**General**

**1.1 - General Conditions**

(1) **Approved plans and documents** -Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this development consent expressly require otherwise:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Approved plans | | | | |
| Plan number | Revision number | Plan title | Drawn by | Date of plan |
| DA0001 | B | Site plan | AJ + C | 26/8/2024 |
| DA0003 | B | Site demolition plan | AJ + C | 26/8/2024 |
| DA0004 | B | Site basement level 1 plan | AJ + C | 26/8/2024 |
| DA0005 | B | Site ground level plan | AJ + C | 26/8/2024 |
| DA0006 | B | Site roof plan | AJ + C | 26/8/2024 |
| DA0007 | B | Site elevations – Sheet 1 | AJ + C | 26/8/2024 |
| DA0008 | B | Site elevations – Sheet 2 | AJ + C | 26/8/2024 |
| DA0009 | B | Site sections – Sheet 1 | AJ + C | 26/8/2024 |
| DA0010 | B | Site sections – Sheet 2 | AJ + C | 26/8/2024 |
| DA0011 | B | Access driveway plan | AJ + C | 26/8/2024 |
| DA1001 | B | Building A – Basement plans | AJ + C | 26/8/2024 |
| DA1002 | B | Building A – Floor plans | AJ + C | 26/8/2024 |
| DA1101 | B | Building A - Elevations | AJ + C | 26/8/2024 |
| DA1102 | B | Building A - Sections | AJ + C | 26/8/2024 |
| DA2001 | B | Building B – Basement plans | AJ + C | 26/8/2024 |
| DA2002 | B | Building B – Floor plans | AJ + C | 26/8/2024 |
| DA2101 | B | Building B - Elevations | AJ + C | 26/8/2024 |
| DA2102 | B | Building B - Sections | AJ + C | 26/8/2024 |
| DA3001 | B | Building C + D – Basement plans | AJ + C | 26/8/2024 |
| DA3002 | B | Building C + D – Floor plans Sheet 1 | AJ + C | 26/8/2024 |
| DA3003 | B | Building C + D – Floor plans – Sheet 2 | AJ + C | 26/8/2024 |
| DA3101 | B | Building C - Elevations | AJ + C | 26/8/2024 |
| DA3102 | B | Building D - Elevations | AJ + C | 26/8/2024 |
| DA3103 | B | Building C + D - Sections | AJ + C | 26/8/2024 |
| DA6001 | B | Demolition plan – Ground level | AJ + C | 26/8/2024 |
| DA6002 | B | Demolition plan – level 1 | AJ + C | 26/8/2024 |
| DA6003 | B | Hotel basement level plan | AJ + C | 26/8/2024 |
| DA6004 | B | Hotel lower ground level plan | AJ + C | 26/8/2024 |
| DA6005 | B | Hotel ground level plan | AJ + C | 26/8/2024 |
| DA6006 | B | Hotel level 1 plan | AJ + C | 26/8/2024 |
| DA6007 | B | Hotel roof plan | AJ + C | 26/8/2024 |
| DA6101 | B | Hotel elevations – Sheet 1 | AJ + C | 26/8/2024 |
| DA6102 | B | Hotel elevations – Sheet 2 | AJ + C | 26/8/2024 |
| DA6201 | B | Hotel sections – Sheet 1 | AJ + C | 26/8/2024 |
| DA6202 | B | Hotel sections – Sheet 2 | AJ + C | 26/8/2024 |
| 3553.MP00 | 6 | Landscape general arrangement plan - overall | Environmental partnership | 16/10/2024 |
| 3553.MP01 | 6 | Landscape general arrangement plan – Sheet 1 | Environmental partnership | 16/10/2024 |
| 3553.MP02 | 6 | Landscape general arrangement plan – Sheet 2 | Environmental partnership | 16/10/2024 |
| 3553.LP01 | 6 | Landscape general arrangement detailed plan – Area 1 | Environmental partnership | 16/10/2024 |
| 3553.LP02 | 6 | Landscape general arrangement detailed plan – Area 2 | Environmental partnership | 16/10/2024 |
| 3553.LP03 | 6 | Landscape general arrangement detailed plan – Area 3 | Environmental partnership | 16/10/2024 |
| 3553.LP04 | 6 | Landscape general arrangement detailed plan – Area 4 | Environmental partnership | 16/10/2024 |
| 3553.LP05 | 6 | Landscape general arrangement detailed plan – Area 5 | Environmental partnership | 16/10/2024 |
| 3553.LP06 | 6 | Landscape general arrangement detailed plan – Area 6 | Environmental partnership | 16/10/2024 |
| 3553.LP07 | 6 | Landscape general arrangement detailed plan – Area 7 | Environmental partnership | 16/10/2024 |
| 3553.LP08 | 6 | Landscape general arrangement detailed plan – Area 8 | Environmental partnership | 16/10/2024 |
| 3553.LP09 | 6 | Landscape general arrangement detailed plan – Area 9 | Environmental partnership | 16/10/2024 |
| 3553.LP10 | 6 | Landscape general arrangement detailed plan – Building A Façade Planters | Environmental partnership | 16/10/2024 |
| 3553.LP11 | 6 | Landscape general arrangement detailed plan – Building B Façade Planters | Environmental partnership | 16/10/2024 |
| 3553.LP12 | 6 | Landscape general arrangement detailed plan – Building C & D Façade Planters | Environmental partnership | 16/10/2024 |
| 3553.PPO00 | 6 | Planting plan key plan | Environmental partnership | 16/10/2024 |
| 3553.PPO01 | 6 | Planting plan key plan – Sheet 1 | Environmental partnership | 16/10/2024 |
| 3553.PPO02 | 6 | Planting plan key plan – Sheet 2 | Environmental partnership | 16/10/2024 |
| 3553.PP01 | 6 | Planting plan – Area 1 | Environmental partnership | 16/10/2024 |
| 3553.PP02 | 6 | Planting plan – Area 2 | Environmental partnership | 16/10/2024 |
| 3553.PP03 | 6 | Planting plan – Area 3 | Environmental partnership | 16/10/2024 |
| 3553.PP04 | 6 | Planting plan – Area 4 | Environmental partnership | 16/10/2024 |
| 3553.PP05 | 6 | Planting plan – Area 5 | Environmental partnership | 16/10/2024 |
| 3553.PP06 | 6 | Planting plan – Area 6 | Environmental partnership | 16/10/2024 |
| 3553.PP07 | 6 | Planting plan – Area 7 | Environmental partnership | 16/10/2024 |
| 3553.PP08 | 6 | Planting plan – Area 8 | Environmental partnership | 16/10/2024 |
| 3553.PP09 | 6 | Planting plan – Area 9 | Environmental partnership | 16/10/2024 |
| 3553.PP10 | 6 | Planting plan – Building A Façade planters | Environmental partnership | 16/10/2024 |
| 3553.PP11 | 6 | Planting plan – Building B Façade planters | Environmental partnership | 16/10/2024 |
| 3553.PP12 | 6 | Planting plan – Building C & D Façade planters | Environmental partnership | 16/10/2024 |
| 3553.DS01 | 6 | Detailed sections – Sheet 1 | Environmental partnership | 16/10/2024 |
| 3553.DS02 | 6 | Detailed sections – Sheet 2 | Environmental partnership | 16/10/2024 |
| 3553.DS03 | 6 | Detailed sections – Sheet 3 | Environmental partnership | 16/10/2024 |
| 3553.DS04 | 6 | Detailed sections – Sheet 4 | Environmental partnership | 16/10/2024 |
| 3553.DS01 | 6 | Landscape Details – Sheet 1 | Environmental partnership | 16/10/2024 |
| 3553.DS02 | 6 | Landscape Details – Sheet 2 | Environmental partnership | 16/10/2024 |
| 3553.DS03 | 6 | Landscape Details – Sheet 3 | Environmental partnership | 16/10/2024 |
| 3553.DS04 | 6 | Landscape Details – Sheet 4 | Environmental partnership | 16/10/2024 |
| C050 | 3 | Typical stormwater details – Sheet 1 | JN Responsive Engineering | 26/8/2024 |
| C051 | 4 | Typical stormwater details – Sheet 2 | JN Responsive Engineering | 23/10/2024 |
| C052 | 3 | Typical stormwater details – Sheet 3 | JN Responsive Engineering | 26/8/2024 |
| C053 | 3 | Typical stormwater details – Sheet 4 | JN Responsive Engineering | 26/8/2024 |
| C054 | 3 | Typical stormwater details – Sheet 5 | JN Responsive Engineering | 26/8/2024 |
| C055 | 3 | Typical civil details | JN Responsive Engineering | 26/8/2024 |
| C060 | 3 | Typical erosion and sediment control details | JN Responsive Engineering | 26/8/2024 |
| C061 | 3 | Typical erosion and sediment control details | JN Responsive Engineering | 26/8/2024 |
| C062 | 3 | Typical WSUD details | JN Responsive Engineering | 26/8/2024 |
| C070 | 3 | Stormwater catchment plan | JN Responsive Engineering | 26/8/2024 |
| C080 | 3 | Bulk earthworks plan | JN Responsive Engineering | 26/8/2024 |
| C090 | 3 | Bulk earthworks sections – Sheet 1 | JN Responsive Engineering | 26/8/2024 |
| C091 | 3 | Bulk earthworks sections – Sheet 2 | JN Responsive Engineering | 26/8/2024 |
| C092 | 3 | Bulk earthworks sections – Sheet 3 | JN Responsive Engineering | 26/8/2024 |
| C100 | 3 | Site plan overall | JN Responsive Engineering | 26/8/2024 |
| C110 | 4 | General arrangement plan – Sheet 1 | JN Responsive Engineering | 23/10/2024 |
| C111 | 3 | General arrangement plan – Sheet 2 | JN Responsive Engineering | 26/8/2024 |
| C112 | 3 | General arrangement plan – Sheet 3 | JN Responsive Engineering | 26/8/2024 |
| C113 | 3 | General arrangement plan – Sheet 4 | JN Responsive Engineering | 26/8/2024 |
| C114 | 3 | General arrangement plan – Sheet 5 | JN Responsive Engineering | 26/8/2024 |
| C115 | 3 | General arrangement plan – Sheet 6 | JN Responsive Engineering | 26/8/2024 |
| C116 | 3 | General arrangement plan – Sheet 7 | JN Responsive Engineering | 26/8/2024 |
| C117 | 3 | General arrangement plan – Sheet 8 | JN Responsive Engineering | 26/8/2024 |
| C118 | 3 | General arrangement plan – Sheet 9 | JN Responsive Engineering | 26/8/2024 |
| C150 | 3 | Signage and linemarking plan – Sheet 1 | JN Responsive Engineering | 26/8/2024 |
| C151 | 3 | Signage and linemarking plan – Sheet 2 | JN Responsive Engineering | 26/8/2024 |
| C152 | 3 | Signage and linemarking plan – Sheet 3 | JN Responsive Engineering | 26/8/2024 |
| C153 | 3 | Signage and linemarking plan – Sheet 4 | JN Responsive Engineering | 26/8/2024 |
| C154 | 3 | Signage and linemarking plan – Sheet 5 | JN Responsive Engineering | 26/8/2024 |
| C155 | 3 | Signage and linemarking plan – Sheet 6 | JN Responsive Engineering | 26/8/2024 |
| C156 | 3 | Signage and linemarking plan – Sheet 7 | JN Responsive Engineering | 26/8/2024 |
| C157 | 3 | Signage and linemarking plan – Sheet 8 | JN Responsive Engineering | 26/8/2024 |
| C170 | 3 | Sight distance plan – access road intersection with Lodges Road | JN Responsive Engineering | 26/8/2024 |
| C200 | 3 | Longitudinal sections plan – Sheet 1 | JN Responsive Engineering | 26/8/2024 |
| C201 | 3 | Longitudinal sections plan – Sheet 2 | JN Responsive Engineering | 26/8/2024 |
| C202 | 3 | Longitudinal sections plan – Sheet 3 | JN Responsive Engineering | 26/8/2024 |
| C203 | 3 | Longitudinal sections plan – Sheet 4 | JN Responsive Engineering | 26/8/2024 |
| C205 | 3 | Cross sections plan – sheet 1 | JN Responsive Engineering | 26/8/2024 |
| C206 | 3 | Cross sections plan – sheet 2 | JN Responsive Engineering | 26/8/2024 |
| C207 | 3 | Cross sections plan – sheet 3 | JN Responsive Engineering | 26/8/2024 |
| C208 | 3 | Cross sections plan – sheet 4 | JN Responsive Engineering | 26/8/2024 |
| C209 | 3 | Cross sections plan – sheet 5 | JN Responsive Engineering | 26/8/2024 |
| C210 | 3 | Cross sections plan – sheet 6 | JN Responsive Engineering | 26/8/2024 |
| C211 | 3 | Cross sections plan – sheet 7 | JN Responsive Engineering | 26/8/2024 |
| C212 | 3 | Cross sections plan – sheet 8 | JN Responsive Engineering | 26/8/2024 |
| C213 | 3 | Cross sections plan – sheet 9 | JN Responsive Engineering | 26/8/2024 |
| C300 | 4 | Stormwater plan Sheet 1 | JN Responsive Engineering | 23/10/2024 |
| C301 | 3 | Stormwater plan Sheet 2 | JN Responsive Engineering | 26/8/2024 |
| C302 | 3 | Stormwater plan Sheet 3 | JN Responsive Engineering | 26/8/2024 |
| C303 | 3 | Stormwater plan Sheet 4 | JN Responsive Engineering | 26/8/2024 |
| C304 | 3 | Stormwater plan Sheet 5 | JN Responsive Engineering | 26/8/2024 |
| C305 | 3 | Stormwater plan Sheet 6 | JN Responsive Engineering | 26/8/2024 |
| C306 | 3 | Stormwater plan Sheet 7 | JN Responsive Engineering | 26/8/2024 |
| C307 | 3 | Stormwater plan Sheet 8 | JN Responsive Engineering | 26/8/2024 |
| C308 | 3 | Stormwater plan Sheet 9 | JN Responsive Engineering | 26/8/2024 |
| C400 | 3 | Building A basement stormwater plan | JN Responsive Engineering | 26/8/2024 |
| C500 | 3 | Building B basement stormwater plan | JN Responsive Engineering | 26/8/2024 |
| C600 | 3 | Building C & D basement stormwater plan | JN Responsive Engineering | 26/8/2024 |
| C700 | 3 | Hotel basement stormwater plan | JN Responsive Engineering | 26/8/2024 |
| C701 | 3 | Hotel lower ground stormwater plan | JN Responsive Engineering | 26/8/2024 |
| C800 | 3 | Erosion and sediment control plan - north | JN Responsive Engineering | 26/8/2024 |
| C801 | 3 | Erosion and sediment control plan - south | JN Responsive Engineering | 26/8/2024 |
| Sheet 1 of 7 |  | Draft community/precinct/neighbourhood plan | Jonathon Saxon | 11 November 2021 |
| Sheet 2 of 7 |  | Community Property Plan Sheet Layout | Jonathon Saxon | 11 November 2021 |
| Sheet 3 of 7 |  | Community Property Plan | Jonathon Saxon | 11 November 2021 |
| Sheet 4 of 7 |  | Community Property Plan | Jonathon Saxon | 11 November 2021 |
| Sheet 5 of 7 |  | Community Property Plan | Jonathon Saxon | 11 November 2021 |
| Sheet 6 of 7 |  | Community Property Plan | Jonathon Saxon | 11 November 2021 |
| Sheet 7 of 7 |  | Community Property Plan | Jonathon Saxon | 11 November 2021 |

|  |  |  |  |
| --- | --- | --- | --- |
| Approved documents | | | |
| Document title | Version number | Prepared by | Date of document |
| BASIX Certificate – 1262731M\_02 | 02 | JHA Consulting Engineers (NSW) Pty Ltd | 9 November 2023 |
| Heritage Impact Assessment | 3 | Weir Phillips | 11 January 2023 |
| Arboricultural Report |  | Earthscape Horticultural Services | November 2022 |
| Access Report |  | Accessible Building Solutions | 31 July 2023 |
| BCA Report | C | Group DLA | 8 September 2023 |
| Construction Traffic Management Plan | 04 | Traffix | January 2023 |
| Bushfire Protection Assessment & correspondence: Response to Camden City Council’s request for an Asset Protection Zone compliance statement for the proposed Studley Park development situated at Lot 1 DP858872, 200 Camden Valley Way, Narellan. |  | Travers bushfire & ecology | 30 January 2023 & 16 July 2024 |
| Remediation Action Plan | 0 | Eiaustralia | 2 August 2024 |
| Vegetation Management Plan |  | Travers bushfire & ecology | 16 July 2024 |
| Biodiversity Development Assessment Report | 0 | Travers bushfire & ecology | 12 July 2024 |
| Detailed Site Investigation and Salinity Assessment | 0 | Eiaustralia | 15 July 2024 |
| Salinity Management Plan | 0 | Eiaustralia | 15 July 2024 |
| Geotechnical Desktop Study and Preliminary Investigation Report | 02 | Coffey | 20 October 2022 |
| Schedule of Conservation Works | 3 | Weir Phillips | 14 June 2024 |
| Landscape Report |  | Environmental Partnership | October 2024 |
| Pre-Demolition Hazmat Survey | R01a | Coffey | 20 October 2022 |
| Part J1 Statement of Compliance | P2 | JHA | 20 January 2023 |
| Operational Waste Management Report |  | Waste Audit | October 2024 |
| Demolition and Construction Waste Management Plan |  | Waste Audit | November 2022 |
| Acoustic Report | E | RWDI | 22 December 2022 |
| Ground Gas Risk Assessment | 0 | Eiaustralia | 17 July 2024 |
| Preliminary Plan of Management |  | dfp | 12 July 2024 |

In the event of any inconsistency between the approved plans/documents and a condition of this development consent, the condition prevails.

**Condition reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(2) **Authority requirements** -The development must be carried out in accordance with the following authority requirements:

1. New South Wales Rural Fire Service, DA20230926004265-CL55-1 correspondence, dated 5 December 2023 and 7 August 2024.
2. Department of Climate Change, Energy, the Environment and Water, CNR-60397 – A – 72298, dated 2 October 2024.
3. Sydney Water, Reference 210331, dated 8 November 2023.
4. Endeavour Energy, CNR-60397, dated 26 September 2023.
5. NSW Police Force, dated 3 October 2023.

**Condition reason:** To ensure the development complies with Authority requirements.

(3) **Formal Arrangements** – Prior to any works occurring, formal arrangements are to be entered into with Camden Council for works to be undertaken upon Lots 3 and 5 in DP859872.

**Condition reason:** To ensure that required arrangements have been obtained prior to commencement of works.

(4) **Approved development stages and sequence** -The development must be carried out in two stages in sequential order as detailed within the Statement of Environmental Effects, prepared by DFP, dated September 2023.

The access road / driveway that provides access to the development site and the Camden Golf Club from Lodges Road must be completed first and prior to any other works approved as part of Stage 1 commencing, other than heritage restoration works to Studley Park House.

**Condition reason:** To detail the approved staging and sequencing for the development and ensure suitable construction access.

(5) **Approved remediation work staging** -The remediation work, including validation must be completed, and all remediation work conditions complied with before building works commences, other than heritage restoration works to Studley Park House.

**Condition reason:** To detail the approved staging for the remediation work.

(6) **No Hotel fit out approved** -This development consent does not approve the fit out of the approved hotel. A separate development application must be lodged with and approved by Council before any construction / fit out commences.

**Condition reason:** To clarify when separate consent is required for the fit out of approved buildings and tenancies.

1. **Swimming Pool Use** – The swimming pool shall not be used in any capacity until such time as the hotel has obtained separate consent for fit out works and issue of an occupation certificate.

**Condition reason:** To clarify when the operation of the swimming pool can commence.

(8) **No signage approved** -This development consent does not approve any signage. A separate development application must be lodged with and approved by Council before any signage is displayed on the site (unless the signs are exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).

**Condition reason:** To clarify when separate consent is required for signage.

(9) **Approved tree work** -This development consent approves the following tree(s) to be removed:

1. Nineteen (19) trees (T1, T2, T5, T10, T15, T16, T17, T20, T24, T25, T26, T27, T28, T29, T30, T37, T80, T89 & T90) as identified within the Arboricultural Impact Assessment Report, prepared by Earthscape Horticultural Services, dated November 2022.

**Condition reason:** To detail approved tree work and any replacement landscaping.

(10) **Fulfillment of BASIX commitments** -Each commitment listed in an approved BASIX certificate for the development must be fulfilled.

**Condition reason:** Prescribed condition under section 75 of the *Environmental Planning and Assessment Regulation 2021*.

**Building Work**

**2.1 - Before Issue of a Construction Certificate**

(1) **Design amendments** - Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:

1. Submission of an amended colour scheme and palette of materials that has been endorsed by Council’s Hertiage Advisor that uses more natural and earthy colour tones to ensure the new residential flat buildings and the hotel building blend in within the landscape and do not compete with the prominent white colour of the Studley Park House.
2. All accessible units shall be allocated / provided with an accessible car space.
3. The entirety of the southern edge of balconies from units CG-09, C1-09, C2-09 and C3-01 within Building C shall be provided with a solid blade wall to a minimum height of 1.7m above finished floor level to mitigate overlooking of adjacent balconies from Building D.

**Condition reason:** To require minor amendments to the plans endorsed by the consent authority following assessment of the development.

(2) **Public infrastructure alterations** - Before the issue of a construction certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the *Roads Act 1993*. Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.

**Condition reason:** To clarify the timing and need for approval under the *Roads Act 1993*.

(3) **Fibre-ready facilities and telecommunications infrastructure** - Before the issue of a construction certificate, written evidence from the carrier must be obtained that demonstrates, to the certifier’s satisfaction, that arrangements have been made for:

1. The installation of fibre-ready facilities to all premises in the development so as to enable fibre to be readily connected to any premises that is being or may be constructed. Written confirmation that the carrier is satisfied that the fibre ready facilities are fit for purpose is also required.
2. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all premises in the development demonstrated through an agreement with a carrier.

**Condition reason:** To ensure fibre-ready telecommunications facilities are installed for new development.

(4) **Glass reflectivity index** -Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the glass reflectivity index for all glass used externally will not exceed 20%.

**Condition reason:** To ensure all glass used externally has a reasonable maximum level of reflectivity.

(5) **Long service levy** - Before the issue of a construction certificate, the long service levy must be paid at the prescribed rate to either the Long Service Payments Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986*. This applies to building and construction works with a cost of $250,000 or more. Evidence of the payment must be provided to the certifier.

**Condition reason:** To ensure the long service levy is paid.

1. **Swimming pool safety fencing (design)** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier’s satisfaction, that the swimming pool will be fenced to be effectively isolated from adjoining structures and the adjoining property, and that the fencing will comply with the following detailed design requirements:
2. Compliance with the design and location approved with the development consent and any conditions of the development consent.
3. AS 1926.1 - Swimming Pool Safety - Safety Barriers for Swimming Pools.
4. A minimum 1.2m effective height.
5. All gates self-closing, self-latching and opening outwards from the swimming pool enclosure.
6. Filtration equipment, including any cover, housing or pipework, not located within 900mm from the outside face of the safety fencing enclosure, nor within 300mm from the inside of the swimming pool safety fencing enclosure (where footholds are possible).

**Condition reason:** To ensure that swimming pools and/or spas are fenced to comply with industry standards.

(7) **Outdoor lighting provision** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier’s satisfaction, that the development will be provided with lighting in all outdoor areas that complies with AS 4282 - The Control of Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.

**Condition reason:** To ensure the provision of lighting in accordance with industry standards and to protect the amenity of the surrounding area.

(8) **Mechanical exhaust systems** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier’s satisfaction, that the mechanical exhaust systems will comply with AS 1668 - The Use of Ventilation and Air Conditioning in Buildings (including exhaust air quantities and discharge location points).

**Condition reason:** To ensure compliance with industry standards.

(9) **Mechanical ventilation** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier’s satisfaction, that any room or area not provided with natural ventilation in accordance with the Building Code of Australia will instead be provided with a mechanical ventilation system that complies with the following requirements:

1. AS 1668.1 - The Use of Ventilation and Air Conditioning in Buildings - Fire and Smoke Control in Buildings.
2. AS 1668.2 - The Use of Ventilation and Air Conditioning in Buildings - Mechanical Ventilation in Buildings.

**Condition reason:** To ensure that mechanical ventilation system(s) are provided where natural ventilation is not achieved.

(10) **Construction certificate information** - Before the issue of a construction certificate, the following information must be prepared by a suitably qualified person to the certifier’s satisfaction:

1. The size of the sediment basin is to be updated to ensure adequate volume is catered for.
2. Subsoils are to be provided behind the back of kerb where there are no stormwater pipes.
3. The proposed 600mm drainage outlet pipe from the proposed bioretention basin and associated 1.5m wide drainage easement shall be deleted from the plans. The drainage outlet pipe and bioretention basin shall be reconfigured and discharge into the existing easement for underground water pipes 2.0 wide within Lot 5 DP859872.

**Condition reason:** To ensure that required information is provided to the certifier.

(11) **Building upgrade** - The building must be upgraded to comply with the *Building Code of Australia* in the following manner:

1. The existing buildings are to be upgraded to comply with Part C, D and E of the BCA, in accordance with the recommendations of the Building Code of Australia 2022 Report – Report for BCA Compliance, Project Number GDL180291, dated 8/9/2023, by Group DLA.

Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier’s satisfaction, that the development will comply with the required building upgrades.

**Condition reason:** To ensure that the building is upgraded to comply with the *Building Code of Australia*.

(12) **Engineering specifications** -Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer and demonstrate, to the certifier’s satisfaction, that the development has been designed to comply with Council’s engineering specifications, the approved plans and documents and the conditions of this development consent.

**Condition reason:** To ensure that the development will comply with Council’s engineering specifications and the terms of this consent.

(13) **Performance bond** - Before the issue of a construction certificate, a performance bond must be lodged with Council in accordance with Council’s Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

**Condition reason:** To ensure that new public infrastructure works undertaken within the existing public domain are constructed to an appropriate standard.

(14) **Damages bond** - Before the issue of a construction certificate, a bond must be lodged with Council in accordance with Council’s Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

**Condition reason:** To ensure that any damage to existing public infrastructure is rectified.

(15) **Structural engineer certificate** - Before the issue of a construction certificate, a certificate must be prepared by a suitably qualified structural engineer and certify, to the certifier’s satisfaction, that all piers, slabs, footings, retaining walls and structural elements have been designed in accordance with the approved and applicable geotechnical report(s). The certificate must be accompanied by a copy of the structural engineer’s current professional indemnity insurance.

**Condition reason:** To ensure that building elements are designed for the site conditions.

(16) **Civil engineering plans and information** - Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer, to the satisfaction of the certifier. The plans and information must include the following elements:

1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate (the blue book) (as amended from time to time).
2. Earthworks.
3. Water quantity and quality facilities:
4. A detailed on-site detention and water quality report.
5. An electronic stormwater model.
6. A validated Camden Council MUSIC-link report with electronic model.
7. Details of any required augmentation of existing drainage systems to accommodate drainage from the development.
8. For roads and car parks:
9. Pavement design.
10. Traffic management devices.
11. Line marking.

The plans and information must be accompanied by certification from a suitably qualified civil engineer certifying that they comply with Council’s engineering specifications.

**Condition reason:** To ensure that civil works are designed to appropriate standards.

(17) **Construction on-site detention/sediment control basins** - Before the issue of a construction certificate, information detailing the location and design of construction on-site detention/sediment control basins within the site must be prepared by a suitably qualified person, to the certifier’s satisfaction.

**Condition reason:** To ensure that on-site detention and sediment control measures are provided.

(18) **Flood evacuation plan** - Before the issue of a construction certificate, a flood evacuation plan must be prepared and demonstrate, to the certifier’s satisfaction, that permanent, fail-safe, maintenance free measures will be incorporated into the development to ensure that the timely, orderly and safe evacuation of people and potential pollutant material from the development can occur in a flood event.

**Condition reason:** To ensure that the development can be evacuated quickly, orderly and safely in a flood event.

(19) **Detailed landscaping plan** - Before the issue of a construction certificate, detailed landscaping plans must be prepared by a registered landscape architect and demonstrate, to the certifier’s satisfaction, the following detailed design requirements:

1. Consistency with the concept landscaping plans approved by this development consent.
2. Compliance with Appendix B of Camden Development Control Plan 2019.
3. Eucalyptus tereticornis along the access driveway shall be substituted with an alternative to align with cultural themes and/or species known to be cultivated free from defect. Appropriate alternatives include Corymbia maculata, Corymbia citriodora, Brachychiton acerifolius or Pyrus calleryana ‘Chanticieer’.
4. Elaeocarpus reticulatus to be substituted with Elaeocarpus reticulatus ‘Green Dream’ or Elaeocarpus eumundi.
5. Syzgium paniculatum to be substituted with ‘Corymbia maculata ‘Lowanna’ or Corymbia citriodora ‘Scentuous’.
6. Additional cultural plantings shall be incorporated such as Araucaria’s throughout site.
7. Landscaping to incorporate the relevant WSUD principals.
8. Where trees are proposed within planter boxes or on structures, adequate soil volumes must be provided and detailed in accordance with Table 5, Section 4P of the Apartment Design Guide.
9. Trees to be sourced in accordance with tests and measurements contained within AS2303 - Tree Stock for Landscape Use.
10. All trees to be minimum 100 litre container size.

**Condition reason:** To ensure that detailed landscaping requirements are documented.

(20) **Waste rooms** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier’s satisfaction, that the waste rooms will comply with the following detailed design requirements:

1. Constructed of solid, impact resistant materials and finished in a smooth, even surface.
2. Smooth, impervious walls to ensure no moisture, oils or similar material can soak in.
3. Impervious, coved and graded floors that will be drained to a floor waste connection.
4. Provision of ventilation in accordance with AS 1668 - The Use of Ventilation in Buildings, lighting, pest proofing and an external hose tap.
5. Roofed with a minimum ceiling height of 2.4m.

**Condition reason:** To ensure that hygienic waste management facilities are provided.

(21) **Section 7.12 contributions** -Before the issue of a construction certificate, contributions must be made to Council under section 7.12 of the *Environmental Planning and Assessment Act 1979*:

|  |  |
| --- | --- |
| Camden Section 7.12 Development Contribution Plan | |
| % of development cost | $114,668,000 |
| Amount payable | $1,146,688 |

The amount of contribution payable under this condition has been calculated at the date of determination. In accordance with the provisions of the contributions plan, this amount shall be indexed at the time of actual payment in accordance with the consumer price index.

**Condition reason:** To ensure that development makes contributions towards services identified in the applicable contributions plan.

(22) **Construction Pedestrian Traffic Management Plan** – A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to and subject to the certifier’s satisfaction prior to the issue of a Construction Certificate.

**Condition reason:** To ensure construction pedestrian traffic management practices are established before any works commence.

**2.2 - Before Building Work Commences**

(1) **Section 60 Application** – An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council (or its delegate), prior to work commencing.

**Condition Reason:** To meet legislative requirements.

(2) **Public liability insurance policy** - Before any building work commences, the developer must take out a public liability insurance policy with a minimum cover of $20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.

**Condition reason:** To ensure adequate public liability insurance is obtained to cover development within public property.

(3) **Site security and fencing** - Before any building work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.

**Condition reason:** To ensure that access to the site is managed before works commence.

(4) **Sydney Water approval** - Before any building work commences, the approved construction certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit [www.sydneywater.com.au/tapin](https://www.sydneywater.com.au/plumbing-building-developing/building/sydney-water-tap-in.html) to apply. The Sydney Water approval must be provided to the principal certifier.

For subdivision works certificates, stamped water servicing coordinator must be provided to the principal certifier.

**Condition reason:** To ensure that any impacts upon Sydney Water infrastructure have been approved.

(5) **Dilapidation report** - Before any building work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of the principal certifier. The report must include:

1. A photographic survey of the following properties:
2. 50 Lodges Road, Narellan (Lot 5 DP 859872 – Camden Golf Club)
3. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
4. Road carriageways.
5. Kerbs.
6. Footpaths.
7. Drainage structures.
8. Street trees.

In the event that access for undertaking the dilapidation report is denied by a property owner, the developer must detail in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written approval must be obtained from the principal certifier in such an event.

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

The report must be submitted to the principal certifier and Council 2 days before any building work commences. The development must comply with all conditions that the report imposes.

**Condition reason:** To ensure that any damage causes by works can be identified and rectified.

(6) **On-site sewage management system decommissioning** - Before any building work commences, the site’s on-site sewage management system(s) must be decommissioned in accordance with the following requirements, to the satisfaction of the principal certifier:

Option 1 - Removal of System From Site

1. The tank(s) and grease trap(s) must be emptied by a liquid wastewater contractor and the contents disposed of at a wastewater facility. A copy of the disposal receipt must be submitted to Council.
2. The sides, lid, baffle (if fitted) and square junctions of the tank(s) must be hosed down as the waste is being removed.
3. The inlets and outlets must be plugged. The tank(s) must then be filled with clean water and disinfected to a minimum level of 5mg/l of free residual chlorine with a half hour contact time. The lid(s) must be exposed to the chlorine solution. The chlorine must be allowed to dissipate naturally and not be neutralised. The tank(s) contents must then be emptied by a liquid wastewater contractor.
4. The tank(s), any associated drainage and/or disposal field(s) including materials and drainage pipes used in the construction and connection of redundant transpiration beds, absorption trenches and/or irrigation fields must be removed and disposed of at a waste facility. This must include aggregates, rubble, sand, concrete slabs and the like. A copy of the disposal receipt materials must be provided to Council.
5. The tank(s) excavation(s), transpiration beds and/or absorption trenches must be backfilled with clean fill material and finished to the adjoining ground level.

Option 2- Decommissioning on Site

1. The tank(s) and grease trap must be emptied by a liquid wastewater contractor and the contents disposed of at a wastewater facility. A copy of the disposal receipt must be submitted to Council.
2. The tank(s) must be thoroughly dusted with commercial grade agricultural lime.
3. The base of the tank(s) must be punctured (to prevent future holding of water), the lid(s) broken in and the top edges broken down 300mm below ground level.
4. The tank(s) must be backfilled with clean fill material and finished to the adjoining ground level.

**Condition reason:** To ensure that redundant on-site sewage management system(s) are decommissioned to appropriate standards.

(7) **Validation report** - Before any building work commences, a validation report endorsed by a certified contaminated land consultant must be provided to the certifier and Council within 30 days following completion of the remediation work. The report must demonstrate, to the satisfaction of the principal certifier, that:

1. Compliance with the approved remediation action plan (RAP) has been achieved.
2. The remediation acceptance criteria (in the approved RAP) has been fully complied with.
3. All completed remediation work comply with the *Contaminated Lands Management Act* 1997, the contaminated land planning guidelines,State Environmental Planning Policy (Resilience and Hazards) 2021 and Council’s Management of Contaminated Lands Policy.

The report must include the following information, to the satisfaction of the principal certifier:

1. Works as-executed plans prepared by a registered surveyor that identify the extent of the completed remediation work (including any encapsulation work).
2. A notice of completion of remediation work as required by State Environmental Planning Policy (Resilience and Hazards) 2021.
3. A statement confirming that following the remediation work the site is suitable for the approved development.

**Condition reason:** To ensure site remediation is validated before any other works commence.

(8) **Site audit statement** - Before any building work commences, and following completion of all required remediation work, the validation report and completed remediation work must be reviewed by a NSW Environment Protection Authority accredited site auditor as defined by the *Contaminated Land Management Act 1997*.

The site auditor must provide a site audit statement (SAS) to the principal certifier in accordance with the *Contaminated Lands Management Act* 1997, the contaminated land planning guidelines,State Environmental Planning Policy (Resilience and Hazards) 2021 and Council’s Management of Contaminated Lands Policy, confirming that the site is suitable for the approved development. The SAS must be provided to Council within 30 days of the completion of the remediation work and submission of the validation report.

**Condition reason:** To ensure site remediation is endorsed by a site auditor before any other works commence.

(9) **Site management plan (preparation)** - Before any building work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:

1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the blue book) (as amended from time to time).
2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
5. Construction traffic management in accordance with Council’s engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
7. Ensuring that vehicles transporting material to and from the site:
8. Cover the material so as to minimise sediment transfer.
9. Do not track soil and other waste material onto any public road.
10. Fully traverse the site’s stabilised access point.
11. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
12. Hazardous materials management.
13. Work health and safety.
14. Complaints recording and response.

**Condition reason:** To ensure site management practices are established before any works commence.

(10) **Utility services protection** - Before any building work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:

1. Undertake a ‘Before You Dig Australia’ services search and liaise with the relevant utility owners.
2. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners’ directions.
3. Obtain approval to proceed with the site works from utility owners.

**Condition reason:** To ensure that utilities are not adversely affected by development.

(11) **Ecosystem credit retirement** - Before any building work commences, the class and number of ecosystem credits listed in the following table must be retired to offset the residual biodiversity impacts of the development:

|  |  |  |  |
| --- | --- | --- | --- |
| Impacted plant type community | Ecosystem credits | IBRA subregion | Plant community type(s) that can be used to offset impacts |
| 3319 | 13 | Sydney Basin Bioregion | 3319 |

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

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the principal certifier (where one is required) and Council.

**Condition reason:** To ensure that the impacts of development upon ecosystems are offset.

(12) **Species credit retirement** - Before any building work commences, the class and number of species credits listed in the following table must be retired to offset the residual biodiversity impacts of the development:

|  |  |  |
| --- | --- | --- |
| Impacted species | Species credits | IBRA subregion |
| *Meridolum corneovirens* (Cumberland Plain Land Snail) | 10 | Sydney Basin Bioregion |
| *Myotis Macropus* (Southern Myotis) | 7 | Sydney Basin Bioregion |
| *Pimelea spicata* (Spiked Rice-flower) | 10 | Sydney Basin Bioregion |

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

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the principal certifier (where one is required) and Council.

**Condition reason:** To ensure that the impacts of development upon species are offset.

(13) **Biodiversity management plan (preparation)** - Before any site work commences, a biodiversity management plan as per the NSW Biodiversity Conservation Act 2016 and in accordance with the Conservation Advice of the Threatened Species Scientific Committee (Established under the EP&BC Act 1999) must be prepared by a suitably qualified person and demonstrate, to the principal certifier’s satisfaction, the following requirements:

1. The Biodiversity Management Plan is to be ratified jointly by Camden Council; the NSW Department of Climate Change, Energy the Environment; and Water, and the Commonwealth, and the Australian Government Department of Climate Change, Energy, the Environment, and Water.
2. The Biodiversity Management Plan will cover land designated as a Conservation Zone and Managed Ecological Zone as depicted in diagram Schedule 1 – Vegetation Management Plan (Travers Ecology & Bushfire, 16 July 2024) and include response APZ measures set out in Travers Bushfire and Ecology Response of 16 July 2024 (Travers Ref: AJC04ECO).
3. The Biodiversity Management Plan will ensure and identify the supply of adequate funding for active conservation management and monitoring of the translocated population.
4. The Biodiversity Management Plan will include monitoring requirements developed by an independent conservation expert and ratified jointly by Camden Council; the NSW Department of Climate Change, Energy The Environment; and Water, and the Commonwealth, and the Australian Government Department of Climate Change, Energy, The Environment, and Water.
5. An annual report including management outcomes and monitoring of the Biodiversity Management Plan to be prepared for a 10 year period and will be presented to Camden Council; the NSW Department of Climate Change, Energy The Environment; and Water, and the Commonwealth, and the Australian Government Department of Climate Change, Energy, The Environment, and Water.
6. The Asset Protection Zone will operate as a Managed Ecological Zone in perpetuity as set out in the Bushfire Protection Assessment (Travers Bushfire & Ecology 30 January 2023) and APZ compliance statement for the proposed Studley Park Development (Travers Bushfire and Ecology – 16 July 2024. Ref: AJC04ECO)
7. The Conservation Zone and Managed Ecological Zone will be protected by permanent fencing and will be signposted with an educational sign setting out the conservation background, outcomes and management requirements.
8. The commencement of works which involves vegetation clearance and establishment of the APZ / MEZ shall not commence until the Biodiversity Management Plan has been prepared and the recipient sites for translocation / planting have been prepared for at least 12 months.
9. An in-perpetuity Conservation Agreement as per Division 3, section 5.20 to 5.26 of the Biodiversity Conservation Act to be established with the Biodiversity Conservation Trust subject to consultation with / and agreement by the Biodiversity Conservation Trust.
10. Prior to the commencement of demolition works, a fauna ecologist is to undertake a search for living Cumberland Plain Land snails and relocate them into the adjacent woodland area following a rainfall event
11. Clearly identify the site and all areas of native vegetation and habitat to be retained in accordance with the approved biodiversity development assessment report.
12. Detail how all works, including equipment and materials management, and all associated impacts will be restricted to the area of the site approved to be developed and not encroach into areas of retained native vegetation and habitat.
13. All measures detailed in the approved biodiversity development assessment report to mitigate and manage impacts upon biodiversity.

**Condition reason:** To ensure that retained native vegetation and habitat are protected during works.

(14) **Engagement of a Project Arborist** – Prior to works commencing, a Project Arborist (minimum AQF Level 5) is to be appointed and must be on site to supervise any works in the vicinity of or within the Tree Protection Zone (TPZ) of any trees required to be retained on the site and/or on any adjacent sites.

Supervision of the works shall be certified by the Project Arborist. If the Project Arborist is replaced, Council is be notified in writing of the reason for the change and the details of the new Project Arborist provided within 7 days.

**Condition reason:** To ensure that retained native vegetation and habitat are protected during works.

(15) **Residential building work insurance** -Before any residential building work commences for which a contract of insurance is required under Part 6 of the *Home Building Act 1989*, a contract of insurance must be in force.

This condition does not apply:

1. To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the [*Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*](https://legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0689).
2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.

**Condition reason:** Prescribed condition under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

(16) **Erection of signs** -Before any building work commences, a sign must be erected in a prominent position on the site:

1. Showing the name, address and telephone number of the principal certifier for the work.
2. Showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours.
3. Stating that unauthorised entry to the work site is prohibited.

The sign must be:

1. Maintained while the work is being carried out.
2. Removed when the work is being completed.

This condition does not apply in relation to:

1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building.
2. Crown building work certified to comply with the *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

**Condition reason:** Prescribed condition under section 70 of the *Environmental Planning and Assessment Regulation 2021*.

(17) **Notification of *Home Building Act 1989* requirements** -Before any residential building work commences, the principal certifier must give Council written notice of the following:

1. For work that requires a principal contractor to be appointed:
2. The name and licence number of the principal contractor.
3. The name of the insurer of the work under Part 6 of the *Home Building Act 1989*.
4. For work to be carried out by an owner-builder:
5. The name of the owner-builder.
6. If the owner-builder is required to hold an owner-builder permit under the *Home Building Act 1989*, the number of the owner-builder permit.

If the information required by this condition is no longer correct, work must not be carried out unless the principal certifier gives Council written notice of the updated information.

This condition does not apply in relation to Crown building work certified to comply with the *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

**Condition reason:** Prescribed condition under section 71 of the *Environmental Planning and Assessment Regulation 2021*.

(18) **Temporary Protection Plan** – Preparation of a temporary protection plan that identifies potential risks and outlines measures to reduce the potential for damage to the heritage item during demolition or construction in the immediate area. The plan is also to identify monitoring methods to be used during building works. This is particularly important in consideration of demolition and construction vibration. The plan is to be prepared by a suitably qualified built heritage consultant.

**Condition Reason:** To ensure that the retained heritage item is protected during works.

(19) **Salvage Methodology** – Preparation of a salvage methodology providing identification, salvage and reuse strategies and methodologies for the recovery of heritage fabric. The methodology is to be prepared by a suitably qualified built heritage consultant.

**Condition Reason:** To ensure site management practices are established before any works commence.

(20) **Hollow Bearing Trees/Active Nests -** A nest box / tree hollow installation and active nest relocation plan must be prepared in addition to the tree survey plan. The nest box / tree hollow installation and active nest relocation plan shall provide fauna with short-term habitat requirements during vegetation clearance and bushland restoration works. Each individual tree hollow must be replaced at a minimum 1:1 ratio with nest boxes. The plan shall include a photo and GPS location of the recipient tree.

All nest boxes / relocated tree hollows must installed in the Conservation Zone of the development site or the bushland in adjoining Studley Park Golf Course.

All hollow-bearing and active nest trees removed from the site are to be inspected prior to removal. Measures must be taken to ensure that fauna inhabiting tree hollows or active nests are treated humanely and relocated before development activities commence consistent with the *National Parks and Wildlife Act 1974*. A suitably qualified and experienced ecologist or wildlife carer must be present throughout vegetation clearing activities to relocate fauna, or take fauna into care where appropriate (i.e. juvenile or nocturnal fauna).

**Condition reason:** To ensure that fauna habitat approved for removal is replaced by nest boxes and/or by relocating active nests.

**2.3 - During Building Work**

(1) **Priority (noxious) weeds management (during work)** -While building work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.

**Condition reason:** To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

(2) **Anti-graffiti finish** - While building work is being carried out, an anti-graffiti finish must be applied to all external facing and publicly accessible building elements, to the satisfaction of the principal certifier.

**Condition reason:** To protect buildings from graffiti application.

(3) **Work hours** - While building work is being carried out, all work (including the delivery of materials) must be:

1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

**Condition reason:** To protect the amenity of the surrounding area.

(4) **Work noise** - While building work is being carried out, noise levels must comply with:

1. For work periods of 4 weeks or less, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
2. For work periods greater than 4 weeks but not greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
3. For work periods greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

**Condition reason:** To protect the amenity of the surrounding area.

(5) **Stormwater collection and discharge** -While building work is being carried out, the roof of the approved building work must be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, must be conveyed to the bioretention basin in accordance with the approved stormwater plans.

All roof water must be connected to the approved roof water disposal system immediately after the roofing material has been fixed to the framing members. The principal certifier must not permit construction works beyond the frame inspection stage until this work has been carried out.

**Condition reason:** To ensure that stormwater is properly collected and discharged.

(6) **Finished floor level** -Before the development proceeds beyond floor level stage, a survey report must be prepared by a registered surveyor. The report must confirm, to the satisfaction of the principal certifier, that the finished floor level complies with the approved plans and this development consent.

**Condition reason:** To ensure that the finished floor level complies with the approved plans and this development consent.

(7) **Building height** -Before the development proceeds beyond frame stage, a survey report must be prepared by a registered surveyor. The report must confirm, to the satisfaction of the principal certifier, that the building height complies with the approved plans and this development consent.

**Condition reason:** To ensure that the building height complies with the approved plans and this development consent.

(8) **Survey report** -Before concrete is poured, the building(s) must be set out by a registered surveyor and a peg out survey must be prepared. The survey must confirm, to the satisfaction of the principal certifier, that the building will be sited in accordance with the approved plans and this development consent.

**Condition reason:** To ensure that the building(s) will be sited in accordance with the approved plans and this development consent.

(9) **Swimming pool filling** -While building work is being carried out, the swimming pool must not be filled with water until the safety fencing required by this development consent has been installed. The principal certifier must inspect the fencing prior to the filling.

**Condition reason:** To ensure that safety fencing has been installed before the swimming pool and/or spa is filled.

(10) **Pollution warning sign** -While building work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign(s) must be constructed of durable materials, be a minimum of 1.2m x 900mm and read:

‘WARNING UP TO $8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (12 22 63) - Solution to Pollution.’

The wording must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters. The sign(s) must have a white background and a red border.

The sign(s) must be maintained until the works have been completed.

**Condition reason:** To ensure that potential fines for pollution are clearly advertised.

(11) **Site management plan (during work)** - While building work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

**Condition reason:** To protect the amenity of the surrounding area.

(12) **Unexpected contamination finds contingency (general)** -While building work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.

Where the assessment identifies contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

**Condition reason:** To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

(13) **Car park noise control (during work)** - While building work is being carried out, all car parks must have a coved finish with Slabseal 2000 SR sealant (or a similar equivalent product) applied to concrete floors, to the satisfaction of the principal certifier.

**Condition reason:** To ensure that car parks are adequate finished to protect the amenity of the surrounding area.

(14) **Fill compaction (non-subdivision)** - While building work is being carried out, all fill must be compacted in accordance with Council’s current engineering specifications, to the satisfaction of the principal certifier.

**Condition reason:** To ensure that fill is compacted to appropriate standards.

(15) **Fauna relocation** - While building work is being carried out,all waterbodies, hollow bearing and active nest trees approved to be removed from the site must be inspected prior to removal. Appropriate measures must be taken to ensure that fauna inhabiting waterbodies, tree hollows or active nests is treated humanely and relocated before site works commence consistent with the *National Parks and Wildlife Act 1974*, to the satisfaction of the principal certifier. A suitably qualified ecologist or wildlife carer must be present throughout vegetation clearing works to relocate fauna or take fauna into care where appropriate (i.e., juvenile or nocturnal fauna). Nesting animals must be left in situ until young have fledged and/or left the nest.

**Condition reason:** To ensure that any required fauna relocation occurs humanely.

(16) **Biodiversity management plan (during work)** - While building work is being carried out, the approved biodiversity management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

**Condition reason:** To ensure that retained native vegetation and habitat are protected during works.

(17) **Work near or involving vegetation** -While building work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:

1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council’s engineering specifications.
2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.

**Condition reason:** To ensure that work near of involving vegetation is carried out to industry standards.

(18) **Archaeological discovery** - While building work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of the principal certifier:

1. All works in the vicinity of the discovery area must stop.
2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.
3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

**Condition reason:** To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

(19) **Compliance with *Building Code of Australia*** -While building work is being carried out, the work must be carried out in accordance with the *Building Code of Australia*. A reference to the *Building Code of Australia* is a reference to the Building Code of Australia as in force on the relevant date (as defined by section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*).

This condition does not apply:

1. To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the [*Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*](https://legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0689).
2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.

**Condition reason:** Prescribed condition under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

(20) **Shoring and adequacy of adjoining property** - While building work is being carried out, the person having the benefit of the development consent must, at the person’s own expense:

1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation.
2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if:

1. The person having the benefit of the development consent owns the adjoining land.
2. The owner of the adjoining land gives written consent to the condition not applying.

**Condition reason:** Prescribed condition under section 74 of the *Environmental Planning and Assessment Regulation 2021*.

(21) **Acoustic Compliance** – Construction requirements, including façade treatments and mechanical plant selection and placement must comply with the recommendations specified at Section 7.3 of DA Noise and Vibration Assessment, prepared by RWDI, dated 22 December 2022.

**Condition reason:** To ensure that the building(s) has been constructed to mitigate noise impacts.

(22) **Salinity Management Plan** – All earthworks and construction is to comply with the approved salinity management plan titled Salinity Management Plan, 52 Lodges Road, Narellan, NSW, Prepared by EI Australia, dated 15 July 2024.

**Condition reason:** To ensure the development is designed to withstand the effects of salinity.

(23) **Signage** – Hotel guest parking adjacent to the Hotel reception and upon the northern side of the Village Green shall be preserved for the guests of the hotel and suitably signposting.

**Condition reason:** To ensure consistency with the Plan of Management.

**2.4 - Before Issue of an Occupation Certificate**

(1) **Survey certificate** - Before the issue of an occupation certificate, a survey certificate must be prepared by a registered surveyor and demonstrate, to the principal certifier’s satisfaction, that the siting of the building(s) complies with the approved plans and this development consent.

**Condition reason:** To ensure that the building(s) are sited in accordance with the approved plans and this development consent.

(2) **Building height** - Before the issue of an occupation certificate, a certificate from a registered surveyor must be prepared and certify, to the principal certifier’s satisfaction, that the building height complies with the approved plans and this development consent.

**Condition reason:** To ensure that the building height complies with the approved plans and this development consent.

(3) **Services** -Before the issue of an occupation certificate, the following information from energy, water and wastewater service suppliers must be obtained and provided to the principal certifier:

1. A notice of arrangement for the distribution of electricity from Endeavour Energy to service the approved development.
2. A section 73 compliance certificate from Sydney Water demonstrating that satisfactory arrangements have been made to service the approved development. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to the [Sydney Water website](https://www.sydneywater.com.au/plumbing-building-developing/developing/section-73-compliance-certificates.html) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

**Condition reason:** To ensure that energy, water and wastewater services are provided for the development.

(4) **Building upgrade** - The building must be upgraded to comply with the *Building Code of Australia* in the following manner:

1. The existing buildings are to be upgraded to comply with Part C, D and E of the BCA, in accordance with the recommendations of the Building Code of Australia 2022 Report – Report for BCA Compliance, Project Number GDL180291, dated 8/9/2023, by Group DLA.

Before the issue of an occupation certificate, information must be prepared by a suitably qualified person and demonstrate, to the principal certifier’s satisfaction, that the development will comply with the required building upgrades.

**Condition reason:** To ensure that the building is upgraded to comply with the *Building Code of Australia*.

(5) **Geotechnical certification** -Before the issue of an occupation certificate, certification must be prepared by a suitably qualified geotechnical engineer and demonstrate, to the satisfaction of the principal certifier, that:

1. All works detailed in any geotechnical report applicable to the site have been undertaken under the engineer’s supervision and to the engineer’s satisfaction.
2. The assumptions relating to the site conditions made in preparation of the geotechnical report were validated during construction.

**Condition reason:** To ensure that geotechnical works have been complete to appropriate standards.

(6) **Verge reconstruction** - Before the issue of an occupation certificate, the unpaved road verges directly adjoining the property must be reconstructed with grass species listed in Council’s engineering specifications.

**Condition reason:** To ensure that road verges are reconstructed with grass following building works.

(7) **Water management basins certificate** - Before the issue of an occupation certificate, a certificate must be prepared by a suitably qualified person and demonstrate, to the satisfaction of the principal certifier, that the water management basins comply with the following requirements:

1. The basins have been completed in accordance with the approved construction certificate plans or that any variations that have been made will not impair the performance of the basins.
2. The basins will function in accordance with the design intent approved by the construction certificate.

**Condition reason:** To ensure that water management basins will comply with the construction certificate.

(8) **Works as executed plans** - Before the issue of an occupation certificate, works as executed plans in accordance with Council’s engineering specifications must be prepared by a suitably qualified person and demonstrate, to the principal certifier’s satisfaction, the following requirements:

1. Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56.
2. Verify that any water management basins have been completed in accordance with the approved plans and provide the following details:
3. Levels and dimensions to verify the storage volume of any water management facilities.
4. Levels and other relevant dimensions of:
5. Internal drainage pipes.
6. Orifice plates.
7. Outlet control devices and pits.
8. Weirs (including widths).
9. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
10. Verification that trash screens are installed.

**Condition reason:** To ensure that the completed works are recorded.

(9) **Swimming pool fencing** - Before the issue of an occupation certificate, the principal certifier must inspect the swimming pool safety fencing.

**Condition reason:** To ensure that safety fencing has been installed for the swimming pool.

(10) **Filter and recirculation systems** - Before the issue of an occupation certificate, information must be prepared by a suitably qualified person and demonstrate, to the principal certifier’s satisfaction, that the swimming pool filtration and recirculation systems comply with AS 1926.3 - Swimming Pool Safety.

**Condition reason:** To ensure that swimming pool comply with industry standards.

(11) **Swimming pool safety fencing (certification)** - Before the issue of an occupation certificate, a certificate must be prepared by the supplier of the swimming pool fencing and certify, to the principal certifier’s satisfaction, that the fencing will comply with AS 1926.1 - Swimming Pool Safety - Safety Barriers for Swimming Pools.

**Condition reason:** To ensure that swimming pool is fenced to comply with industry standards.

(12) **Electric Vehicle Charging** – Electric vehicle charging stations must be provided for at least 29 car parking spaces within the basement levels of Residential buildings A & B and C & D.

**Condition reason:** To ensure that provision exists for electric vehicle charging to be provided within the development.

**2.5 - Occupation and Ongoing Use**

(1) **Swimming pool safety fencing (ongoing)** - During occupation and ongoing use of the development, the placement of outdoor furniture (including barbecues and the like) must not reduce the effectiveness of swimming pool safety fencing. All such items must be located at least 900mm from the outside of the fencing.

**Condition reason:** To ensure that swimming pool safety fencing remains effective.

(2) **Prohibited items within swimming pool enclosure** - During occupation and ongoing use of the development, the area contained within the swimming pool enclosure must not be used for non-related activities such as the installation of children’s play equipment or clothes drying lines.

**Condition reason:** To ensure that swimming pools and/or spas enclosures are preserved for their intended purpose.

(3) **Outdoor lighting plan (ongoing)** - During occupation and ongoing use of the development, the approved lighting plan must be complied with.

**Condition reason:** To ensure compliance with industry standards and to protect the amenity of the surrounding area.

(4) **Car park noise control (ongoing)** - During occupation and ongoing use of the development, the coved finish and sealant applied to all car parks must always be maintained to a standard that eliminates tyre squeal noise from being audible.

**Condition reason:** To protect the amenity of the surrounding area.

(5) **On-site detention facility plan of management** - During occupation and ongoing use of the development, the on-site detention facility plan of management plan required by this development must be complied with.

**Condition reason:** To provide a management regime for on-site detention facilities.

(6) **Flood evacuation** - During occupation and ongoing use of the development, the occupiers must be aware of and comply with all applicable flood evacuation requirements. Visit Council’s website at <https://www.camden.nsw.gov.au/environment/flood-information/> for more information.

**Condition reason:** To ensure that occupiers are aware of and comply with flood evacuation requirements.

(7) **Landscape works maintenance** - During occupation and ongoing use of the development, the approved landscaping must be perpetually maintained in a complete and healthy condition.

**Condition reason:** To ensure that approved landscaping works are perpetually maintained to an appropriate standard.

(8) **Offensive noise and noise compliance** -During occupation and ongoing use of the development, the use and occupation of the premises, including all plant and equipment, must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Operational noise must also comply with the NSW Noise Policy for Industry 2017.

**Condition reason:** To protect the amenity of the surrounding area.

(9) **Fire Safety Schedule** - During occupation and ongoing use of the development, the fire safety schedule issued by Council with this development consent and all fire safety measures detailed therein must be complied with and maintained at all times.

**Condition reason:** To ensure that the required fire safety measures for the development are maintained.

(10) **Hotel Management Plan** – Hotel operations must comply with the Preliminary Plan of Management, prepared by DFP Planning Consultants, dated 12 July 2024.

**Condition reason:** To protect the amenity of the surrounding area.

(11) **Operating Hours** – During occupation and ongoing use of the development, the development is approved to operate within the following hours:

**General Hotel Operations**

|  |  |
| --- | --- |
| Day | Operating Hours |
| Monday to Sunday and Public Holidays | 24hrs |

**Hotel dining/bar**

|  |  |
| --- | --- |
| Day | Operating Hours |
| Monday to Sunday and Public Holidays | 6am to 11pm |

**Swimming pool**

|  |  |
| --- | --- |
| Day | Operating Hours |
| Monday to Sunday and Public Holidays | 7am to 6pm |

**Functions**

|  |  |
| --- | --- |
| Day | Operating Hours |
| Monday to Saturday | 7am to Midnight |
| Sundays and Public Holidays | 8am to 10pm |

**Condition reason:** To protect the amenity of the surrounding area.

(12) **Graffiti removal** - During occupation and ongoing use of the development, all graffiti applied to the development must be removed within 48 hours of its application.

**Condition reason:** To protect the visual amenity of the area surrounding the development.

(13) **Waste collection hours** – Waste collection conducted on site must occur outside of approved hours for the function room.

**Condition reason:** To protect the amenity of the surrounding area.

(14) **Vehicle Restriction** - An MRV and HRV is not permitted to enter any of the basement levels approved at any time within the development site.

**Condition reason:** To protect the amenity of the surrounding area.

(15) **Vehicle Restriction** - A HRV is only permitted to utilise the access road (via Lodges Road) and the internal road that provides direct access into Building E Porte-Cochere, as demonstrated in Drawing No. TX.11, Revision D, dated 22 December 2021, prepared by Traffix Traffic and Transport Planners, titled ‘*Swept Path Analysis Building E Porte Cochere 12.5m Heavy Rigid Vehicle’*.

**Condition reason:** To protect the amenity of the surrounding area.

**Demolition Work**

**3.1 - Before Demolition Work Commences**

* + 1. **Public liability insurance policy -** Before any demolition work commences, the developer must take out a public liability insurance policy with a minimum cover of $20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to Council.

**Condition reason:** To ensure adequate public liability insurance is obtained to cover development within public property.

* + 1. **Site security and fencing** - Before any demolition work commences, the site is to be secured and fenced to the satisfaction of Council.

**Condition reason:** To ensure that access to the site is managed before works commence.

* + 1. **Dilapidation report** - Before any demolition work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of Council. The report must include:

1. A photographic survey of the following properties:
2. 50 Lodges Road, Narellan (Lot: 5 DP: 859872 – Camden Golf Club)
3. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
4. Road carriageways.
5. Kerbs.
6. Footpaths.
7. Drainage structures.
8. Street trees.

In the event that access for undertaking the dilapidation report is denied by a property owner, the developer must detail in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written approval must be obtained from Council in such an event.

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

The report must be submitted to Council 2 days before any demolition work commences. The development must comply with all conditions that the report imposes.

**Condition reason:** To ensure that any damage causes by works can be identified and rectified.

* + 1. **On-site sewage management system decommissioning** - Before any other demolition work commences, the site’s on-site sewage management system(s) must be decommissioned in accordance with the following requirements, to the satisfaction of Council:

Option 1 - Removal of System From Site

1. The tank(s) and grease trap(s) must be emptied by a liquid wastewater contractor and the contents disposed of at a wastewater facility. A copy of the disposal receipt must be submitted to Council.
2. The sides, lid, baffle (if fitted) and square junctions of the tank(s) must be hosed down as the waste is being removed.
3. The inlets and outlets must be plugged. The tank(s) must then be filled with clean water and disinfected to a minimum level of 5mg/l of free residual chlorine with a half hour contact time. The lid(s) must be exposed to the chlorine solution. The chlorine must be allowed to dissipate naturally and not be neutralised. The tank(s) contents must then be emptied by a liquid wastewater contractor.
4. The tank(s), any associated drainage and/or disposal field(s) including materials and drainage pipes used in the construction and connection of redundant transpiration beds, absorption trenches and/or irrigation fields must be removed and disposed of at a waste facility. This must include aggregates, rubble, sand, concrete slabs and the like. A copy of the disposal receipt materials must be provided to Council.
5. The tank(s) excavation(s), transpiration beds and/or absorption trenches must be backfilled with clean fill material and finished to the adjoining ground level.

Option 2 - Decommissioning on Site

1. The tank(s) and grease trap must be emptied by a liquid wastewater contractor and the contents disposed of at a wastewater facility. A copy of the disposal receipt must be submitted to Council.
2. The tank(s) must be thoroughly dusted with commercial grade agricultural lime.
3. The base of the tank(s) must be punctured (to prevent future holding of water), the lid(s) broken in and the top edges broken down 300mm below ground level.
4. The tank(s) must be backfilled with clean fill material and finished to the adjoining ground level.

**Condition reason:** To ensure that redundant on-site sewage management system(s) are decommissioned to appropriate standards.

* + 1. **Demolition work** - Before any demolition work commences, the following requirements must be complied with to the satisfaction of Council:

1. The developer must notify adjoining property occupiers of the demolition works 7 working days prior to demolition. The notification must be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every apartment, unit or the like) either side, immediately at the rear of and directly opposite the demolition site.
2. The developer must erect a sign at the front of the property with the demolisher’s name, licence number, contact phone number and site address.
3. The developer must erect a 1.8m high temporary fence and hoarding between the site and any public property (footpaths, roads, reserves, etc.). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or when the site is unoccupied.
4. All utilities (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant utility owner regarding their requirements for the disconnection of services.
5. Erosion and sediment control measures must be installed.
6. A work plan must be prepared by a suitably qualified person. The plan must:
7. Demonstrate compliance with AS 2601 - The Demolition of Structures.
8. The NSW Government’s Code of Practice for Demolition Work.
9. Identify hazardous materials including surfaces coated with lead paint.
10. Detail the method(s) of demolition.
11. Identify the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
12. Note that the burning of any demolished material on site is not permitted and that offenders will be prosecuted.
13. If the property was built prior to 1987, an asbestos survey must be carried out by a suitably qualified person. If asbestos is found, a SafeWork NSW licensed asbestos removalist must remove all asbestos in accordance with SafeWork NSW requirements and include notification to adjoining property occupiers of the asbestos removal.

**Condition reason:** To ensure that demolition works are carried out to appropriate standards.

* + 1. **Hazardous building materials assessment (preparation)** - Before any demolition work commences, a hazardous building materials assessment (HBMA) must be prepared by a suitably qualified person. The report must demonstrate, to the satisfaction of Council, that:

1. The HBMA has assessed all building and structures to be demolished.
2. All hazardous components on the site have been identified.

**Condition reason:** To ensure hazardous building materials are identified before any works commence.

* + 1. **Site management plan (preparation)** - Before any demolition work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of Council, that the following site work matters will be managed to protect the amenity of the surrounding area:

1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the blue book) (as amended from time to time).
2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
5. Construction traffic management in accordance with Council’s engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
7. Ensuring that vehicles transporting material to and from the site:
8. Cover the material so as to minimise sediment transfer.
9. Do not track soil and other waste material onto any public road.
10. Fully traverse the site’s stabilised access point.
11. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
12. Hazardous materials management.
13. Work health and safety.
14. Complaints recording and response.

**Condition reason:** To ensure site management practices are established before any works commence.

* + 1. **Utility services protection** - Before any demolition work commences, the developer must demonstrate, to the satisfaction of Council, that the following requirements have been met:

1. Undertake a ‘Before You Dig Australia’ services search and liaise with the relevant utility owners.
2. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners’ directions.
3. Obtain approval to proceed with the site works from utility owners.

**Condition reason:** To ensure that utilities are not adversely affected by development.

* + 1. **Tree survey plan, hollow bearing trees and active nests** - Before any demolition work commences, a tree survey plan must be prepared by a suitably qualified person and demonstrate, to the satisfaction of Council, the following requirements:

1. The location, type and condition of trees approved to be removed.
2. Whether tree hollows or active nests are present in any trees approved to be removed.
3. If tree hollows and/or active nests are present, a nest box installation and active nest relocation plan must be prepared in addition to the tree survey plan. The nest box installation and active nest relocation plan must provide fauna with short-term habitat during approved vegetation clearance and restoration works. Each tree hollow must be replaced at a minimum 1:1 ratio with nest boxes.

**Condition reason:** To ensure that fauna habitat approved for removal is replaced by nest boxes and/or by relocating active nests.

* + 1. **Erection of signs** - Before any demolition work commences, a sign must be erected in a prominent position on the site:

1. Showing the name of the principal contractor, if any, for the work and a telephone number on which the contractor may be contacted outside working hours.
2. Stating that unauthorised entry to the work site is prohibited.

The sign must be:

1. Maintained while the work is being carried out.
2. Removed when the work has been completed.

This condition does not apply in relation to:

1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building.
2. Crown building work certified to comply with the *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

**Condition reason:** Prescribed condition under section 70 of the *Environmental Planning and Assessment Regulation 2021*.

**3.2 - During Demolition Work**

* + 1. **Priority (noxious) weeds management (during work)** - While demolition work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of Council. All new infestations must be reported to Council.

**Condition reason:** To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

* + 1. **Work hours** - While demolition work is being carried out, all work (including the delivery of materials) must be:

1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Work noise** - While demolition work is being carried out, noise levels must comply with:

1. For work periods of 4 weeks or less, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
2. For work periods greater than 4 weeks but not greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
3. For work periods greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Hazardous building materials assessment (during work)** - While demolition work is being carried out, the approved hazardous building materials assessment must be complied with.

All site personnel and occupants of adjoining properties must be protected from risk of exposure to hazardous building materials in accordance with SafeWork NSW requirements and the NSW Government’s Code of Practice for Demolition Work.

All materials not suitable for reuse or recycling must be disposed of at a waste facility.

**Condition reason:** To ensure hazardous building materials are appropriately managed during work.

* + 1. **Site management plan (during work)** - While demolition work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Unexpected contamination finds contingency (general)** - While demolition work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of Council.

Where the assessment identifies contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

**Condition reason:** To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

* + 1. **Work near or involving vegetation** - While demolition work is being carried out, the following requirements must be complied with to the satisfaction of Council:

1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council’s engineering specifications.
2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.

**Condition reason:** To ensure that work near of involving vegetation is carried out to industry standards.

* + 1. **Archaeological discovery** - While demolition work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of Council:

1. All works in the vicinity of the discovery area must stop.
2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.
3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

**Condition reason:** To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

* + 1. **Shoring and adequacy of adjoining property** - While demolition work is being carried out, the person having the benefit of the development consent must, at the person’s own expense:

1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation.
2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if:

1. The person having the benefit of the development consent owns the adjoining land.
2. The owner of the adjoining land gives written consent to the condition not applying.

**Condition reason:** Prescribed condition under section 74 of the *Environmental Planning and Assessment Regulation 2021*.

**3.3 - On Completion of Demolition Work**

* + 1. **Occupational hygienist certificate** - On completion of demolition work, a certificate from an occupational hygienist must be provided to Council. The certificate must certify, to the satisfaction of Council, that the site is free of hazardous building materials and asbestos.

**Condition reason:** To ensure that the site is free of hazardous building materials and asbestos.

**Remediation Work**

**4.1 - Before Remediation Work Commences**

* + 1. **Site security and fencing** - Before any remediation work commences, the site is to be secured and fenced to the satisfaction of Council.

**Condition reason:** To ensure that access to the site is managed before works commence.

* + 1. **Dilapidation report** - Before any remediation work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of Council. The report must include:

1. A photographic survey of the following properties:
2. 50 Lodges Road, Narellan (Lot: 5 DP: 859872 – Camden Golf Club)
3. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
4. Road carriageways.
5. Kerbs.
6. Footpaths.
7. Drainage structures.
8. Street trees.

In the event that access for undertaking the dilapidation report is denied by a property owner, the developer must detail in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written approval must be obtained from Council in such an event.

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

The report must be submitted to Council 2 days before any remediation work commences. The development must comply with all conditions that the report imposes.

**Condition reason:** To ensure that any damage causes by works can be identified and rectified.

* + 1. **Demolition work** - Before any remediation work commences, the following requirements must be complied with to the satisfaction of Council:

1. The developer must notify adjoining property occupiers of the demolition works 7 working days prior to demolition. The notification must be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every apartment, unit or the like) either side, immediately at the rear of and directly opposite the demolition site.
2. The developer must erect a sign at the front of the property with the demolisher’s name, licence number, contact phone number and site address.
3. The developer must erect a 1.8m high temporary fence and hoarding between the site and any public property (footpaths, roads, reserves, etc.). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or when the site is unoccupied.
4. All utilities (such as sewer, telephone, gas, water and electricity) must be disconnected. The developer must consult with the relevant utility owner regarding their requirements for the disconnection of services.
5. Erosion and sediment control measures must be installed.
6. A work plan must be prepared by a suitably qualified person. The plan must:
7. Demonstrate compliance with AS 2601 - The Demolition of Structures.
8. The NSW Government’s Code of Practice for Demolition Work.
9. Identify hazardous materials including surfaces coated with lead paint.
10. Detail the method(s) of demolition.
11. Identify the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
12. Note that the burning of any demolished material on site is not permitted and that offenders will be prosecuted.
13. If the property was built prior to 1987, an asbestos survey must be carried out by a suitably qualified person. If asbestos is found, a SafeWork NSW licensed asbestos removalist must remove all asbestos in accordance with SafeWork NSW requirements and include notification to adjoining property occupiers of the asbestos removal.

**Condition reason:** To ensure that demolition works are carried out to appropriate standards.

(4) **Hazardous building materials assessment (preparation)** - Before any remediation work commences, a hazardous building materials assessment (HBMA) must be prepared by a suitably qualified person. The report must demonstrate, to the satisfaction of Council, that:

1. The HBMA has assessed all building and structures to be demolished.
2. All hazardous components on the site have been identified.

**Condition reason:** To ensure hazardous building materials are identified before any works commence.

(5) **Site management plan (preparation)** - Before any remediation work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of Council, that the following site work matters will be managed to protect the amenity of the surrounding area:

1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the blue book) (as amended from time to time).
2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
5. Construction traffic management in accordance with Council’s engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
7. Ensuring that vehicles transporting material to and from the site:
8. Cover the material so as to minimise sediment transfer.
9. Do not track soil and other waste material onto any public road.
10. Fully traverse the site’s stabilised access point.
11. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
12. Hazardous materials management.
13. Work health and safety.
14. Complaints recording and response.

**Condition reason:** To ensure site management practices are established before any works commence.

1. **Fill management plan (preparation)** - Before any remediation work commences, a fill management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of Council, that all fill material imported into the site will be virgin excavated natural material.

**Condition reason:** To ensure that only virgin excavated natural fill material is imported into the site.

1. **Utility services protection** - Before any remediation work commences, the developer must demonstrate, to the satisfaction of Council, that the following requirements have been met:
2. Undertake a ‘Before You Dig Australia’ services search and liaise with the relevant utility owners.
3. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners’ directions.
4. Obtain approval to proceed with the site works from utility owners.

**Condition reason:** To ensure that utilities are not adversely affected by development.

1. **Tree survey plan, hollow bearing trees and active nests** - Before any remediation work commences, a tree survey plan must be prepared by a suitably qualified person and demonstrate, to the satisfaction of Council, the following requirements:
2. The location, type and condition of trees approved to be removed.
3. Whether tree hollows or active nests are present in any trees approved to be removed.
4. If tree hollows and/or active nests are present, a nest box installation and active nest relocation plan must be prepared in addition to the tree survey plan. The nest box installation and active nest relocation plan must provide fauna with short-term habitat during approved vegetation clearance and restoration works. Each tree hollow must be replaced at a minimum 1:1 ratio with nest boxes.

**Condition reason:** To ensure that fauna habitat approved for removal is replaced by nest boxes and/or by relocating active nests.

**4.2 - During Remediation Work**

* + 1. **Priority (noxious) weeds management (during work)** - While remediation work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of Council. All new infestations must be reported to Council.

**Condition reason:** To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

* + 1. **Work hours** - While remediation work is being carried out, all work (including the delivery of materials) must be:

1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Work noise** - While remediation work is being carried out, noise levels must comply with:

1. For work periods of 4 weeks or less, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
2. For work periods greater than 4 weeks but not greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
3. For work periods greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Pollution warning sign** - While remediation work is being carried out, a sign must be displayed at all site entrances to the satisfaction of Council. The sign(s) must be constructed of durable materials, be a minimum of 1.2m x 900mm and read:

‘WARNING UP TO $8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (13 22 63) - Solution to Pollution.’

The wording must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters. The sign(s) must have a white background and a red border.

The sign(s) must be maintained until the works have been completed.

**Condition reason:** To ensure that potential fines for pollution are clearly advertised.

* + 1. **Hazardous building materials assessment (during work)** - While remediation work is being carried out, the approved hazardous building materials assessment must be complied with.

All site personnel and occupants of adjoining properties must be protected from risk of exposure to hazardous building materials in accordance with SafeWork NSW requirements and the NSW Government’s Code of Practice for Demolition Work.

All materials not suitable for reuse or recycling must be disposed of at a waste facility.

**Condition reason:** To ensure hazardous building materials are appropriately managed during work.

* + 1. **Site management plan (during work)** - While remediation work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Fill management plan (during work)** - While remediation work is being carried out, the approved fill management plan must be complied with.

**Condition reason:** To ensure that only virgin excavated natural fill material is imported into the site.

* + 1. **Fill assessment report** - While remediation work is being carried out, a fill assessment report must be prepared by a suitably qualified person each month. The report must facilitate, to the satisfaction of Council, a monthly audit of compliance with the approved fill management plan.

**Condition reason:** To confirm that only virgin excavated natural fill material is imported into the site.

* + 1. **Fill delivery register -** Once remediation work is completed, the delivery register for the site work must be submitted to Council.

**Condition reason:** To ensure that Council has a record of all fill deliveries to the site.

* + 1. **Fill material (virgin excavated natural material and/or excavated natural material)** - Before the importation and placement of any fill material on the site, an assessment report and sampling location plan for the material must be prepared by a contaminated land specialist. The report and plan must demonstrate, to the satisfaction of Council, that:

1. The report and plan have been endorsed by a practising engineer with specific area of practice in subdivisional geotechnics.
2. For virgin excavated natural material, the report and plan have been prepared in accordance with:
3. The Department of Land and Water Conservation publication ‘Site investigation for Urban Salinity’.
4. The Department of Environment and Conservation - Contaminated Sites Guidelines ‘Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW’.
5. For excavated natural material, the report and plan have been prepared in accordance with:
6. The Resource Recovery Exemption under Part 9, Clauses 91, 92 and 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
7. The NSW Environment Protection Authority Resource Recovery Order under Part 9, Clause 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
8. The Excavated Natural Material Order and Exemption 2014.
9. The fill material:
10. Provides no unacceptable risk to human health and the environment.
11. Is free of contaminants.
12. Has had its salinity characteristics identified in the report and specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication ‘Site investigation for Urban Salinity’).
13. Is suitable for its intended purpose and land use.
14. Has been lawfully obtained.
15. The sampling of the material for salinity complies with:
16. Less than 6,000m³ - 3 sampling locations.
17. Greater than 6,000m3 - 3 sampling locations with 1 extra location for each additional 2,000m3 or part thereof.
18. A minimum of 1 sample from each sampling location must have been provided for assessment.
19. The sampling of the material for contamination must comply with:
20. Virgin excavated natural material (1,000m² or part thereof) - 1 sampling location. For volumes less than 1,000m², a minimum of 2 separate samples from different locations must be taken.
21. Excavated natural material - Refer to the Resource Recovery Exemption.

**Condition reason:** To ensure that fill material has been adequately assessed before placement on the site.

* + 1. **Unexpected contamination finds contingency (remediation action plan)** -While remediation work is being carried out, if any additional contamination and/or hazardous materials is encountered, the work in the vicinity of the contamination and/or hazardous materials must cease immediately and the contingency recommendations of the approved remediation action plan must be complied with.

**Condition reason:** To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

* + 1. **Remediation work inspections** - While remediation work is being carried out, a certified contaminated land consultant must frequently inspect the remediation work to confirm compliance with the approved remediation action plan, including all health and safety requirements, to the satisfaction of Council.

**Condition reason:** To ensure that the approved remediation action plan is complied with.

* + 1. **Fill compaction (non-subdivision)** - While remediation work is being carried out, all fill must be compacted in accordance with Council’s current engineering specifications, to the satisfaction of Council.

**Condition reason:** To ensure that fill is compacted to appropriate standards.

* + 1. **Work near or involving vegetation** - While remediation work is being carried out, the following requirements must be complied with to the satisfaction of Council:

1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council’s engineering specifications.
2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.

**Condition reason:** To ensure that work near of involving vegetation is carried out to industry standards.

* + 1. **Archaeological discovery** - While remediation work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of Council:

1. All works in the vicinity of the discovery area must stop.
2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.
3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

**Condition reason:** To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

**4.3 - On Completion of Remediation Work**

* + 1. **Validation report** - On completion of remediation work, a validation report endorsed by a certified contaminated land consultant must be provided to Council within 30 days following completion of the remediation work. The report must demonstrate, to the satisfaction of Council, that:

1. Compliance with the approved remediation action plan (RAP) has been achieved.
2. The remediation acceptance criteria (in the approved RAP) has been fully complied with.
3. All completed remediation work comply with the *Contaminated Lands Management Act* 1997, the contaminated land planning guidelines,State Environmental Planning Policy (Resilience and Hazards) 2021 and Council’s Management of Contaminated Lands Policy.

The report must include the following information, to the satisfaction of the principal certifier:

1. Works as-executed plans prepared by a registered surveyor that identify the extent of the completed remediation work (including any encapsulation work).
2. A notice of completion of remediation work as required by State Environmental Planning Policy (Resilience and Hazards) 2021.
3. A statement confirming that following the remediation work the site is suitable for the approved development.

**Condition reason:** To ensure site remediation is validated.

* + 1. **Site audit statement** - On completion of remediation work, the validation report and completed remediation work must be reviewed by a NSW Environment Protection Authority accredited site auditor as defined by the *Contaminated Land Management Act 1997*.

The site auditor must provide a site audit statement (SAS) to the principal certifier in accordance with the *Contaminated Lands Management Act* 1997, the contaminated land planning guidelines,State Environmental Planning Policy (Resilience and Hazards) 2021 and Council’s Management of Contaminated Lands Policy, confirming that the site is suitable for the approved development. The SAS must be provided to Council within 30 days of the completion of the remediation work and submission of the validation report.

**Condition reason:** To ensure site remediation is endorsed by a site auditor before any other works commence.

**Subdivision Work**

**5.1 - Before Issue of a Subdivision Works Certificate**

1. **Public infrastructure alterations** - Before the issue of a subdivision works certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the *Roads Act 1993*. Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.

**Condition reason:** To clarify the timing and need for approval under the *Roads Act 1993*.

1. **Engineering specifications** - Before the issue of a subdivision works certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer and demonstrate, to the certifier’s satisfaction, that the development has been designed to comply with Council’s engineering specifications, the approved plans and documents and the conditions of this development consent.

**Condition reason:** To ensure that the development will comply with Council’s engineering specifications and the terms of this consent.

1. **Performance bond** - Before the issue of a subdivision works certificate, a performance bond must be lodged with Council in accordance with Council’s Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

**Condition reason:** To ensure that new public infrastructure works undertaken within the existing public domain are constructed to an appropriate standard.

1. **Damages bond** - Before the issue of a subdivision works certificate, a bond must be lodged with Council in accordance with Council’s Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

**Condition reason:** To ensure that any damage to existing public infrastructure is rectified.

1. **Structural engineer certificate** - Before the issue of a subdivision works certificate, a certificate must be prepared by a suitably qualified structural engineer and demonstrate, to the certifier’s satisfaction, that all piers, slabs, footings, retaining walls and structural elements have been designed in accordance with the approved and applicable geotechnical report(s). The certificate must be accompanied by a copy of the structural engineer’s current professional indemnity insurance.

**Condition reason:** To ensure that infrastructure elements are designed for the site conditions.

1. **Civil engineering plans and information** - Before the issue of a subdivision works certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer, to the satisfaction of the certifier. The plans and information must include the following elements:
2. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate (the blue book) (as amended from time to time).
3. Earthworks.
4. Water quantity and quality facilities:
5. A detailed on-site detention and water quality report.
6. An electronic stormwater model
7. A validated Camden Council MUSIC-link report with electronic model.
8. Details of any required augmentation of existing drainage systems to accommodate drainage from the development.
9. Kerb outlets or street pit stubs must be provided where lots drain to public roads.
10. The outlets must be located within 2m of the prolongation of the lot corner with the lowest reduced level.
11. Outlets must be extended under the road verge and capped within the lot boundaries with surface identifier markers.
12. Where lots drain to an inter-allotment drainage pit a stub for future connection must be provided within the pit.
13. For roads and car parks:
14. Pavement design.
15. Traffic management devices.
16. Line marking.

The plans and information must be accompanied by certification from a suitably qualified civil engineer certifying that they comply with Council’s engineering specifications.

**Condition reason:** To ensure that civil works are designed to appropriate standards.

**5.2 - Before Subdivision Work Commences**

1. **Public liability insurance policy** - Before any subdivision work commences, the developer must take out a public liability insurance policy with a minimum cover of $20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.

**Condition reason:** To ensure adequate public liability insurance is obtained to cover development within public property.

1. **Site security and fencing** - Before any subdivision work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.

**Condition reason:** To ensure that access to the site is managed before works commence.

1. **Dilapidation report -** Before any subdivision work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of the principal certifier. The report must include:
2. A photographic survey of the following properties:
3. 50 Lodges Road, Narellan (Lot: 5 DP: 859872 – Camden Golf Club)
4. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
5. Road carriageways.
6. Kerbs.
7. Footpaths.
8. Drainage structures.
9. Street trees.

In the event that access for undertaking the dilapidation report is denied by a property owner, the developer must detail in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written approval must be obtained from the principal certifier in such an event.

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

The report must be submitted to the principal certifier and Council 2 days before any subdivision work commences. The development must comply with all conditions that the report imposes.

**Condition reason:** To ensure that any damage causes by works can be identified and rectified.

1. **Site management plan (preparation)** - Before any subdivision work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:
2. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the blue book) (as amended from time to time).
3. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
4. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
5. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
6. Construction traffic management in accordance with Council’s engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
7. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
8. Ensuring that vehicles transporting material to and from the site:
9. Cover the material so as to minimise sediment transfer.
10. Do not track soil and other waste material onto any public road.
11. Fully traverse the site’s stabilised access point.
12. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
13. Hazardous materials management.
14. Work health and safety.
15. Complaints recording and response.

**Condition reason:** To ensure site management practices are established before any works commence.

1. **Utility services protection** - Before any subdivision work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:
   * + 1. Undertake a ‘Before You Dig Australia’ services search and liaise with the relevant utility owners.
       2. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners’ directions.
       3. Obtain approval to proceed with the site works from utility owners.

**Condition reason:** To ensure that utilities are not adversely affected by development.

* 1. **- During Subdivision Work**
     1. **Priority (noxious) weeds management (during work)** - While subdivision work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.

**Condition reason:** To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

* + 1. **Work hours** - While subdivision work is being carried out, all work (including the delivery of materials) must be:
       1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
       2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Work noise -** While subdivision work is being carried out, noise levels must comply with:
       1. For work periods of 4 weeks or less, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
       2. For work periods greater than 4 weeks but not greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
       3. For work periods greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Pollution warning sign** - While subdivision work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign(s) must be constructed of durable materials, be a minimum of 1.2m x 900mm and read:

‘WARNING UP TO $8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (13 22 63) - Solution to Pollution.’

The wording must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters. The sign(s) must have a white background and a red border.

The sign(s) must be maintained until the works have been completed.

**Condition reason:** To ensure that potential fines for pollution are clearly advertised.

* + 1. **Site management plan (during work)** - While subdivision work is being carried out, the approved site management plan must be complied with. A copy of the plan must be kept on the site at all times and provided to Council upon request.

**Condition reason:** To protect the amenity of the surrounding area.

* + 1. **Unexpected contamination finds contingency (general) -** While subdivision work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.

Where the assessment identifies contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

**Condition reason:** To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

* + 1. **Fill compaction (subdivision)** - While subdivision work is being carried out, a suitably qualified geotechnical engineer must supervise the placement of all fill material and certify that the work has, to the satisfaction of the principal certifier, been:
       1. Carried out to level 1 inspection and testing responsibility in accordance with Appendix B of AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments.
       2. Compacted in accordance with Council’s engineering specifications.

**Condition reason:** To ensure that fill is compacted to appropriate standards.

* + 1. **Biodiversity management plan (during work)** - While subdivision work is being carried out, the approved biodiversity management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

**Condition reason:** To ensure that retained native vegetation and habitat are protected during works.

* + 1. **Work near or involving vegetation** - While subdivision work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:
       1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council’s engineering specifications.
       2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
       3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
       4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
       5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
       6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.

**Condition reason:** To ensure that work near of involving vegetation is carried out to industry standards.

* + 1. **Archaeological discovery** - While subdivision work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of the principal certifier:
       1. All works in the vicinity of the discovery area must stop.
       2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.
       3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

**Condition reason:** To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

**5.4 - Before Issue of a Subdivision Certificate**

1. **Extinguishment of Easement** - The existing easement for access 15.24m wide (1) that benefits Lot 1 and burdens Lot 5 in DP859872 and provides access from Lodges Road via the Camden Golf Club car park shall be extinguished.

**Condition reason:** To ensure that unnecessary easements, restrictions and or/covenants are removed from the land.

1. **Fibre-ready facilities and telecommunications infrastructure** - Before the issue of a subdivision certificate, written evidence from the carrier must be obtained that demonstrates, to the principal certifier’s satisfaction, that arrangements have been made for:
2. The installation of fibre-ready facilities to all premises in the development so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Written confirmation that the carrier is satisfied that the fibre ready facilities are fit for purpose is also required.
3. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all premises in the development demonstrated through an agreement with a carrier.

**Condition reason:** To ensure fibre-ready telecommunications facilities are installed for new development.

(3) **Incomplete works bond** - Before the issue of a subdivision certificate, and where the developer proposes work to be deferred in accordance with Council’s Engineering Design Specifications, an incomplete works bond must be lodged with Council in accordance with Council’s Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the principal certifier.

**Condition reason:** To ensure that the cost to rectify incomplete public infrastructure works is captured.

1. **Fill plan** - Before the issue of a subdivision certificate, a fill plan (in .pdf format) must be prepared by a suitably qualified person and detail, to the principal certifier’s satisfaction, the following information:
2. Lot boundaries.
3. Road, drainage and public reserves.
4. Street names.
5. Final fill contours and boundaries.
6. Total filling depth in maximum 0.5m increments.

The plan must cover the full extent of the development and include all residue lots and reserves. The plan must also include all basins, swales and dams filled during works.

**Condition reason:** To ensure that site filling has been adequately documented.

1. **Surveyor’s certificate** - Before the issue of a subdivision certificate, a certificate must be prepared by a registered surveyor and certify, to the principal certifier’s satisfaction, that:
2. All drainage lines, services, retaining walls, accessways and basins have been laid within their proposed easements.
3. No services or accessways encroach over the proposed boundaries other than those provided for by easements as created by the final plan of subdivision.

**Condition reason:** To ensure that infrastructure is located within an easement.

(6) **Value of works** - Before the issue of a subdivision certificate, itemised data and values of civil works must be prepared by a suitably qualified person, to the satisfaction of the principal certifier, for inclusion in Council's asset management system.

**Condition reason:** To ensure that the value of new civil works is recorded.

(7) **Electricity notice of arrangement** - Before the issue of a subdivision certificate, a notice of arrangement for the provision of electricity from Endeavour Energy must be provided to the principal certifier’s satisfaction. The arrangement must include the provision of electricity for street lighting in accordance with the electrical design approved by Council.

**Condition reason:** To ensure that electricity is provided for the development.

(8) **Section 73 compliance certificate** - Before the issue of a subdivision certificate, a section 73 compliance certificate demonstrating that satisfactory arrangements have been made with Sydney Water for the supply of water and sewer services must be provided to the principal certifier’s satisfaction. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to the [Sydney Water website](https://www.sydneywater.com.au/plumbing-building-developing/developing/section-73-compliance-certificates.html) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

**Condition reason:** To ensure that water and sewer services are provided for the development.

(9) **Soil classification report** - Before the issue of a subdivision certificate, a soil classification report in accordance with AS 2870 - Residential Slabs and Footings must be prepared by a suitably qualified person and detail, to the principal certifier’s satisfaction, the classification of soil types found within the subdivision. The report must include a soil type classification for each lot.

**Condition reason:** To ensure that the development’s soil types are recorded.

(10) **Compaction report** - Before the issue of a subdivision certificate, a compaction report must be prepared by a suitably qualified person and demonstrate, to the principal certifier’s satisfaction, the results of field testing and that all roads and lots have been compacted in accordance with Council’s engineering specifications.

**Condition reason:** To ensure that roads and lots have been compacted to an appropriate standard.

(11) **Water quality facility manuals** - Before the issue of a subdivision certificate, operating, maintenance and monitoring manual(s) for water quality facilities must be prepared in accordance with Council’s engineering specifications by a suitably qualified person to the satisfaction of the principal certifier.

**Condition reason:** To ensure that the operation, maintenance and monitoring requirements for water quality facilities is documented.

(12) **Works as executed plans** - Before the issue of a subdivision certificate, works as executed plans in accordance with Council’s engineering specifications must be prepared by a suitably qualified person and demonstrate, to the principal certifier’s satisfaction, the following requirements:

1. Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56.
2. Verify that any water management basins have been completed in accordance with the approved plans and provide the following details:
3. Levels and dimensions to verify the storage volume of any water management facilities.
4. Levels and other relevant dimensions of:
5. Internal drainage pipes.
6. Orifice plates.
7. Outlet control devices and pits.
8. Weirs (including widths).
9. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
10. Verification that trash screens are installed.

**Condition reason:** To ensure that the completed works are recorded.

(13) **New easements, restrictions and/or covenants** - Before the issue of a subdivision certificate, the developer must prepare the following easements, restrictions and/or covenants to the satisfaction of the principal certifier:

1. Easements to drain water including over overland flow paths.
2. Easements for on-site detention facilities.
3. Easements for water quality facilities.
4. Positive covenants over the on-site detention/water quality facilities for the maintenance, repair and insurance of the facilities.
5. The land designated as a Conservation Zone and Managed Ecological Zone shall be conserved in perpetuity.

**Condition reason:** To ensure that necessary easements, restrictions and or/covenants are imposed on land.

(14) **Water management basins certificate** - Before the issue of a subdivision certificate, a certificate must be prepared by a suitably qualified person and demonstrate, to the satisfaction of the principal certifier, that the water management basins comply with the following requirements:

1. The basins have been completed in accordance with the approved subdivision works certificate plans or that any variations that have been made will not impair the performance of the basins.
2. The basins will function in accordance with the design intent approved by the subdivision works certificate.

**Condition reason:** To ensure that water management basins will comply with the subdivision works certificate.

(15) **Stormwater pipe CCTV camera reports** - Before the issue of a subdivision certificate, a minimum of two CCTV camera reports of all stormwater drainage pipes must be prepared by a suitably qualified person and demonstrate, to the satisfaction of the principal certifier, the following requirements:

1. Hard copy reports and electronic reports in a format directed by the principal certifier.
2. The CCTV inspection must be carried out in accordance with the Water Services Association of Australia publications ‘Sewer Inspection Report Code of Australia’ and the ‘Sewerage Code of Australia’ (Sydney Water Edition).
3. CCTV field assessors must have National Association of Testing Authorities accreditation under the Sydney Water Field Testing Services Program for CCTV inspections and have adequate professional indemnity insurance to cover the value of the works they are inspecting.
4. A minimum of two CCTV reports must be undertaken. The first report must be completed after the placement of AC pavement layer and not more than 2 weeks before the final inspection date. The second report must be completed at the end of the defects and liability period.
5. As a minimum, stormwater pipes must be inspected and the following must be reported on:
6. Horizontal alignment.
7. Vertical alignment.
8. Cracks and defects.
9. Pipe joints.
10. Joints in manholes and other pipes (including both existing and new).
11. Ovality.
12. The camera must stop perpendicular to all cracks, defects, intrusions, joints and manholes and pan 360 degrees. The camera speed must not exceed 0.2m/sec (or as agreed by the principal certifier).
13. The reports and camera footage must be in colour.

**Condition reason:** To record the state of all stormwater drainage pipes for the development.