runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events.</p> <p><i>Condition reason: To ensure the development complies with the approved plans and referenced documents.</i></p>
72.	Earthworks <p>Any earthworks (including any structural support or other related structure for the purposes of the development):</p> <ol style="list-style-type: none"> Must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and Must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and That is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005. Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia.

	<i>Condition reason: To ensure earthworks are appropriately sourced, managed and/or disposed.</i>
73.	Historical Relics Should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit— <ul style="list-style-type: none"> a. all work must stop immediately in that area, and b. the Office of Environment and Heritage must be advised of the discovery. <p><i>Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1997 may be required before further the work can continue.</i></p> <i>Condition reason: To ensure the impact on any unexpectedly discovered historical relics are appropriately considered.</i>
74.	Aboriginal Heritage If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work- <ul style="list-style-type: none"> a. all excavation or disturbance of the area must stop immediately, and b. the person making the discovery must advise the Chief Executive (within the meaning of the National Parks and Wildlife Act 1974) of the discovery in accordance with section 89A of that Act. <p><i>Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.</i></p> <i>Condition reason: To ensure the impact on any unexpected Aboriginal object are appropriately considered.</i>
75.	Road Management Permit All works within or adjacent to a public road must have a current Road Management Permit issued by Wollondilly Shire Council or the relevant Road Authority for the duration of works. Permits may include: <ul style="list-style-type: none"> a. Construction entrance permit for internal works and, b. Road opening and occupancy permit for road works. <i>Condition reason: Works must be completed in accordance with the Roads Act 1993.</i>
76.	Street Tree Irrigation The person or entity having the benefit of this consent must submit a Street Tree Irrigation Report, for approval by Wollondilly Shire Manager of Waste and Environmental Services, on the use of recycle water irrigation within the public road reserve during works. The report must outline: <ul style="list-style-type: none"> a. The extent of irrigation network; b. Design and installation specifications; c. Control nodes / solenoids; d. Remote access and monitoring; e. Irrigation outputs; f. Operating conditions and requirements; g. Maintenance and auditing schedule. <i>Condition reason: To ensure appropriate measures in place for street tree irrigation</i>
77.	Street Tree Irrigation Before the installation of any Street Tree Irrigation infrastructure, detailed design plans for the Street Tree Irrigation System based on the Street Tree Irrigation Report must be submitted to Wollondilly Shire Manager of Waste and Environmental Services Wollondilly Shire Council for approval. <p><i>Condition reason: To ensure compliance with WGA DCP 2021 and Wollondilly Water Sensitive Urban Design Guidelines</i></p>
78.	Civil Contractor

	<p>All construction works to create public and Council assets must be undertaken by suitably qualified and experienced Civil Contractors. All contractors must have appropriate levels of insurance and quality systems for the level of works being performed.</p> <p><i>Condition reason: To ensure construction to appropriate standard.</i></p>
79.	<p>Critical Stage Inspections</p> <p>While subdivision works are being carried out, the work must not continue after each critical stage inspection, as determined by the Principal Certifier, unless the Principal Certifier is satisfied the work may proceed in accordance with this consent and the related construction certificate.</p> <p>Note: It is the responsibility of the applicant or contractor to notify the Council when inspections are required. Failure to notify may lead to additional work being required prior to issue of Certificate of Practical Completion. A minimum of 24 hours' notice is required for inspections.</p> <p><i>Condition reason: As the road and asset authority, Council is to inspect assets that will become public</i></p>
80.	<p>Test Reports</p> <p>The applicant must provide test reports on all asphaltic concrete works in public roads including certification of material, thickness, compaction and Benkelman Beam Test from a qualified pavement engineer in compliance with relevant Australian Standards and Roads and Traffic Authority specifications.</p> <p><i>Condition reason: Reports must show compliance with relevant Australian Standards and Council Specifications.</i></p>
81.	<p>Test Reports</p> <p>All test results as required by the Wollondilly Shire Council Construction Specification must be provided to Council during construction on request or, where not requested, supplied prior to issue of the Certificate of Practical Completion.</p> <p><i>Condition reason: Reports must show compliance with relevant Australian Standards and Council Specifications.</i></p>
82.	<p>Stormwater CCTV</p> <p>All piped drainage to be vested in Council must be inspected by CCTV recording before the final inspection for the Certificate of Practical Completion.</p> <p><i>Condition reason: Reports must show compliance with relevant Australian Standards and Council Specifications.</i></p>
83.	<p>Site Filling</p> <p>A report on the site filling is to be submitted by an appropriately qualified Geotechnical Engineer or Soil Scientist. Such a report shall be supported by a survey plan of the site indicating the areas filled and depth of fill in relation to the lot boundaries.</p> <p><i>Condition reason: Plans must show works are generally in accordance with the approved plans</i></p>
84.	<p>ADAC and WAE</p> <p>Certified "Works as Executed" details from a Registered Surveyor is to be submitted to Council in:</p> <ul style="list-style-type: none"> d. an XML format in accordance with the ADAC requirements as set out in the Wollondilly Shire Council Design and Construction Specifications. e. a red markup on the approved plans showing all levels, constructed elements and volumes of the works conducted as set out in the Wollondilly Shire Council Design and Construction Specifications. <p><i>Condition reason: Plans must show works are generally in accordance with the approved plans</i></p>
85.	<p>Design Deviations</p> <p>All changes or deviations of constructed elements from the design levels or dimensions must be checked and certified satisfactory by suitably qualified professional.</p> <p><i>Condition reason: Plans must show works are generally in accordance with the approved plans</i></p>

86.	Soil and Water Management
	The person or entity having the benefit of this consent must ensure adjoining roads and properties are not impacted by dust, mud, sediment, soil or any other material created from the construction works.
	<i>Condition reason: Construction works should have minimal impact on the general public and environment.</i>
87.	Soil and Water Management
	All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised prior to the release of a subdivision certificate.
	<i>Condition reason: Construction works should have minimal impact on the general public and environment.</i>
88.	Soil and Water Management
	A stabilised vehicle access, wheel wash or other control measure must be installed on the site to prevent the deposition of sediments, soils, mud and other material onto the adjoining road network. Where sediments, soils, mud and other materials have been deposited on a road cleaning and restoration of the road pavement and delineation must be undertaken as soon as practicable.
	<i>Condition reason: Construction works should have minimal impact on the general public and environment.</i>
89.	Soil and Water Management
	Stockpiles of construction and landscaping materials, and site debris are to be located clear of drainage lines and in such position that they are within the erosion containment boundary or are equivalently protected from erosion and do not encroach upon any footpath, natural strip or roadway.
	<i>Condition reason: Construction works should have minimal impact on the general public and environment.</i>
90.	Soil and Water Management
	Stockpiles of materials must be covered, grassed or actively managed to limit the dispersal of material from the site. Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping.
	<i>Condition reason: Construction works should have minimal impact on the general public and environment.</i>
91.	Soil and Water Management
	Erosion and sediment control devices are to be inspected during and after rainfall events to check for maintenance requirements and ensure no negative water quality impacts or sediment leaving the works site.
	Any sediment or turbid water leaving the site is to be reported to Council within 48 hours of the event taking place.
	The Erosion and Sediment Control Incident Report is to consist of rainfall event details, estimated volume of sediment or turbid stormwater discharges from site, what attributed to the pollution incident, any remediation that was undertaken or planned and what measures will be implemented to prevent/minimise the occurrence in future.
	Reports are to be emailed to Council@wollondilly.nsw.gov.au with the subject heading containing: DA Number - Erosion and Sediment Control incident report - date - month – year
92.	Protection from Damage
	All reasonable efforts must be taken to protect the public footway and road pavement from damage during the course of construction. Restoration of any damaged road or footway must be at the applicant's expense. Any costs incurred by Council as a result of repairing damages caused directly or indirectly by the development will be deducted from the security deposit.
	<i>Condition reason: Construction works should have minimal impact to existing assets.</i>

93.	Earthworks
	Earthworks must be conducted and supervised in accordance the requirements of AS3798 Guidelines on earthworks for commercial and residential developments.
	<i>Condition reason: Works must be done in accordance with relevant Australian Standards.</i>
94.	Earthworks
	Earthworks associated with road formation must be conducted in accordance with Wollondilly Shire Council's Construction Specifications C213.
	<i>Condition reason: Works must be in accordance with relevant specifications.</i>
95.	Earthworks
	There must be no encroachment onto adjoining lands by fill placed near boundaries.
	<i>Condition reason: Downstream properties should not be negatively impacted.</i>
96.	Earthworks
	Any fill material that is imported onto the site must comprise Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) or other suitable material in accordance with the relevant Resource Recovery Exemption issued under the Protection of the Environment Operations (Waste) Regulation 2014. Any imported fill will require validation report to be sent to Council before use on site.
	The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Council Officers on request.
97.	Street Tree Irrigation
	Before the issue of Practical Completion, the Street Tree Irrigation System must be inspected by Council for official asset handover.
	<i>Condition reason: To ensure works done in accordance with approved plans and to appropriate standard.</i>

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Condition	
98.	Compliance with Consent/Determination
	The development shall be completed in accordance with the relevant plans and conditions of consent prior to the release of the Subdivision Certificate.
	<i>Condition reason: To ensure that the development has been undertaken in accordance with the approved documentation.</i>
99.	Sydney Water
	<p>a. Written evidence of suitable arrangements with Sydney Water, (Section 73 Compliance Certificate), for the supply of water and sewerage services to the development is to be submitted to the Principle Certifying Authority prior to the issue of a Subdivision Certificate.</p> <p>b. A Subdivision Certificate shall not be issued, unless the method of sewage disposal is by gravity or pressure reticulated mains to either Sydney Water branch and trunk sewers or Sydney Water point of treatment.</p>
	<i>Condition reason: To ensure adequate services available to the development.</i>

100.	Services
	<p>Prior to the issue of a Subdivision Certificate, evidence shall be submitted to the principal certifier demonstrating that utilities and services have been installed in accordance with the requirements of the following service providers:</p> <ul style="list-style-type: none"> a. Water - section 73 certificate from Sydney Water, b. Sewerage - section 73 certificate from Sydney Water, <p>A Subdivision Certificate shall not be issued, unless the method of sewage disposal is by gravity reticulated mains to either Sydney Water branch and trunk sewers or Sydney Water point of treatment.</p> <ul style="list-style-type: none"> c. Electricity Supply Authority - written confirmation from Endeavour Energy that suitable arrangements have been made. d. Telecommunication Provider - written confirmation from Telstra Australia or NBN Co. that arrangements have been made.
	<i>Condition reason: To ensure new developments are appropriately serviced.</i>
101.	Alteration of Services
	<p>Prior to the issue of a Subdivision Certificate, any required alteration to, or relocation of, utility services on, or adjacent to, the subdivision, have been completed.</p>
	<i>Condition reason: To ensure resulting boundaries do not impact existing utilities.</i>
102.	Underground Power and Services
	<p>All power and services provided to the development within the site shall be underground.</p>
	<i>Condition reason: To ensure services and power are provided underground for improved visual, maintenance, safety and weather protection outcomes.</i>
103.	Landscaping
	<p>Landscaping is to be installed in accordance with the Landscape Plan approved by Council prior to issue of Subdivision Certificate.</p>
	<i>Condition reason: To ensure Landscaping installed per approval requirements.</i>
104.	Bushfire
	<p>Prior to the issue of Subdivision Certificate Certification from a qualified Bushfire Consultant is to be provided confirming the conditions in this consent have been complied with.</p>
	<i>Condition reason: To ensure subdivision is compliant with Planning for Bushfire Protection 2019</i>
105.	Reinstatement of Disturbed Areas
	<p>The disturbed areas associated with the subdivision works shall be reinstated to the satisfaction of the principal certifier prior to the issue of a Subdivision Certificate.</p>
	<i>Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</i>
106.	Plan of Subdivision and 88B Requirements
	<ul style="list-style-type: none"> a. Submission to Council of an electronic copy of the Linen Plan of Subdivision (400 dpi flat file) for certification by the Chief Executive Officer prior to lodgement at NSW Land Registry Services. A fee for the release of the Subdivision Certificate applies. b. Before the issue of a Subdivision Certificate, a Section 88B instrument, in accordance with the Conveyancing Act, must be submitted to the satisfaction of Council that creates the following Easements, Restrictions and Positive Covenants:

	<p>i. A restriction is to be placed on lots requiring future residential dwellings comply with the noise control treatment recommendations identified in the Road Traffic Noise Assessment Report, refTM624-03F03 Stage 4 (r2), Issue Revision 3, prepared by Renzo Tonin & Associates and dated 29 November 2023.</p> <p>ii. A restriction is to be placed on the proposed development site and the temporary asset protection zones (APZs) identified on the plans prepared by Peterson Bushfire (<i>Figure 4: Bushfire Hazard Analysis and Asset Protection Zone (APZ)</i>, Report Ref: 23084, Dated 01 August 2023). must be provided on the site. The APZs are to be maintained as an inner protection area.</p> <p>The temporary APZ can become extinguished once the affected land is cleared for development as part of adjoining future stages.</p> <p>iii. Easements covering all interallotment drainage lines.</p> <p>Terms of Easements, Restrictions and Positive Covenants must be taken from Council's standard recitals and a provision included that it may not be extinguished or altered except with the Consent of Wollondilly Shire Council.</p> <p>c. Existing restriction and easements to be marked on the plan.</p> <p><i>Condition reason: To ensure appropriate restrictions, easements and covenants are registered on title.</i></p>
107.	<p>Damage as a Result of Development</p> <p>Any damage to the Council footway, road or other land must be restored in accordance with Council's specifications prior to the issue of any Subdivision Certificate for the development.</p> <p><i>Condition reason: Existing public assets must be protected.</i></p>
108.	<p>Road Authority and Asset Managers</p> <p>A Plan of Survey must be prepared, that is suitable for registration with the NSW Land Registry Services, for the land to be dedicated to Council as Public Road and must bear the Council approved road name and statement of intent to dedicate the land as Public Road.</p> <p><i>Condition reason: To ensure orderly and proper dedication of land as Public Road.</i></p>
109.	<p>Stormwater Management and Treatment Infrastructure</p> <p>Before issue any subdivision certificate for Stage 4, all relevant stormwater infrastructure in Stage 1 to be completed to the extent where it can service Stage 4 and to the satisfaction of Council prior to the issue of Subdivision Certificate for Stage 4.</p> <p><i>Condition reason: Stage 4 stormwater network flows into Stage 1 stormwater network.</i></p>
110.	<p>Asset Management</p> <p>Where assets to be vested in Wollondilly Shire Council traverse private land appropriate easements are to be provided. Drainage easements must be a minimum 3-metre-wide but may need to be wider depending on the size of the infrastructure.</p> <p><i>Condition reason: To ensure development allows for asset management measures</i></p>
111.	<p>Public Road Streetscape</p> <p>The road verge must be established with a suitable low maintenance grass species from the back of the kerb to the road reserve boundary. Planted grass must provide coverage over the planted area to the satisfaction of Wollondilly Shire Council.</p> <p><i>Condition reason: To ensure development appropriate for ongoing maintenance.</i></p>
112.	<p>Public Roads</p>

	Submission of a Section 88B instrument in accordance with the Conveyancing Act or Transfer Granting Easement must be provided that creates a public Right of Carriageway, under Schedule 4A of the Act, over that part of any public access areas, including temporary turning heads, constructed within adjoining stages or lots.
	<i>Condition reason: To ensure development allows for asset management measures</i>
113.	Practical Completion
	A Certificate of Practical Completion must be issued by Council for all works associated with the development including Subdivision Works and works within a public road.
	<i>Condition reason: All works must be satisfactorily completed</i>
114.	Defect Liability Bond
	A Defects Liability Period bond is to be lodged with Council, being no less than 10% of the estimated cost of public road infrastructure works, for a minimum 12 month period, from the date of registration of public roads, to cover the rectification of any defects.
	<i>Condition reason: Bonds to be provided to cover required maintenance</i>
115.	Street Tree Bond
	A street tree maintenance and pruning bond is to be lodged with Council, being no less than 50% of the estimated cost of street tree planting works, for a minimum 5 year period, to cover the rectification of any street tree maintenance, replacement or pruning works.
	<i>Condition reason: Bonds to be provided to cover required maintenance</i>
116.	Verge Bond
	A road verge establishment bond is to be lodged with Council, being no less than 10% of the estimated cost of verge turf costs, for a minimum 12-month period, to cover the rectification of any road verge establishment works.
	<i>Condition reason: Bonds to be provided to cover required maintenance</i>
117.	Street Tree and Irrigation Infrastructure Mapping
	Before the issue of Subdivision Certificate, an ADAC file for the street tree irrigation system and street tree location shall be submitted to the satisfaction of Council that maps all irrigation assets and street trees.
	<i>Condition reason: To ensure infrastructure location is known for future development/maintenance purposes</i>
118.	Street Tree Protection
	Before the issue of Subdivision Certificate, the person or entity having the benefit of this consent must prepare a written Street Tree Protection Strategy, on the measures proposed to protect street trees and associated irrigation systems from damage for a period of 5 years from the date of subdivision registration. The strategy should include measures to: <ul style="list-style-type: none"> a. ensure all purchases, land owners and builders are informed of their obligations to protect and ensure no impact on existing landscape infrastructure within the frontage of the property; b. promote and educate on the benefits of street trees; c. provide physical protections to street trees and irrigation infrastructure; and d. inspect and replace/rectify damage as soon as it occurs.
	<i>Condition reason: To provide clear measures for the protection of street trees.</i>
119.	Contributions - Section 7.11
	Contributions Plan: Wollondilly Local Contributions (2020) Area: B – Wilton Growth Area Development type: 103-Lot Residential Subdivision

	Category	Per Lot	Total
	Roads & transport	\$4,176	\$429,819
	Open Space	\$19,002	\$1,955,455
	Community Facilities	\$6,353	\$656,316
	Car Parking	\$0	\$0
	Plan Management	\$469	\$48,410
	TOTAL AMOUNT PAYABLE	\$30,000	\$3,090,000
<p>These figures are reviewed quarterly in accordance with the provisions of the Wollondilly Contributions Plan (2020) and an updated figure must be obtained from Council at least 5 working days prior to time of payment by contacting contributions@wollondilly.nsw.gov.au.</p> <p><i>Condition reason: To demonstrate compliance and ensure fees are paid in accordance with the Wollondilly Contributions Plan (2020).</i></p>			
120.	Satisfactory Arrangement Certificate		
	<p>The Director General's Certification relating to the State Infrastructure Contributions (Satisfactory Arrangements for designated State Public Infrastructure) dated 3 November 2023 form part of this development consent.</p> <p>Prior to the release of any Subdivision Certificate, the persons having benefit of this consent, must provide Council with documentary evidence that works and/or payment of monetary contributions have been undertaken and/or paid in full.</p> <p><i>Condition reason: To ensure Satisfactory arrangements in place for designated State public infrastructure.</i></p>		
121.	Street Addressing		
	<p>Prior to the issue of a Subdivision Certificate for the development an application for an additional street address shall be submitted to Council in accordance with Section 5.2 of the NSW Address Policy.</p> <p><i>Condition reason: To ensure the development complies with the NSW Address Policy.</i></p>		
122.	Road Naming		
	<p>Prior to the issue of a Subdivision Certificate, an application to name all roads within the development (public and private) shall be submitted to Council in accordance with Section 5.3 of the NSW Address Policy.</p> <p><i>Condition reason: To ensure the development complies with the NSW Address Policy.</i></p>		

OCCUPATION AND ONGOING USE

Condition	
123.	Street Tree Irrigation Maintenance
	<p>For a period of 5 years from the date of registration of any public roads, the person or entity having the benefit of this consent is liable for the maintenance and rectification of defects that become apparent in the Street Tree Irrigation system infrastructure.</p> <p><i>Condition reason: To ensure ongoing operation of street tree irrigation system.</i></p>

124.	Street Tree Maintenance
	For a period of 5 years from the date of registration of the subdivision, the person or entity having the benefit of this consent is liable for the inspection and maintenance of any street tree or landscaping element within public land. Inspection and Maintenance must include: <ul style="list-style-type: none"> a. Regular watering to ensure establishment of the plant or tree; b. Replacement of any diseased, dead or significantly damaged plant or tree; b. Pruning of street trees to ensure establishment of a suitable tree canopy involving crown lifting for line of sight and clearance for garbage collection and formative pruning to promote good branch structure.
	<i>Condition reason: To ensure ongoing survival of public landscaping.</i>
125.	Street Tree Protection
	For a period of 5 years from the date of registration of any public roads or land, the person or entity having the benefit of this consent must implement the Street Tree Protection Strategy, as approved by Council. The protection measures outlined in the strategy must be implemented and managed for the 5 year period.
	<i>Condition reason: To ensure the obligations for tree canopy cover within the subdivision can be achieved through street tree establishment.</i>
126.	Defect Liability
	For a period of 12 months from the date of registration of any public roads, the person or entity having the benefit of this consent is liable for the correction and rectification of defects that become apparent in any infrastructure or subdivision assets that are vested in Council.
	<i>Condition reason: To ensure and defects are rectified.</i>
127.	Defect Liability
	For a period of 12 months from the date of any Certificate of Practical Completion, the person or entity having the benefit of this consent is liable for the correction of any defects that become apparent in any existing public infrastructure upgrade works.
	<i>Condition reason: To ensure and defects are rectified.</i>