

ATTACHMENT 1
3067/2023/DA-RA
Recommended Conditions of Consent

GENERAL CONDITIONS

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

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

1. Notification of Home Building Act 1989 requirements

1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.
2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—
 - a. for work that requires a principal contractor to be appointed—
 - i. the name and licence number of the principal contractor, and
 - ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,
 - b. for work to be carried out by an owner-builder—
 - i. the name of the owner-builder, and
 - ii. 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.
3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.
4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

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

2. Shoring and adequacy of adjoining property

1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.
2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense —
 - a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and

- b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.
- 3. This section does not apply if —
 - a. the person having the benefit of the development consent owns the adjoining land, or
 - b. the owner of the adjoining land gives written consent to the condition not applying.

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

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

3. Approved plans and supporting documentation

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

Approved plans				
Plan no.	Revision no.	Plan title	Drawn by	Date of plan
DA102	B	Demolition Plan	DKO	7 May 2024
DA103	B	Staging Plan	DKO	7 May 2024
DA104	B	Site Plan	DKO	7 May 2024
DA201	B	Basement 3 Plan	DKO	7 May 2024
DA202	B	Basement 2 Plan	DKO	7 May 2024
DA203	B	Basement 1 Plan	DKO	7 May 2024
DA204	B	Ground Floor Plan	DKO	7 May 2024
DA205	B	Level 1 Plan	DKO	7 May 2024
DA206	B	Level 2 Plan	DKO	7 May 2024
DA207	B	Level 3 Plan	DKO	7 May 2024
DA208	B	Level 4-5 Plan	DKO	7 May 2024
DA209	B	Level 6 Plan	DKO	7 May 2024
DA210	B	Level 7 Plan	DKO	7 May 2024
DA211	B	Level 8 Plan	DKO	7 May 2024
DA212	B	Level 9 Plan	DKO	7 May 2024
DA213	B	Level 10 Plan	DKO	7 May 2024
DA214	B	Level 11 Plan	DKO	7 May 2024
DA215	B	Level 12 Plan	DKO	7 May 2024
DA216	B	Level 13 Plan	DKO	7 May 2024
DA217	B	Level 14 Plan	DKO	7 May 2024
DA218	B	Roof Plan	DKO	7 May 2024
DA219	B	Basement 3 Plan	DKO	7 May 2024
DA220	B	Basement 2 Plan	DKO	7 May 2024
DA221	B	Basement 1 Plan	DKO	7 May 2024
DA222	B	Ground Floor Plan	DKO	7 May 2024
DA223	B	Level 1 Plan	DKO	7 May 2024
DA224	B	Level 2 Plan	DKO	7 May 2024
DA225	B	Level 3 Plan	DKO	7 May 2024
DA226	B	Level 4-5 Plan	DKO	7 May 2024
DA227	B	Level 6 Plan	DKO	7 May 2024
DA228	B	Level 7 Plan	DKO	7 May 2024
DA229	B	Level 8-11 Plan	DKO	7 May 2024
DA230	B	Level 12-13 Plan	DKO	7 May 2024
DA231	B	Roof Plan	DKO	7 May 2024
DA232	B	Basement 1 Plan	DKO	7 May 2024
DA233	B	Ground Floor Plan	DKO	7 May 2024
DA234	B	Level 1 Plan	DKO	7 May 2024
DA235	B	Level 2 Plan	DKO	7 May 2024
DA236	B	Level 3 Plan	DKO	7 May 2024
DA237	B	Level 4-5 Plan	DKO	7 May 2024
DA238	B	Level 6-9 Plan	DKO	7 May 2024
DA239	B	Level 10 Plan	DKO	7 May 2024
DA240	B	Level 11 Plan	DKO	7 May 2024
DA241	B	Level 12 Plan	DKO	7 May 2024
DA242	B	Level 13 Plan	DKO	7 May 2024
DA243	B	Level 14 Plan	DKO	7 May 2024
DA244	B	Roof Plan	DKO	7 May 2024
DA300	B	Streetscape Elevations - East	DKO	7 May 2024

DA301	B	Streetscape Elevations - North	DKO	7 May 2024
DA302	B	Streetscape Elevations – Stage 1 - North	DKO	7 May 2024
DA303	B	Elevations – Stage 1 - East	DKO	7 May 2024
DA304	B	Elevations – Stage 1 – Site Link South	DKO	7 May 2024
DA305	B	Elevations – Stage 1 - West	DKO	7 May 2024
DA306	B	Elevations – Stage 1 – Building C South	DKO	7 May 2024
DA307	B	Elevations – Stage 1 – NS Link West	DKO	7 May 2024
DA308	B	Elevations – Stage 1 – NS Link East	DKO	7 May 2024
DA309	B	Elevations – Stage 1 – Building A North and Building B East	DKO	7 May 2024
DA310	B	Elevations – Stage 1 – Building A and C West	DKO	7 May 2024
DA311	B	Elevations – Stage 2 – Site Link North	DKO	7 May 2024
DA312	B	Elevations – Stage 2 – East	DKO	7 May 2024
DA313	B	Streetscape Elevations – Stage 2 - South	DKO	7 May 2024
DA314	B	Elevations – Stage 2 - West	DKO	7 May 2024
DA315	B	Elevations – Stage 2 – Building G South	DKO	7 May 2024
DA316	B	Elevations – Stage 2 – NS Link West	DKO	7 May 2024
DA317	B	Elevations – Stage 2 – Buildings E and G East	DKO	7 May 2024
DA318	B	Elevations – Stage 2 – Building E North	DKO	7 May 2024
DA319	B	Elevations – Stage 2 – Building F East	DKO	7 May 2024
DA320	B	Elevations – Stage 2 – Building G West	DKO	7 May 2024
DA321	B	External Materials Finishes Schedule	DKO	7 May 2024
DA400	B	Overall Cross Section	DKO	7 May 2024
DA401	B	Ramp Sections	DKO	7 May 2024
DA613	B	Liveable Unit Diagram	DKO	7 May 2024
DA614	B	Liveable Unit Diagram	DKO	7 May 2024
DA615	B	Liveable Units	DKO	7 May 2024
DA616	B	Adaptable Unit Diagram	DKO	7 May 2024
DA617	B	Unit Diagram	DKO	7 May 2024
DA618	B	Pre and Post Adaptable Units	DKO	7 May 2024
DA621	B	Artist Impression 01	DKO	17 June 2024
DA622	B	Artist Impression 02	DKO	17 June 2024
DA623	B	Artist Impression 03	DKO	7 May 2024
2.4	C	Landscape Masterplan	Oculus	3 May 2024
2.5	C	Landscape Plan – East West Site Link	Oculus	3 May 2024
2.6	C	Landscape Plan – Stage 1 Private Courtyard	Oculus	3 May 2024
2.7	C	Landscape Plan – Stage 2 Private Courtyard	Oculus	3 May 2024

2.8	C	Landscape Plan – Urban Recreation Area	Oculus	3 May 2024
2.9	C	Landscape Sections – East West Site Link	Oculus	3 May 2024
2.10	C	Ground Level Section – Stage 1 Private Courtyard	Oculus	3 May 2024
2.11	C	Ground Level Section – Stage 2 Private Courtyard	Oculus	3 May 2024
2.12	C	Ground Level Section – Under Bridge Space	Oculus	3 May 2024
2.13	C	Ground Level Section – Typical Street Interface	Oculus	3 May 2024
2.14	C	Design Approach – Rooftop Courtyards	Oculus	3 May 2024
2.15	C	Landscape Plan – Rooftop Communal Open Space	Oculus	3 May 2024
2.16	C	Landscape Plan – Building A Roof	Oculus	3 May 2024
2.17	C	Landscape Plan – Building B Roof	Oculus	3 May 2024
2.18	C	Landscape Plan – Building C Roof	Oculus	3 May 2024
2.19	C	Landscape Plan – Building D Roof	Oculus	3 May 2024
2.20	C	Landscape Plan – Building E Roof	Oculus	3 May 2024
2.21	C	Landscape Plan – Building F Roof	Oculus	3 May 2024
2.22	C	Landscape Plan – Building G Roof	Oculus	3 May 2024
2.23	C	Landscape Plan – Building H Roof	Oculus	3 May 2024
2.24	C	Landscape Sections - Rooftop	Oculus	3 May 2024
3.1	C	Materiality	Oculus	3 May 2024
3.2	C	Materiality	Oculus	3 May 2024
3.3	C	Planting Approach	Oculus	3 May 2024
3.4	C	Planting Selection – Public Site Link	Oculus	3 May 2024
3.5	C	Planting Selection – Private Courtyards	Oculus	3 May 2024
3.6	C	Planting Selection – Under Bridge Area and Fern Garden	Oculus	3 May 2024
3.7	C	Planting Selection – Street Interfaces	Oculus	3 May 2024
3.8	C	Planting Selection – Rooftops	Oculus	3 May 2024
4.1	C	Existing Tree Management	Oculus	3 May 2024
4.2	C	Open Space Typologies	Oculus	3 May 2024
4.3	C	Lighting Strategy	Oculus	3 May 2024
4.4	C	Tree Canopy Cover	Oculus	3 May 2024
DA-C01.41	1	General Arrangement Plan	Enspire Solutions	1 September 2023
DA-C02.01	1	Demolition Plan	Enspire Solutions	1 September 2023
DA-C03.01	1	Erosion and Sediment Control Plan	Enspire Solutions	1 September 2023
DA-C03.21	1	Erosion and Sediment Control Details	Enspire Solutions	1 September 2023

DA-C04.01	2	Cut and Fill Plan	Enspire Solutions	7 February 2024
DA-C04.21	1	Bulk Earthworks Cut and Fill Section	Enspire Solutions	7 February 2024
DA-C04.22	1	Bulk Earthworks Cut and Fill Section	Enspire Solutions	7 February 2024
DA-C04.23	1	Bulk Earthworks Cut and Fill Section	Enspire Solutions	7 February 2024
DA-C04.24	1	Bulk Earthworks Cut and Fill Section	Enspire Solutions	7 February 2024
DA-C05.01	2	Siteworks & Stormwater Management Plan Basement 3	Enspire Solutions	1 September 2023
DA-C05.02	1	Siteworks & Stormwater Management Plan Basement 2	Enspire Solutions	1 September 2023
DA-C05.03	1	Siteworks & Stormwater Management Plan Basement 1 Sheet 1	Enspire Solutions	1 September 2023
DA-C05.04	2	Siteworks & Stormwater Management Plan Basement 1 Sheet 2	Enspire Solutions	7 February 2024
DA-C05.11	1	Siteworks & Stormwater Management Plan Ground Floor Sheet 1	Enspire Solutions	1 September 2023
DA-C05.12	1	Siteworks & Stormwater Management Plan Ground Floor Sheet 2	Enspire Solutions	1 September 2023
DA-C05.21	1	Siteworks & Stormwater Management Plan Level 1	Enspire Solutions	1 September 2023
DA-C06.01	1	Driveway Longitudinal Sections	Enspire Solutions	1 September 2023
DA-C14.01	2	Siteworks Details Sheet 1	Enspire Solutions	7 February 2024
DA-C14.02	2	Siteworks Details Sheet 2	Enspire Solutions	7 February 2024
DA-C14.03	2	Siteworks Details Sheet 3	Enspire Solutions	7 February 2024
DA-C20.01	1	Pre-Development Stormwater Catchment Plan	Enspire Solutions	1 September 2023
DA-C20.11	1	Post-Development Stormwater Catchment Plan	Enspire Solutions	1 September 2023
DA-C20.21	1	Water Quality Plan	Enspire Solutions	1 September 2023
S3057/852/06/1		Subdivision Plan	Burton & Field	25 August 2023

Approved documents				
Document title	Version no.	Prepared by	Date of document	
Operational Waste Management Plan	G	EF Consulting	7 May 2024	
Detailed Site Investigation		JK Environments	19 July 2024	
Arboricultural Impact Assessment and Tree Management Plan	3	Horticultural Management Services	31 August 2023	
Environmental Noise Impact Assessment	2	ADP	5 February 2024	

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

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

4. Amended plans

The development is to incorporate the following amendments and the amended plans are to be submitted to Council's Manager Development Assessment for written approval, prior to the issuing of a construction certificate:

- a. The car park supply plant room adjacent to Tenancy H1 shall be converted to commercial floor space, or reconfigured such that the floor space facing the street in this location is non-utility commercial floor space, in compliance with clause 7.9(3)(a) of the Campbelltown Local Environmental Plan 2015.
- b. The ground floor level of the part of Building D to the north of the driveway entry shall be lowered so that it is within 1 metre of the adjoining footpath, to comply with the design guidance under Objective 3C-1 of the Apartment Design Guide, Clause 7.13(4)(x) of the Campbelltown Local Environmental Plan 2015 and Clause 5.7.1(m)(i) of the Campbelltown Sustainable City DCP 2015. In making this modification, the floor to ceiling height of any part of basement level 1 required to be traversed by Council's garbage truck shall be a minimum of 4.5 metres.
- c. All works and structures shall be removed from within the 4m x 4m splay corner at the corner of Bugden Place and the future alignment of Menangle Road required by condition 113 of this consent.
- d. Stage 1A of the development shall be provided with a minimum of 151 residential parking spaces, whilst maintaining compliance with the DCP car parking rate for commercial development and the Apartment Design Guide rates for residential development for all stages of the development.
- e. All of the balconies that are less than 9 metres away from other balconies or habitable rooms (buildings F and G) shall include screening devices to provide visual privacy, as an alternative to compliance with the minimum building separation requirements of the Apartment Design Guide.
- f. The protruding basement car park wall facing Menangle Road shall be treated architecturally, and shall not contain ventilation louvres.
- g. Rainwater tank(s) with a minimum total capacity of 50,000 litres shall be provided, in a location(s) that is not visible from public streets or the public domain.
- h. Space must be allocated for adequate space within the development to install a grease trap and mechanical ventilation, in accordance with the Local Water Authorities recommendations and Australian Standards 1668.2-2012 and 1668.1-1998.
- i. All of the waste-related amendments required by conditions 52, 53, 57, 69, 70, 71 and 72 of this consent shall be included on the plans.

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

5. Building Code of Australia

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

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

6. Landscaping

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

Condition reason: To provide for planting that will enhance the natural and built environment.

7. External finishes

- a. The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.
- b. All glass used in the façade of the building shall have a low reflectivity index.
- c. Any roof mounted plant rooms, air conditioning units and other services and equipment shall be screened from view within the approved roof structures and architectural elements. Separate development consent shall be obtained for any such services or equipment that would be located outside of the approved roof structures and architectural elements.
- d. There shall be no reliance upon ventilation louvres or ventilation structures facing any street frontage to achieve ventilation requirements to the basement car parking levels.
- e. The electrical substations and fire hydrant boosters are the only services permitted to be located within the front setbacks of the development, and shall be surrounded by landscaping to the fullest extent possible. All other services shall be located elsewhere, in locations that are not visible from the street or public domain.

Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.

8. Switchboards/utilities/air conditioning units

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

Condition reason: To ensure that utilities are not directly visible from public spaces.

9. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standards AS 2890.1 and AS 2890.2 (as amended). The finishes of the paving surfaces are to be non-slip.

Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.

10. Deliveries

Vehicles servicing the site shall comply with the following requirements:

1. All vehicular entries and exits shall be made in a forward direction.
2. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
3. All deliveries to the premises shall be made to the loading bay/s provided.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

Condition reason: To ensure deliveries to the premises are carried out safely.

11. Use of building - Separate consent required

Separate development consent is required for the use of the commercial premises.

No approval is given in this consent for the use of a regulated system (i.e. cooling tower). This would require separate development consent (or modification of this consent).

Condition reason: To ensure that development consent is obtained for all works that require development consent.

12. Advertising signs – Separate DA required

This consent does not permit the erection or display of any advertising signs.

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

Condition reason: To ensure signage is limited to the areas specified in the application.

13. Lighting

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Australia and New Zealand Lighting Standard 1158.1 (Pedestrian) requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.

Adequate lighting shall be used when operating CCTV cameras during times of low light and darkness.

Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.

14. Graffiti removal

- a. A graffiti management plan shall be incorporated into the maintenance plan for the development.
- b. In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.
- c. Graffiti-resistant materials/coating shall be used on the ground floor finishes, any fences, carparks and areas which are accessible by other structures, to reduce graffiti attacks and assist in the quick removal of such attacks.

Condition reason: To protect and preserve the visual amenity of the surrounding public domain.

15. Unreasonable noise, dust and vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants.

Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

Condition reason: To protect the amenity of the local area.

16. Flood level controls

This site is located within an area that has been identified as being at the risk of being affected by the 1% AEP flood. The fill level control and floor level control which affects this site are in accordance with the "One Kellicar Road Campbelltown – Flood Planning Assessment for DA, Revision C dated 10 May 2024 prepared by GRC Hydro.

Condition reason: To protect the building and its occupants from flooding.

17. Engineering Guides, Codes & Specifications

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

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

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

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

Condition reason: To comply with Council requirements for engineering works.

18. Car Parking

- a. Car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1, 2 and 6 (as amended).
- b. Electronic access control (boom gates) shall be provided in the locations shown on the approved plans, to separate commercial visitor car parking from car parking for residents and commercial occupants.

- c. No car parking shall be locked off, obstructed, reserved or separately allocated to any individual commercial use.
- d. The stacked car parking spaces shall be allocated to the same apartment that owns the car space that blocks the stacked space.
- e. The car parks shall be developed with the infrastructure required for electric vehicle charging. Any electric vehicle charging stations shall be located within the basement levels.
- f. The roller shutters that facilitate access to the commercial car parking spaces shall be open whilst the commercial tenancies are operating.

Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards and Council's DCP.

19. Rubbish/recycling bin storage

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

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

Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.

20. Rain water tank/s

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

Condition reason: To reuse rainwater and comply with any BASIX commitments made in the application.

21. Construction certificate

Before commencement of any works that require a construction certificate:

1. the applicant shall appoint a principal certifier;
2. the applicant shall obtain a construction certificate for the particular works; and
3. when Council is not the principal certifier, the appointed principal certifier shall notify Council of their appointment no less than two days before the commencement of any works.

Condition reason: To comply with legislation.

22. Car Washing Requirements

In the event a car washing area is designated, the car washing area must be provided with appropriate measures to prevent wastewater entering the stormwater system.

The area must be provided with a floor waste (drain) to dispose of the wastewater to the sewerage system via a trade waste agreement in accordance with Sydney Water's Requirements. Please contact Sydney Water on 132092 for further information.

Condition reason: To ensure that car washing within the development does not impact upon the environment.

23. Access Denied

Vehicular access to the subject site from Gilchrist Road and Kellicar Road is prohibited both during construction and after construction for the ongoing operation of the development.

Construction vehicles must not access or serve the site from Gilchrist Road or Kellicar Road.

Condition reason: To ensure that the construction and operation of the development does not impact upon vehicular safety and the effective operation of the public road network.

24. Endeavour Energy Conditions and Advice

- a. The area is identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
- b. Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
- c. Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
- d. Before commencing any underground activity the applicant must obtain advice from the Before You Dig service.
- e. Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
- f. All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
- g. For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
- h. The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
- i. The preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
- j. No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
- k. The incorporation of easements into multiple / privately owned lots is generally not supported.
- l. Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
- m. The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.
- n. Electricity infrastructure should not be subject to flood inundation or stormwater runoff.
- o. Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
- p. The applicant must design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
- q. Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.

- r. Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the Electricity Supply Act 1995 (NSW).
- s. Development should avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise.
- t. Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure.
- u. The performance of the generation system and its effects on the network and other connected customers needs to be assessed.
- v. Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
- w. Endeavour Energy is reducing greenhouse gas emissions and helping customers save on their energy consumption and costs through new initiatives and projects to adopt sustainable energy technologies.
- x. Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.

25. Transport for NSW Conditions



given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

- The post-development stormwater discharge from the subject site into the TfNSW drainage system must not exceed the pre-development discharge. Should the post-development stormwater discharge exceed pre-development discharge, detailed design plans and hydraulic calculations of any changes to the TfNSW stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

- All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site via the local road network. A construction zone will not be permitted on Menangle Road.
- A Construction Traffic and Pedestrian Management Plan (CTMP) should be prepared prior to the issue of the construction certificate with details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated.

TfNSW would welcome further discussions with the proponent regarding the preparation the CTMP and can be contacted directly at Development.Sydney@transport.nsw.gov.au.

- A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Menangle Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Condition reason: To comply with the direction of Transport for NSW.

26. Sydney Trains Conditions

- a. Prior to the commencement of works, the Applicant shall provide certification from a qualified Geotechnical and Structural Engineer stating that the proposed works are to have no negative impact on the rail corridor and associated rail infrastructure.
- b. Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Certifier with the application for a Construction Certificate. The Certifier must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.
- c. The Applicant shall prepare an acoustic assessment demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines". The Applicant must incorporate in the development all the measures recommended in the report. A copy of the report is to be provided to the Certifier and Council prior to the issuing of a Construction Certificate. The Certifier must ensure that the recommendations of the acoustic assessment are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.
- d. During all stages of the development the Applicant must take extreme care to prevent any form of pollution entering the rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.
- e. Excess soil is not allowed to enter, be spread, or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.

- f. The Applicant/Developer shall not at any stage block the corridor access gate(s) on Menangle Road and should make provision for easy and ongoing 24/7 access by rail vehicles, plant, and equipment to support maintenance and emergency activities.
- g. If required by Sydney Trains, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Certifier is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.
- h. If required by Sydney Trains, prior to the issuing of a Construction Certificate the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains' requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains' requirements. The Certifier is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.
- i. The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:
 - i. acts as the authorised representative of the Applicant; and
 - ii. is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.
- j. Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.
- k. Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is West Interface, and they can be contacted via email on West_Interface@transport.nsw.gov.au.
- l. Copies of any certificates, drawings, approvals/certification, or documents endorsed by, given to, or issued by Sydney Trains or TAHE (Transport Asset Holding Entity) must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.
- m. Where a condition of consent requires Sydney Trains or Transport for NSW endorsement the Certifier is not to issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates dealing with specific works and compliance conditions can be issued subject to written agreement from those entities to which the relevant conditions applies.

Condition reason: To comply with statutory requirements.

27. Safety and Security Conditions from NSW Police

- a. All residential car parking areas shall be electronically accessed-controlled.
- b. CCTV cameras shall be effectively installed around the premises, in accordance with Australian Standards. Trained staff in the operation of the CCTV system shall always be working.

- c. Extensive CCTV camera coverage shall cover all entry and exit points, near the communal area and area under the bridge (as it may be a high traffic area for people accessing public transport) with adequate lighting to be used in conjunction with the cameras.
- d. CCTV cameras shall cover all 'blind spots' in and around the facility, including the car park area.
- e. Lighting shall be designed to meet or exceed the Australian and New Zealand Lighting Standards.
- f. Australian and New Zealand Lighting Standard 1158.1 – Pedestrian requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
- g. Adequate lighting shall be used when operating CCTV cameras during times of low light and darkness.
- h. Lighting shall illuminate pedestrian routes, dwelling entries, internal and external communal areas such as hallways, foyers, lifts, and stairwells.
- i. Effective signage and/or directional signs shall be installed to provide guidance to visitors in locating prohibited areas.
- j. Unit numbers shall be clearly visible from stairwells and lifts, and names of buildings, maps, and facilities shall be clearly signposted.
- k. Warning signs shall be posted around the perimeter of the business to alert intruders of implemented security treatments to reduce opportunities for crime, such as:
 "Warning. This property is under electronic surveillance."
 "Warning. No large amounts of cash are kept on these premises."
- l. Obstacles and rubbish shall be removed from property boundaries, footpaths, driveways, car parks, and buildings to restrict concealment of offenders (including the construction phase).
- m. Any new landscaping shall be designed to eliminate concealment or entrapment areas and shall be regularly maintained.
- n. Graffiti-resistant materials shall be strongly considered, particularly on fences, ground floor, carparks, and areas accessible by other structures, to reduce malicious damage.
- o. A graffiti management plan shall be incorporated into the maintenance plan for the development, ensuring the quick removal of graffiti within a forty-eight-hour period.
- p. Furniture shall not pose a threat to be used as a weapon or cause malicious damage. This includes chairs, tables, planter boxes, garden rocks, garden statues, etc.
- q. The premises shall be fitted with single cylinder locksets complying with the Building Code of Australia.
- r. Ground floor windows shall be reinforced with a shatter-resistant film to restrict unauthorised access.
- s. Emergency evacuation plans shall be implemented, prominently displayed, and regularly maintained to assist staff and emergency services in the event of an emergency.
- t. Staff shall receive suitable training in evacuation procedures.
- u. The premises shall be fitted with an intruder alarm system designed and installed according to the Australian Standard (Domestic and Commercial Alarm Systems) to enhance the security of the development.
- v. Security sensor lights and a security company shall be utilised to monitor the construction site during the construction phase, as offenders often target this type of development.
- w. Storage cages in the basement shall be fitted with locks conforming to the Australian Standard, as they are often targeted by thieves due to limited surveillance in these basements.
- x. Mailbox facilities installed at the location shall have Australian Standard locks fitted. These mailboxes shall have good surveillance, and lighting shall be included to illuminate them in darkness.
- y. The residential car park area shall be secured to prevent offenders from entering.
- z. Car park users shall be reminded to lock their vehicles and remove valuables by way of signage.

Condition reason: To ensure public safety.

28. Finished Floor Levels

The finished floor level for all habitable dwellings is to be a minimum of 500 mm above the 1% Annual Exceedance Probably flood level.

Condition reason: To ensure habitable dwellings are protected from flooding.

29. Pollution Control

The following conditions have been applied to ensure that all activities involving the operation of the premises are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environment Operations (Noise) Regulation 2017, Local Government Act 1993, Local Government Regulation 2005 and associated technical standards:

Amenity Of The Neighbourhood

The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products, particularly from machinery, vehicles, warning sirens, public address systems and the like.

Offensive Noise

The development must be designed so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operation Act, 1997: Offensive noise means noise:

- a) That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - i) Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or
 - ii) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
- b) That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

In the event of a noise related issue arising, the person in charge of the premises shall, when required by Council, carry out a noise assessment of the operation. The noise assessment is to be carried out by a suitably qualified and experienced acoustic consultant. A report of the findings and any recommendations is to be submitted to Council for its review.

If required by Council, the appropriate person shall implement any or all of the recommendations tabled within the acoustic consultant's report and/or any additional operational measures deemed reasonable by the Council.

Unreasonable Noise, Odour, Dust And Vibration

In the event of a noise, fumes, odour, dust, or waste related issue arising during the implementation, construction and ongoing operation of this development, the person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

Should the development not achieve compliance with the applicable guidelines and standards, amendments to the development are required to be made (with the consent of Council), which may include, but are not limited to, changes to hours of operation, installation of further treatment, modification of operational procedures, etc.

Health and Public Nuisance

The use of the premises shall not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the Protection of the Environment

Operations Act 1997 and Regulations. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage other premises.

Recreational Play Spaces

Outdoor recreational spaces such as basketball courts and exercise equipment that may cause light or noise nuisances must have a management plan to ensure that no light or noise nuisances occur as a result of its use, A complaints management plan and complaints register must be kept by the strata management to deal with complaints arising from any recreational use of the development prior to being referred to Councils Environmental Health Officers.

Condition reason: To ensure that all activities involving the operation of the premises are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices.

30. Mechanical Ventilation System

In the event a mechanical ventilation system is installed, the system must comply with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings and where applicable, Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings.

Condition reason: To protect public health and safety.

31. Food Premises Conditions

Any food premises proposed as part of the commercial development must comply with the Food Act 2003, Food Regulation 2015, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fit-out of food premises.

Construction of the Waste Storage Areas and Rooms Any waste storage area for any food premises must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning.

Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer. The ground areas must be paved with impervious material and must be graded and drained to a waste water disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided (AS 4674-2004, Section 2.4).

Any storerooms provided for commercial food premises must be constructed in accordance with AS 4674-2004 by providing the following:

- a. A smooth, even and non-slip floor surface;
- b. Walls must be provided with a smooth, even surface and painted with a light coloured washable paint to enable easy cleaning in accordance with Table 3.2 of AS 4674-2004;
- c. The ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersections of the walls and ceiling must be tight-jointed, sealed and dustproof (AS 4674-2004, Section 3.2);
- d. Shelving or storage racks must be designed and constructed to enable easy cleaning; and
- e. Appropriate ventilation must be provided (ducted to the external air) within the store room to allow for the escape of heat and odour that can be produced from refrigeration and freezer motor units.

Please note: caged store rooms are not permitted.

Condition reason: To alert the proponent to requirements for food premises.

32. Smoke Free Areas

Any enclosed eating area must be smoke free. Smoking is not permitted in all outdoor eating areas. "No Smoking" signs must be displayed within the eating areas to ensure all patrons comply with this requirement (Smoke Free Environment Act 2000). Please refer to NSW Health website for further information <http://www.health.nsw.gov.au>

Condition reason: To comply with legislation.

33. Grease Arrestors

All grease arrestors must be located outside of where food and equipment is handled or stored and installed on the private land. Access to grease arrestors for emptying must not be through an area where open food is handled or stored or where food contact equipment and packaging materials are handled or stored (AS 4674-2004, Section 2.3).

No grease trap is permitted to be installed/constructed on Public /Council Land.

Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92.

Condition reason: To allow for the early identification of appropriate locations for grease arrestors.

34. Car Wash Bay

The proposed Car Wash Bays shall comply with the following requirements:

- a. All services shall be conducted within the premises, the floor of which shall be graded to an internal drainage point connected to the sewer of Sydney Water in accordance with that Authority's requirements. Under no circumstances shall work be conducted in the surrounding car park.
- b. The car park area is to be kept free of oil contamination.
- c. All car washing, engine degreasing and steam cleaning shall be conducted in the designated washing area connected to the sewer of Sydney Water in accordance with that Authority's requirements.
- d. Waste oil shall be stored in a covered area pending regular removal to a waste oil recycler.
- e. No motor vehicle or part of a motor vehicle shall be left standing on any public road or footpath.
- f. A spill kit shall be provided on site at all times to clean up any minor liquid spillages.
- g. There shall be no vehicles or parts stored or worked on outside of the designated car washing area or parking bays.
- h. The area in which washing is to occur must be contained in either a bunded area or in a location with no possibility of waste water run-off flowing to storm water.
- i. No hot water/warm water is to be used to wash the cars. Cold water usage only is permitted for the washing of vehicles.

Condition reason: To protect the environment.

35. Food Trucks

Mobile Food Trucks are not permitted to trade at the premises without registering with Campbelltown City Council prior to operation. Any mobile food truck must not remain at premises.

Condition reason: To alert the proponent to requirements for food trucks.

36. No Construction within Drainage Easement

No construction, building works or alteration to the finished surface levels shall be permitted within the existing drainage easement.

Condition reason: To ensure that the land required for the drainage of water is not affected by the development.

37. Ongoing Maintenance of Waste Management Systems

The Owners Corporation is responsible for the ongoing maintenance, repair, and replacement of all equipment related to waste management in the development, including waste chutes, compaction equipment, and turntables. This also includes ensuring that mobile garbage bins (MGBs) are kept clean and maintained.

Condition reason: To ensure that waste management systems within the development are properly maintained to prevent operational issues and maintain hygiene standards.

38. Instructional Waste Signage

Adequate signage must be provided and maintained to instruct on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. All signage must comply with Council's specifications for waste collection. Additionally, signage must clearly identify which bins (and containers) are to be used for general waste and recycling, and specify what materials can be placed in each bin.

Condition reason: To ensure proper use of the waste management system and promote correct recycling practices, in line with Council's waste collection requirements.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

39. Utility servicing provisions

Before the issue of a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.

Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.

40. Geotechnical report

Prior to issue of a construction certificate, a comprehensive geotechnical investigation and report must be prepared and certified by a professional Geotechnical Engineer registered on the NER, with all testing undertaken and results reported by a NATA endorsed testing laboratory, showing that the land will not be subject to subsidence, slip, slope failure or erosion. The report shall provide appropriate geotechnical information and recommendations for civil and structural engineering design. Proposed retaining walls, footings and other structural designs shall be reviewed and certified by the Geotechnical Engineer.

Condition reason: To inform the certifier of any structural design requirements for the approved building works.

41. Pollution control

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

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

Condition reason: To ensure suitable water quality measures are provided with the development.

42. Stormwater management plan

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

- a. general compliance with the approved Stormwater Plan outlined in condition 3 of this consent.
- b. compliance with geotechnical and structural engineering requirements outlined in any engineering report/investigation that has been submitted to support the development or to comply with conditions of this consent required to be met for issue of the construction certificate.
- c. details of all hydrologic and hydraulic engineering design, calculations, HGL analysis and assumptions made in relation to site regrading, collection and disposal of stormwater from the site, building/s and adjacent sub-catchments to the approved point of discharge. Where third party proprietary software is used to model design stormwater events, full model setup details including parameters, assumptions made, calibration, validation, and sensitivity analysis shall be provided in the engineering report. Copies of all model files shall be submitted with the plan and report.
- d. no adverse impacts to surrounding properties and stormwater behaviour up to and including the 1% AEP storm event.,
- e. minor and major stormwater flows for all storm events up to and including the 1% AEP event shall be safely conveyed by gravity through the site to the approved point of discharge. Formalised overflow drainage paths shall be provided to cater for any surcharge from the existing and proposed underground stormwater drainage system, overland flow up to and including the 1% AEP storm event, including adequate freeboard to all building floor levels, basement parking facility, and prevent and ponding of stormwater against the buildings or entering into the basement carpark.
- f. management and disposal of all stormwater and groundwater, connection from the site's drainage system into Council's existing stormwater drainage network to the fronting road reserve (including augmentation of any existing line), existing and finished ground and surface levels, all pervious and impervious areas, estimated surface and pipe flow rates, velocities, invert levels, clearances between other services, and sizes of all pipelines.
- g. no long-term ponding of water on site
- h. hydraulic and structural design and construction details of rainwater tanks(s), on-site detention tank(s), and any water harvesting systems, including but not limited to dimensions, materials, overflow discharge path to safe overland flow path or pipe system designed to cater for 1% AEP stormwater flows, and associated pump and pipe system details for irrigation purposes.
- i. details of sub-soil drainage system.

Condition reason: To protect the operation of stormwater systems.

43. Existing drainage

Prior to issue of a construction certificate, the applicant shall engage a professional civil or hydraulic engineer with experience in stormwater management and submit design details and related

calculations for the analysis of the existing drainage system in Bugden Place, where it is proposed to discharge stormwater from the proposed development, to determine whether the existing system has sufficient capacity to adequately convey the increased flows. A cumulative impact assessment shall be carried out, showing the impact of possible future development of other lots within the same catchment to the same level as proposed for this development, and discuss its effect on the existing stormwater management and drainage infrastructure.

Condition reason: To ensure that the surrounding catchment has sufficient capacity to accommodate the development.

44. Dilapidation report

Before the issue of a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works.

Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.

45. Work on public land - Civil Works under S138 Roads Act

Prior to issue of a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land, including driveways, footpaths and stormwater connections in the public road reserves adjoining to the site.

Detailed engineering plans for the proposed works in the road reserves shall be submitted to Council for approval. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications.

Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifier issuing an occupation certificate.

Condition reason: To ensure that work on public land is undertaken with approval.

46. Design for access and mobility

Before the issue of a construction certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

Condition reason: To ensure safe and easy access to the premises for people with a disability.

47. Telecommunications infrastructure

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

Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.

48. Sydney Water

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

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

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

Condition reason: To ensure the development does not adversely affect Sydney Water infrastructure and that appropriate arrangements have been made to connect to Sydney Water services.

49. Architectural finishes validation statement

A construction certificate shall not be issued for the subject building until the qualified designer who prepared the 'Design Verification Statement' submitted with the development application, prepares a separate written 'Architectural Finishes Validation Statement'.

The 'Architectural Finishes Validation Statement' shall confirm that the plans relied upon for issue of the construction certificate are not inconsistent with the approved plans described in Conditions 1 and 2 with specific regard to the architectural design elements, colours, finishes and treatments that are provided to the building's exterior.

Where circumstances require, another qualified designer may prepare the written confirmation, subject to receipt of written approval for such a change from Council's Manager Development Services.

Condition reason: To ensure that construction adheres to the approved design and finishes by verifying consistency between the construction plans and the approved architectural details.

50. Section 7.11 Contribution

Contribution

The developer must make a monetary contribution to Campbelltown City Council in the amount of **\$11,689,671.17** for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).

Open space and recreation facilities	57% of total
Community facilities	16.4% of total
Traffic, transport and access facilities	16.1% of total
Cycleways	5.6% of total
Town centre public domain facilities	3.5% of total
Plan management and administration	1.4% of total
Total	\$11,689,671.17

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

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$CC \times CPI_P}{CPI_C}$$

Where:

- \$CC is the contribution amount shown in this certificate expressed in dollars.
- CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate – **139.1 – June 2024**.

Time for payment

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

Deferred payments of contributions may be accepted if the applicant meets the Council's requirements set out in the contributions plan.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

How to make the contribution payment

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

Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.

51. External architectural lighting design plan

An external architectural lighting design plan shall be prepared for the development which creates a sense of place and contributes to the identification of the Campbelltown CBD core and the night time economy. This plan shall be submitted to Council for the written approval of Council's Manager Development Assessment.

Condition reason: To give effect to the relevant objective of the Reimagining Campbelltown City Centre Master Plan.

52. Design Certificate for On-site Collection and Servicing

Prior to the issue of a construction certificate, a design certificate and detailed plans are to be prepared that confirms that the waste can be directly collected from the nominated on-site collection point (including any nominated basement collection point) as detailed in the Waste Management Plan. The design certificate shall be in accordance with the Waste Management Plan and shall specifically confirm that:

- a. The waste collection vehicle is able to access the nominated on-site collection point, adequately manoeuvre into position, load bins and exit the development site;
- b. Adequate vertical clearance is provided along the route of travel to/from external entry/exit points to the collection point;
- c. There is adequate vertical clearance for the operational requirements of the waste collection vehicle in all waste collection and servicing areas.
- d. The collection vehicle is able to manoeuvre in the basement;
- e. The grades of entry/exit must not exceed the capabilities of the waste collection vehicle;
- f. The floor of the collection point (either at grade or within the basement) has been designed to carry the load of the vehicle.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

53. Waste Chute Design

A design certificate and detailed plans shall be submitted to the Principal Certifying Authority to confirm that the waste chute can be constructed to satisfy the Campbelltown (Sustainable City) DCP 2015, specifically meeting the following requirements:

- a) Chute systems must be designed to meet the manufacturer's requirements and ensure a required 660L fit at the base of the system;
- b) Chute systems are for general waste only; compaction is not permitted;
- c) The system must be designed and constructed to function effectively (gravity-fed), aligning as it passes through each level of the development and terminating in a designated waste chute room within the basement;
- d) Chutes, service openings, and charging devices must be constructed of metal or a smooth-faced, fire-resistant, impervious material;
- e) The chute must be cylindrical in section, vertical, and without bends as it passes through the floors;
- f) Chutes must be cylindrical in cross-section, with an internal diameter of at least 500 mm, adequate for the material being deposited;
- g) Chutes must be vertical, without bends or 'off-sets,' and shall not reduce in diameter along the fall;
- h) Chutes, service openings, and inlet hoppers must be constructed of metal or other smooth-faced, durable, fire-resistant, impervious, and non-corrosive material, capable of being easily cleaned;
- i) The construction and installation must prevent the transmission of noise and vibration to the structure of the development during use and operation;
- j) The system must be designed to alleviate any odour and be ventilated to ensure that air does not flow from the chute through any service opening;
- k) The chute must be completely enclosed and fire-rated, compliant with the Building Code of Australia;
- l) The system must comply with the manufacturer's technical specifications and operational limitations.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

54. Airspace

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must provide separate notification in writing to the operator of Campbelltown Hospital Landing Site (HLS) as well as Airservices Australia (vod@airservices.com) of the proposal to erect the approved building and associated cranes to be used for the construction of the development. The notification is to include an appropriate level of detail that clearly provides an understanding of the proposed timeframes for the erection of the tower, and is to include the design, finishes, maximum height of the tower and details of the cranes to be used in the construction of the tower.

Where the operator of the HLS requires the installation of additional aviation safety devices on the building or cranes, the applicant shall immediately inform Council's Manager Development Assessment, where a decision will be made as to whether the installation of the device(s) would require separate assessment and approval.

Condition reason: To ensure that the development does not impact upon aviation safety.

55. Truck Turntables

Where the development incorporates a turntable as part of the waste management system, a design certificate and detailed plans shall be submitted to the Principal Certifying Authority, which confirms that:

- a. The turntables will incorporate a hydraulic override or similar assisted override system; and
- b. The turntable has a 30 tonne capacity.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

56. Basement Design and Salinity

Prior to Council or an accredited certifier issuing a construction certificate, the design of all basements is to be assessed to determine whether they are appropriate for the site. The assessment is to consider the following factors: impact on the water table and interception of groundwater flows, whether tanking is required for the basement, and whether the design is suitable for the site salinity.

Condition reason: To mitigate the development's environmental impact.

57. Bin Storage Room Construction

A design certificate and detailed plans must be submitted to the Principal Certifying Authority, demonstrating that the bin storage rooms have been designed and will be constructed in accordance with the approved (revised) Waste Management Plan, including the following requirements:

- a) Storage is to be provided for all allocated bins and shall be appropriately dimensioned to enable safe and convenient bin movement, maintenance, cleaning, and the storage of bin handling equipment. This includes a minimum aisle width of 1.5 metres between rows of bins and spacing of 50cm between all allocated bins;
- b) Door widths of 2.5 metres are required to facilitate the movement of bulk bins;
- c) The floor must be constructed of concrete at least 75 mm thick and adequately graded to drain to a Sydney Water-approved drainage fitting;
- d) The floor must be finished to be non-slip with a smooth and has a smooth and even surface covered at all intersections;
- e) The ceilings and walls must be finished with smooth, non-absorbent material that is capable of being cleaned;
- f) The room must have controllable artificial light (controllable within the room) and adequate mechanical ventilation;
- g) The room must be equipped with an adequate supply of hot and cold water mixed through a centralised mixing valve with a hose cock.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

58. Signage Plan

Prior to the issue of a Construction Certificate, a Signage Plan shall be submitted to Council for the written approval of Council's Executive Manager Urban Centres.

The Signage Plan shall nominate the locations and sizes of signage for all of the commercial tenancies, in a manner that integrates the signage with the design of the approved buildings and complies with the provisions of Part 16 of the Campbelltown Sustainable City Development Control Plan 2015.

The installation of signage that is consistent with the approved Signage Plan will not require development consent.

Condition reason: To avoid the lodgement of numerous individual applications for signage.

59. Acoustic Requirements

Prior to the issue of a construction certificate, all of the recommended measures within the Environmental Noise Impact Assessment (SYD2303 Revision 2) prepared by ADP dated 5 February 2024 shall be shown on the Construction Certificate plans.

Condition reason: To ensure that the necessary acoustic measures are incorporated into the development.

60. On-Site Detention Facility

Prior to issue of a construction certificate, the applicant shall submit details and design calculations of the On-Site Detention (OSD) system for approval. The OSD system shall comply with the requirements detailed in the Campbelltown City Council Engineering Design for Development Guide (as amended).

The applicant shall note in the Strata Management documentation that the ongoing maintenance of the on-site detention facility is the responsibility of the Strata Corporation.

In this regard, an Operation and Maintenance Manual for the detention facility shall be submitted to Council for approval, prior to issue of a construction certificate.

Condition reason: To ensure that the planned stormwater systems operate effectively in perpetuity.

61. Loading Dock Management Plan

Prior to the issue of a construction certificate, a Loading Dock Management Plan must be prepared for the development. The plan must be prepared by a suitably qualified traffic consultant, and include:

- a. Restrictions on delivery and operating times to ensure deliveries do not occur during times of peak pedestrian movements (all deliveries are to occur outside the hours of 7am to 9:30am and 2:30pm to 6pm).
- b. Details of a pre-booking system, whereby deliveries to the site are to be undertaken only during an allocated time slot and booked in advance.
- c. Controls on duration of stays.
- d. Measures to ensure there is no queuing of delivery vehicles, including details of alternate parking locations to redirect vehicles when queuing occurs.
- e. Measures to ensure that all vehicles enter and leave the site in a forward direction.
- f. Management of conflicts between pedestrians and the service vehicles using the loading bays to ensure pedestrian safety and efficient unloading, including the use of infrared signal systems to protect pedestrians.
- g. Management of incidents at the access to the loading docks.
- h. Controls on the placement of skips, pallets, etc.
- i. Procedures for tradesman access and parking.

The Loading Dock Management Plan shall be submitted to Council for the written approval of Council's Executive Manager Urban Centres, and shall form part of the approved documentation of the development.

Condition reason: To avoid conflict between cars, heavy vehicles and pedestrians, as required by the Campbelltown Sustainable City DCP 2015.

62. Civil Works under S138 Roads Act

Prior to issue of a construction certificate, including payment of plan assessment and inspection fees shall be lodged with Campbelltown City Council for construction of driveways, footpath and stormwater connection in the public road reserve adjoining to the site.

Detailed engineering plans for the proposed works in the road reserves shall be submitted to Council for approval. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications.

A compliance certificate for the work shall be obtained from Council prior to the appointed registered certifier issue of an occupation certificate.

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

Condition reason: To ensure that any works within the public domain are approved and inspected by Council.

63. Retaining Walls

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

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

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

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

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

Condition reason: To ensure structural stability of the development site and adjoining land.

64. Salinity Testing

Prior to issue of a construction certificate, for works in areas where excavation will exceed 3m in depth, additional salinity testing must be undertaken. The results of the testing are to be detailed in a Salinity Investigation and Management Plan and must also include any mitigation measures that may be required on the site.

Condition reason: To account for known salinity within the Campbelltown area.

65. Soil and Water Management Plan (Comprehensive)

A Soil and Water Management Plan (SWMP) must be prepared by a qualified and experienced professional civil engineer and submitted to the satisfaction of the Principal Certifier prior to the issue of a construction certificate. The SWMP must;

- a. be prepared in accordance with the methodologies and requirements of Landcom's Managing Urban Stormwater - Soils and Construction (2004) (aka The Blue Book), Council's Engineering Design for Development Guide (as amended) and be prepared and implemented in accordance with all geotechnical engineering requirements specified for the development.
- b. clearly identify site features, constraints, existing and proposed slope grades, soil types, and nature of the proposed land disturbing activities,
- c. specify the type and location of erosion and sediment control measures, and detail them on the construction certificate plans in accordance with relevant standard drawings, diagrams and plans from the Blue Book,
- d. recommend rehabilitation, and revegetation techniques,
- e. specify measures to control dust generated from the site,
- f. provide civil works and structural engineering details for all erosion and sediment controls, and
- g. provide manufacturers installation and operation details for all proprietary products.
- h. specify fencing for temporary sediment ponds/traps where batter slope exceeds 1 vertical to 5 horizontal,
- i. show details of securing the site against unauthorised access,

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

Condition reason: To ensure that soil and water on the development site is dealt with so as not to affect the environment.

66. Vehicle turning movements

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

The Vehicle Swept Path Plans shall be in Accordance with submitted in;

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

Condition reason: To confirm that vehicles are able to manoeuvre within the approved built form and determine whether any changes to the approved built form are required.

67. Internal Vehicle Driveway & Manoeuvring

Prior to issue of a construction certificate, a vehicle and pedestrian driveway access, ramp access and manoeuvring plan shall be prepared by a professional engineer registered on the NER with traffic engineering qualifications and experience, to the satisfaction of the appointed registered certifier.

Internal driveways, ramp, parking, and manoeuvring areas shall be designed in accordance with Council's Engineering Design for Development Guide requirements, relevant parts of Australian Standards AS 2890.1, AS2890.2, AS2890.6 and Austroads guides (as amended).

Condition reason: To ensure that vehicular and pedestrian accessways are designed to comply with the relevant criteria.

68. Detailed Review of Landscape Plans by Council

Prior to issue of a Construction Certificate, the applicant must submit detailed Landscape Plans (including the details, material schedule, costing and specifications) to Council for the review and written approval of Council's Manager Development Assessment. In this regard, the following information shall be submitted:

- a. Landscape plans that include the following information:
 - i. the design and delivery of the proposed landscape treatment (pavement, tree planting, furniture, lighting) to the full length and width of Bugden Place, Menangle Road, Gilchrist Road and Kellicar Road (i.e. from the existing boundary line to the back of the existing kerb line);
 - ii. the location, level, height, dimensions, material, specification and construction details of all landscape elements including but not limited to:
 - hardworks such as pavements, ramps, steps, fencing, handrails, walls;
 - softworks such as soil, plantings, mulch, tree guards, fertiliser, turf;
 - civil infrastructure such as kerb and gutter, pram ramps;
 - street future such as DDA compliant seating, waste receptacles;
 - pedestrian and vehicular lighting.
 - iii. the location, level, height, dimensions, material, specification and construction details of all raised/containerised planting beds. All raised/containerised planting beds must be appropriately drained and irrigated and contain an appropriate depth of soil to sustain plant life long-term. Computations of the roof structure to demonstrate load-bearing capacity must be submitted;
 - iv. all tree management and protection measures as per the relevant Australian Standards and recommendations made by the Arborist Report;
- b. An Asset Maintenance and Management Plan for Council review and approval for the Public Open Space/Through Site Link and Underbridge Recreational Space must be submitted. On-going maintenance and liability of the assets located in the public open space/through site link and Underbridge Recreational Space including planting areas, timber decking, multi-purpose courts, fitness equipment, kiosk/pavilion remains the responsibility of the applicant. The applicant must ensure that the Public Open Space/Through Site Link and Underbridge Recreational Space is cleaned, free of hazards and fully operational.
- c. A comprehensive Public Domain Plan that complies with the requirements of the relevant Australian Standards for equal access and includes details and specifications which are prepared in accordance with the following guidelines:

Public Domain - General Layout

- Street Trees to be placed 1m from the face of kerb and comply with minimum clearance distances to other public domain elements as outlined below:

Public Domain Element	Minimum Clearance
Street Intersection	10m (from kerb line)
Traffic Signals	10m
Bus Stops	3m
Pedestrian Crossings	10m
Driveways 3m	3m
Stormwater Lintel/Pits	3m
Street Light Pole	4m
Service Pit	1m

- Vehicular and Pedestrian Lighting to be located in accordance with the relevant Australian Standards;
- Furniture elements are to be placed a minimum 1000mm from the face of kerb and must not impede upon the clear path of travel;
- Seating to be DDA compliant with back and arm rests;
- Seating materials must be comfortable, robust and durable;
- Orient seating towards the building and preferably under shade from trees.

Public Domain - General Pavement Guidelines

- Preferred pavement design comprises use of the Primary Pedestrian Pavement incorporating an irregular pattern and variable widths of Secondary Pedestrian Pavement (laid from the back of kerb to property/building line).
- Preferred pedestrian pavement cross fall is 1-2.5% maximum along clear path of travel;
- Pedestrian Pavement to have a minimum P4 slip resistance rating in wet conditions;
- Pedestrian and Vehicular Pavement is to be laid perpendicular to the kerb line in a stretcher bond pattern;
- Stretcher Bond Pattern to start at back of kerb with a full length paver. Adjoining paver to be half-length to form the stretcher bond pattern;
- Pedestrian Pavement to be laid on 30mm depth wet sand:cement mortar bed on 100mm thick reinforced (SL72) concrete blinding layer (or fibre reinforced concrete) on 50mm depth DGB20 base course compacted to 98% MDD on compacted subgrade;
- Vehicular Pavement to be laid on 30mm fine bedding concrete mortar mix on 175mm thick reinforced (SL82) concrete blinding layer on 50mm depth DGB20 base course compacted to 98% MDD on compacted subgrade;
- Kerb Ramps to be placed in accordance with the relevant Australian Standards and 2.1m wide along the Kellicar Road frontage;
- Service pit lids to be infilled with granite pavers to match adjoining pavement.

Public Domain – General Materials Palette

- Primary Pedestrian Pavement: 600mm x 300mm x 40mm thick granite pavers (Adelaide Austral Black Bush hammered) laid perpendicular to the kerb line and in a stretcher bond pattern;
- Secondary Pedestrian Pavement: Variable widths x variable lengths x 40mm thick granite pavers (Adelaide Austral Black Exfoliated) laid perpendicular to the kerb line and in a stretcher bond pattern;
- Vehicular Pavement: 300mm x 150mm x 60mm thick granite pavers (Adelaide Austral Black Bush hammered) laid perpendicular to the kerb line and in a stretcher bond pattern;
- Tactile Paver: 300mm x 300mm x 40mm thick concrete paver (Colour: Linen);
- Kerb Ramp Infill: 300mm x 300mm x 40mm thick granite paver (Adelaide Austral Black Exfoliated)

Bugden Place - Pavement Guidelines and Materials Palette

- Primary Pedestrian Pavement and Secondary Pedestrian Pavement shall commence at the boundary line and maintain a consistent minimum 2.5m width for the full length of the Bugden Place frontage;
- Extend width of footpath to the kerb line every 12 – 15m to create a 1.2m wide paved accessway from kerb line/street parking;

Kellicar Road – Pavement Guidelines and Materials Palette

- Primary Pedestrian Pavement and Secondary Pedestrian Pavement shall commence at the back of kerb line and extend to the boundary line for the full width of the Kellicar Road;

- 2.1m wide kerb ramps are required at the intersection of Kellicar Road and Gilchrist Road, and Kellicar Road and Bugden Place and shall be placed in accordance with the relevant Australian Standards;
- DDA Compliant Seating is to be provided a minimum 12m from intersections (from the kerb line) and every 30m;

Menangle Road – Pavement Guidelines and Materials Palette

- A 3.0m wide two-way asphaltic concrete bicycle path shall be provided along the Menangle Road frontage;
- The 3.0m wide two-way asphaltic concrete bicycle path shall be placed at the top of the Menangle Road embankment (along the southern edge of the SP2 Zone) and connect to the Bugden Place footpath and the Underbridge Recreational Space;
- The 3.0m wide two-way asphaltic concrete bicycle path shall be designed and constructed with consideration for the Transport for NSW's Cycleway Design Toolbox Designing for cycling and micromobility;

Gilchrist Road – Pavement Guidelines and Materials Palette

- A minimum 2.0m wide concrete pedestrian pathway shall be provided along the Gilchrist Road frontage from the intersection with Kellicar Road (approx. spot height level of 83.00 at top of kerb) to the Underbridge Recreational Space;
- The minimum 2.0m wide concrete pedestrian pathway shall generally be positioned within the 3m wide easement for water supply (Refer to Item D, DP 882496) to avoid existing trees (approx. spot height level of 76.45 at lower end of easement);
- Informal concrete steps shall be provided between the lower end of the easement (approx.. spot height level of 76.45) and the ramp platform (designed spot height level 74.00) to form the connection between Kellicar Road/Gilchrist Road intersection and the Underbridge Recreational Space.

Bugden Place - Street Tree Planting

- Street trees to be *Corymbia maculata* 'Gamai' planted at 200L pot size (3.6m high, 60mm calliper, 1.5m clear trunk);
- Street trees to be placed at 6m centres and 1m off the face of kerb;
- Street trees to be protected with powdercoated black steel mesh tree guards (such as Arborgreens Willunga Tree Guards or an approved equivalent) and secured with two powdercoated black steel stakes;
- Street trees to be planted in minimum 2.0m wide (from back of kerb) mass planting bed;
- Mass planting bed to be mulched with certified clean horticultural grade mulch to 100mm depth. Mulch to finish flush with adjacent finishes including pavement and back of kerb;
- Minimum dimensions for tree pit excavation is 1.5m wide x 1.5m long x depth of 200L rootball;
- Shrubs and groundcovers to mass planting bed to have maximum mature height of 0.75m;
- Shrubs and groundcovers to mass planting bed to be planted at minimum 250mm pot size;
- Subsoil Drainage to be provided to street trees and connected into the existing stormwater system.

Kellicar Road - Street Tree Planting

- Street trees to be *Flindersia australis* planted at 200L pot size (3.6m high, 60mm calliper, 1.5m clear trunk);
- Street trees to be placed at 8m centres and 1m off the face of kerb;

- Street trees to be protected with powdercoated black steel mesh tree guards (such as Arboregreens Willunga Tree Guards or an approved equivalent) and secured with two powdercoated black steel stakes;
- Strata Vault Structural Cells (By CityGreen) or an equivalent system is to be used for street trees and designed to have a minimum soil volume of 24m³ per tree;
- Street tree surrounds to be 1.8m wide (width of Pavement Band) x 1.5m long and comprise a 350mm radius of certified clean horticultural grade mulch around the tree trunk (do not mulch against the stem of the tree) in a porous pavement infill (Stonesett Delux Black Ash or similar).
- Subsoil Drainage to be provided to street trees and connected into the existing stormwater system.

Gilchrist Road – Public Art and Landscape Embellishment

- A Public Art Strategy and Public Domain Design Proposal shall be submitted for review and approval with the purpose of delivering a high quality item of integrated public domain art at the highly visible corner of Gilchrist Road and Kellicar Road. Landscape embellishment treatments to the Gilchrist Road frontage and the alignment of the proposed 2.0m wide concrete pathway must also be incorporated into the strategic planning and design proposal.

Menangle Road – Landscape Embellishment

- Landscape embellishment is required along the edge of the 2.0m wide asphaltic concrete two-way bicycle pathway;
- Landscape embellishment shall consist of a minimum 2.0m wide mass planting bed and comprise of hardy native plants to a maximum 0.75m high such as *Lomandra longifolia* 'tanika'

Condition reason: To comply with various DCP requirements and to ensure that the public domain is provided with a high amenity outcome commensurate with the scale of the development.

69. Amendments to Waste Servicing and Collection Area

Prior to the issue of a construction certificate, the following amendments to the architectural plans and supporting documents that support the design and construction of a designated waste servicing and collection area within the basement footprint shall be undertaken and submitted to Council for the written approval of Council's Manager Development Assessment. The plans and supporting documentation are to demonstrate that the site's entry point, vehicles' route of travel, on-site waste collection infrastructure and an integrated waste collection solution satisfies the following criteria:

Waste collection vehicle access and on-site collection

- a. Council's standard waste collection vehicle (HRV) must be able to safely and efficiently access the site (and undertake any required manoeuvring) and nominated collection point in accordance with the Campbelltown (Sustainable City) Development Control Plan 2015. Council's waste collection vehicles are required to enter and exit the designated loading bay in a forward direction and no reversing is permitted.
- b. The complete path of travel for the waste collection vehicle is to be illustrated on the architectural plans (including section plans for the path of travel) to the designated loading and servicing area, using the dimensions of Council's waste collection vehicles outlined in the Campbelltown (Sustainable City) Development Control Plan 2015.
- c. The design of the loading area shall take into consideration the size requirements for waste collection to occur, providing adequate loading space for the waste collection vehicle to empty bins on the vehicles. Details are to be shown on the architectural plans as to how the loading area is of sufficient space and appropriately dimensioned to support safe and efficient waste servicing.
- d. A redesign of the stage 2 loading and servicing area is required to avoid potential conflict between the different users of the basement car park as well as traffic safety issues that are present due to the need for a HRV to reverse past the main basement access ramps and commercial car parking spaces, which are likely to be impacted during waste servicing.

- e. A clearly nominated on-site waste collection and loading area shall be provided that incorporates:
 - i. A bin presentation area and any required bin handling equipment.
 - ii. Removal of any car parking spaces adjacent to waste collection servicing and loading areas.
 - iii. A turntable that has been designed to accommodate Council's standard waste collection vehicle in accordance with Campbelltown (Sustainable City) Development Control Plan 2015 and manufacturer's specifications and requirements.
 - iv. The nominated loading area shall provide an additional 2 metre unobstructed loading zone behind the vehicle for the loading of bins and an additional 0.5m side clearance on either side of the vehicle for driver movements and accessibility.
 - v. A section plan illustrating the operational height requirements of the nominated loading and servicing area for the safe servicing of all waste streams and illustrating the dimensions of the waste collection vehicle and internal floor to ceiling heights in accordance with Table 2.15.2 and Table 2.15.3 of the Campbelltown (Sustainable City) Development Control Plan 2015.

Waste Chute design

- f. The architectural plans shall illustrate the chute discharge point into the waste rooms, illustrating discharge points that are consistent with the Waste Management Plan requirements in relation to minimum equipment requirements and required floor area. This shall also include adequate storage space for the required 1100L MBGs while the development is being serviced.
- g. A section plan shall be provided illustrating the waste chute system for general waste to the discharge point for each building across both stages of the development.
- h. As the distance of the bin moving path exceeds 10 metres, a bin moving device is required. Adequate space shall be provided for the storage and parking of a suitable bin mover that is capable of transporting 1100L bins.

Caretaker's office

- i. Due to the size and scale of the development, a caretaker will be required to facilitate the waste management operational requirements of the development. Accordingly, a care taker's office with amenities shall be provided. This shall be illustrated and clearly detailed on the revised architectural plans.

Turntable Design

- j. Turntables shall be designed to incorporate a hydraulic override or similar assisted override system. This is to allow the turntable to be rotated in the event of a system's malfunction, alleviating the collection vehicle from becoming lodged during collection manoeuvres. Specifications of this feature are required to be outlined within the revised Waste Management Plan.

Swept path analysis

- k. Swept path diagrams are to be provided illustrating how Council's standard waste collection vehicle will enter, service and exit the site. A 0.5 metre unobstructed clearance is required from all obstructions for the vehicle's ingress and egress manoeuvres.

Engineering Report

- l. A structural engineer's report shall be submitted, accompanying the Waste Management Plan. The report is to confirm all infrastructure used for vehicle ingress and egress movements can support the vehicle's 'gross weight' consistent with Council's heavy rigid waste collection vehicles outlined in the Campbelltown (Sustainable City) Development Control Plan 2015.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

70. Amended Waste Management Plan

Further details are to be provided regarding the waste management arrangements for the development. These details are to be included within a revised Waste Management Plan and must be submitted to Council for the review and written review of Council's Manager Development Assessment prior to the issue of the Construction Certificate.

The revised Waste Management Plan is to be prepared in accordance with Campbelltown (Sustainable City) DCP 2015 and is to include:

- a. A site plan (prepared to scale and with dimensions) nominating the bin presentation area for the development (and all allocated bins) and loading area for the waste collection vehicle;
- b. Revised bin allocation calculations for the development for all required waste streams;
- c. Path of travel and any bin-moving equipment required to transport bins safely and efficiently between the designated bin storage area and bin presentation area;
- d. Specifications of the turntable;
- e. Nomination of changes that are required to the designated bin storage area, to inform Construction Certificate documentation and plans.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

71. Waste Chute Room

Detailed plans of the waste chute room must accompany any Construction Certificate application and incorporate the following design requirements:

- a) Incorporate a linear or circular carousel device under each individual chute in accordance with the approved Waste Management Plan (WMP).
- b) Provide a minimum clearance of 0.9 meters around the linear or circular carousel system.
- c) Ensure a 1.8-metre unobstructed clearance zone between the linear/circular track system and the entrance.
- d) Dual-door access must be provided with a minimum width of 2.5 meters.
- e) The room must be fully enclosed, with walls, and should not permit through access.
- f) The floor must be waterproofed, non-slip, and sealed in accordance with the Building Code of Australia (BCA) to allow for the use of wash facilities.
- g) The floor must be graded to a central discharge point connected to the sewer, and provided with an adequate water supply through a centralised mixing valve and hose cock.
- h) The room must include adequate lighting and natural/mechanical ventilation in accordance with the Building Code of Australia.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

72. Waste Chute – Acoustic Requirements

Waste chutes must be certified in design to ensure the system can be constructed to meet the minimum performance requirements for both airborne and impact noise protection as detailed below:

- a) Any chute, duct, or service carrying only residential waste and located in a building to serve, pass through, or be near a separate habitable area (whether non-residential or residential) must be designed and constructed using a methodology that achieves the following minimum performance requirements:
 - i. The construction must be of a discontinuous or vibration-isolated methodology.
 - ii. The design must be certified by an appropriately qualified acoustic consultant, to the satisfaction of the Principal Certifier, to achieve an RW + Ctr of not less than 55 if the adjacent rooms are habitable (including kitchens, laundries, and hallways).

Additionally, the design must achieve a DnT,w + Ctr of not less than 50 in the verification process prior to the issuance of a Construction Certificate (CC).

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

73. Erosion and sediment control

Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

74. Erection of construction sign

Before any site work commences on the land, signs must be erected in prominent positions on the site:

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

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

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

75. Toilet on construction site

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

1. A public sewer, or
2. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
3. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

Condition reason: To ensure that appropriate toilets are provided for construction workers.

76. Trade waste

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

Condition reason: To ensure all waste is moved off-site for disposal.

77. Vehicular access during construction

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

Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.

78. Public property

Before any site work commences on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) kerbs, gutters, footpaths, and the like.

Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.

79. Demolition works

Demolition works shall be carried out in accordance with the following:

1. Before any site work commences on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by the Principal Certifier and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
2. Before any site work commences on the land, the demolition Contractor(s) licence details must be provided to Council.
3. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
4. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works.
5. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifier attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

Condition reason: To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site.

80. Hoarding Requirements

Where any works associated with the approved development are located in close proximity to a public place such that occupation of part of the public place may be required to complete the development, then it will be necessary to erect either an “A” Class or “B” Class hoarding. Should a hoarding need to be constructed on or over Council land/property, then the following requirements will apply:-

The approved development includes/requires either an “A” Class or “B” Class or both type of hoarding to be erected. Should such a hoarding need to be constructed on or over Council land/property, then the following requirements will apply:-

- **“A” Class Requirements**

An engineer certified “A” Class hoarding is to be constructed on the footpath adjacent to the building site to protect pedestrians during demolition of the existing building and construction of the new building.

- **“B” Class Hoardings**

An engineer certified overhead “B” Class hoarding, complying with the requirements of the Department of Industrial Relations & Technology, shall be constructed over Council’s footpath to protect pedestrians during demolition of the existing building and the erection of the new building.

A formal hoarding application shall be made to Council and demolition or construction work must not commence until the hoarding has been erected and then approved by Council and all applicable fees and charges paid.

Condition reason: To protect workers, the public and the environment.

81. Fencing

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

Condition reason: To protect workers, the public and the environment.

82. Geotechnical reference

Before any site work commences, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the appointed principal certifier. The designing structural engineer shall also nominate a site classification in accordance with AS2870 – *Residential Slabs and Footings*.

Condition reason: To inform the principal certifier of any structural design requirements for the approved building works.

83. Structural engineer details

Before any site work commences, the submission to the principal certifier of all details prepared by a practicing structural engineer.

Condition reason: To ensure the principal certifier has all the necessary structural engineering details for the approved works.

84. Crane Construction

Prior to the commencement of any works, written approval must be obtained from the Safety Manager of Police Transport and Public Safety Command, in relation to the following:

- (a) The start date including the commencement of construction of the crane.
- (b) The end date of the crane including the deconstruction of the crane
- (c) RL, of the crane fully extended
- (d) Confirmation that the crane is lit and marked
- (e) Drawings of the crane on site

The response from the Safety Manager must be provided to Campbelltown City Council for record keeping purposes.

Condition reason: To ensure that the relevant authorities are aware of the presence of any cranes.

85. Airspace License Agreement

Prior to the commencement of any works on the site, the applicant is to enter into an airspace license agreement with Council for the purpose of operating a crane on commercial terms. You are required to contact Council's Executive Manager of Strategic Property to arrange this.

The airspace licence is subject to fees and charges which are published on Council's website and charged for the duration that the crane is in operation.

A draft airspace licence can be provided once the following information is provided to Council:

- (a) Size and design of crane including detailed drawings and any engineer certification.
- (b) Intended duration that the crane will be in place.
- (c) Confirmation that approval to install the crane on Council's land or road way has been obtained.

An Airspace licence will only be granted once all relevant approvals are secured that relate to the installation of the crane.

Condition reason: To ensure that the community is remunerated for the use of its airspace.

86. Existing Easements

Prior to the commencement of works, a Registered Surveyor shall confirm that the locations of buildings will not be within any of the existing easements on the site.

Condition reason: To ensure that the development does not conflict with existing easements.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

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

87. Construction work hours

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

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

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

88. Erosion and sediment control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifier.

The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.

89. Work zones

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

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant.

Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.

90. Protection of existing trees

While site work is being carried out, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are identified on the approved plans for removal.

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

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

Condition reason: To protect and retain existing trees.

91. Excavation and backfilling

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

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

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

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

Condition reason: To comply with legislative requirements and ensure the protection of buildings on adjacent properties.

92. Fill Compaction Requirements

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

Condition reason: To ensure any fill material is suitably compacted.

93. Fill contamination

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

Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.

94. Dust nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004) (Bluebook). Construction areas shall be treated/regularly watered to the satisfaction of the appointed principal certifier.

Condition reason: To minimise the impacts of the development construction on the environment.

95. Certification of location of while site work is being carried out

Before the positioning of wall panels/bricks or block work, the applicant shall submit to the appointed principal certifier a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

Condition reason: To ensure that the building is constructed in the location approved on the plans.

96. Certification of location of building upon completion

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

Condition reason: To ensure that the building has been constructed in accordance with the approved plans.

97. Certification of levels of building while site work is being carried out

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

Condition reason: To ensure that the building has been constructed to the levels specified on the approved plans.

98. Excess material

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

Condition reason: To ensure that the levels of the land remain consistent with the approved plans.

99. Earth works/ Filling works

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

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

Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.

100. Public safety

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

Condition reason: To protect workers, traffic and the public.

101. Compliance with Council specification

All design and construction work shall be in accordance with:

- a. Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. Council's Engineering Design for Development (as amended) guide;
- c. Council's applicable Development Control Plan;
- d. Landcom's Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book);
- e. TfNSW Traffic Control at Work Sites Technical Manual;
- f. Australian Standard AS 2890 various (Parking Facilities);
- g. Australian Standard AS 1742 various (Manual of uniform traffic control devices); and
- h. Other relevant Australian Standards, Austroads and/or State Government publications.

Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.

102. Footpath kerb and gutter

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

Condition reason: To ensure any damage to public infrastructure is upgraded to comply with Council's requirements.

103. Commercial driveway and layback crossing

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

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

Condition reason: To ensure that appropriate vehicular access to the site is provided.

104. Associated works

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

Condition reason: To ensure that work on public land is undertaken with approval in accordance with Council's requirements.

105. Redundant laybacks

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

Condition reason: To ensure any redundant infrastructure is removed.

106. Imported 'waste-derived' fill material

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

- virgin excavated natural material (within the meaning of the Protection of the *Environment Operations Act 1997*); and
- any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the principal certifier on request.

Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.

107. Crane Use

Any crane proposed for use during construction at the site shall be installed and maintained in a safe manner at all times and located/stored in such a way that damage to neighbouring properties and Council's road is minimised.

Condition reason: To ensure public safety.

108. Site Management

The property owner, site superintendent and contractors shall be responsible for implementing a site management plan and measures, ensuring the following procedures are carried out:

- a. provide erosion and sediment controls according to the Blue Book;
- b. Prevent sediment and/or building materials being carried or washed onto the footway, gutter, road, or into Council's stormwater drainage system;
- c. Ensure soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways;
- d. Ensure safe access to and from the site including the road reserve and footpath areas, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like;
- e. Ensure safe loading and unloading of excavation machines, building materials, formwork and the erection of the structures within the site and not within Council's road reserve;
- f. Ensure storage on site of all excavated material, construction materials and waste containers during the construction period (except where otherwise approved); and
- g. Ensure support of any excavation beside any adjoining property or the road reserve is designed by a Chartered Civil Engineer registered on the NER.

In addition, the following recommendations of the Detailed Site Investigation report for this site shall be complied with:

- A robust Unexpected Finds Protocol (UFP) must be developed and implemented during the proposed development. The UFP must include specific procedures for managing unexpected contamination-related finds such as asbestos etc;
- The localised presence of insecticide imidacloprid in the groundwater in the northern end of the site must be managed appropriately during the construction process, via the Dewatering Management Plan. Groundwater must not be discharged from the site without prior approval from the authorities/regulators, and not unless contaminant concentrations are demonstrated to be acceptable prior discharge; and
- A waste classification assessment is required prior to the off-site disposal of any waste. The waste classification process must include provisions for bulk (10L) field quantification screening for asbestos as part of the sampling plan.

Condition reason: To minimise environmental impact.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

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

109. Section 73 certificate

Before the issue of the relevant occupation certificate, a section 73 compliance certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

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

The section 73 certificate must be submitted to the appointed principal certifier prior to the issue of an occupation certificate.

Condition reason: To ensure that all water service requirements are met and to prevent delays in obtaining the occupation certificate

110. Structural engineering certificate

Before the issue of the relevant occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings, the relevant Standards Association of Australia Codes and is structurally adequate.

Condition reason: To ensure the building's structural integrity and compliance with approved plans and standards before issuing the occupation certificate.

111. Completion of external works onsite

Before the issue of the relevant occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifier.

Condition reason: To ensure that approved, landscaping, driveways, fencing, external finishes and retaining walls are in place prior to occupation of the building.

112. Splay corner (residential)

Before the issue of the relevant occupation certificate, the applicant shall dedicate a 4m x 4m splay corner as road widening at the intersection of Bugden Place and the future alignment of Menangle Road at no cost to Council.

Condition reason: To improve intersection safety and functionality and achieve compliance with Council's Engineering Design for Development Guide.

113. Final inspection – Works as Executed plans

Prior to issue of an occupation certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Engineering Design for Development Guide (as amended).

The applicant shall also submit a copy of the Works as Executed information to Council in an electronic format such as pdf and .dwg/.dxf in accordance with the following requirements:

Survey Information

- Finished ground and building floor levels together with building outlines.
- Spot levels every 5m within the site area.
- Where there is a change in finished ground levels that are greater than 0.3m between adjacent points within the above mentioned 5m grid, intermediate levels will be required.
- A minimum of 15 site levels.
- If the floor level is uniform throughout, a single level is sufficient.
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development.
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s.
- The surface levels of all other infrastructure.

Format

- MGA 2020 (Map Grid of Australia 2020) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD)

AutoCAD Option

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type	- zip
File Format	- AutoCAD 2004 Drawing Format or later
Transmittal Options	- Include fonts
Include textures from materials	
Include files from data links	
Include photometric web files	
Bind external references	
The drawing is <u>not</u> to be password protected.	

MapInfo Option

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

A red tick shall be placed adjacent to all complying aspects, specifications, requirements shown on the approved DA and CC plans.

Non-complying construction specifications, requirements, controls, etc shown on the approved plans shall be crossed out using a single red line and the as-constructed values and details provide in red text/linework.

Condition reason: To ensure that the development has been constructed as approved.

114. Restoration of public roads

Before the issue of the relevant occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

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

115. Public utilities

Before the issue of the relevant occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

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

116. BASIX

Before the issue of the relevant occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

Condition reason: To confirm BASIX commitments have been provided.

117. Council fees and charges

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

Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.

118. End Architectural Finishes Validation Statement

An occupation certificate (including an interim occupation certificate) shall not be issued for the subject building until the qualified designer who prepared the 'Design Verification Statement' submitted with the development application, prepares a separate written 'End Architectural Finishes Validation Statement'.

The 'End Architectural Finishes Validation Statement' shall confirm that the building's exterior has been constructed and completed in a manner that is not inconsistent with the approved plans described in Conditions 1 and 2 and the plans relied upon for issue of the construction certificate, with specific regard to the architectural design elements, colours, finishes and treatments.

Where circumstances require, another qualified designer may prepare the written 'End Architectural Finishes Validation Statement', subject to receipt of written approval for such a change from Council's Manager Development Services.

Condition reason: To confirm that the building's exterior complies with the approved design and finishes before issuing an occupation certificate.

119. Council Inspection – Waste Management Facilities

A final inspection of the bin storage area(s), waste management facilities, and on-site bin collection areas must be arranged with Council's Resource Recovery and Waste Service team to ensure compliance with Council's design specifications.

The inspection time must be arranged with Council at least 2 business days prior to the suggested appointment time.

Written confirmation shall be obtained from Council's Resource Recovery and Waste Service team that the development achieves compliance with Council's design specifications.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015.

120. Indemnity

An indemnity agreement must be submitted to Council that indemnifies Council (and its contractors and agents) against any claims, proceedings, actions, or demands arising from or related to any damage caused to the road surface, paving, or drainage within the development by the operation of Council or its contractors or agents in the collection of domestic waste, except where such damage results from misconduct or negligent acts by Council or its contractors or agents.

Prior to the issuance of an Occupation Certificate, the applicant must provide Council with a copy of its public liability insurance policy valid for 12 months to ensure that, in the event a claim arises, a policy is in place to respond. Each year, the body corporate must furnish Council with a copy of its renewed public liability insurance policy valid for the next 12 months to ensure that coverage is maintained.

Condition reason: To protect the Council from liability for damage caused by its operations in the collection of domestic waste.

121. Internal Pavement Construction and Signage – Path of Travel and Loading Area

Prior to the issuance of an Occupation Certificate, a Certified Practicing Engineer (CPEng) must submit a design certificate to Council for the written acknowledgement of Council's Manager Development Assessment, confirming that all required internal pavement (for the full path of waste collection vehicle travel) has been constructed in accordance with the approved plans and is suitable for use by a loaded heavy rigid waste collection vehicle.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015.

122. Waste Chute – Acoustic Certification

The design of the waste chute must be certified by an appropriately qualified acoustic consultant to confirm that the design, construction, and operation of the waste chute system can achieve an $L_n, W + CI$ of not more than 55 if the adjacent rooms are habitable (including a kitchen, laundry, and hallway). Additionally, the system must achieve an $L_n T, w + CI$ of not more than 55 in verification prior to the issuance of an Occupation Certificate.

Condition reason: To ensure that waste management for the development complies with the provisions of the Campbelltown (Sustainable City) Development Control Plan 2015, which was not satisfactorily demonstrated during the assessment of the development application.

123. Allocation of street addresses

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

Dwelling descriptions and/or lot numbers shown on submitted plans	Location within development	Official proposed street address to comply with AS 4819:2011 and NSW Address Policy
Proposed Lot 1	Northern Lot	3 Bugden Place CAMPBELLTOWN NSW 2560
Proposed Lot 2	Southern Lot	1 Bugden Place CAMPBELLTOWN NSW 2560
LIST OF ALL PROPOSED BUILDINGS:		
Building A	Lot 1 in Proposed Subdivision of Lot 1 DP 882496	3B Bugden Place CAMPBELLTOWN NSW 2560
Building B	Lot 1 in Proposed Subdivision of Lot 1 DP 882496	3C Bugden Place CAMPBELLTOWN NSW 2560
Building C	Lot 1 in Proposed Subdivision of Lot 1 DP 882496	3D Bugden Place CAMPBELLTOWN NSW 2560
Building D	Lot 1 in Proposed Subdivision of Lot 1 DP 882496	3A Bugden Place CAMPBELLTOWN NSW 2560
Building E	Lot 2 in Proposed Subdivision of Lot 1 DP 882496	1B Bugden Place CAMPBELLTOWN NSW 2560
Building F	Lot 2 in Proposed Subdivision of Lot 1 DP 882496	1C Bugden Place CAMPBELLTOWN NSW 2560
Building G	Lot 2 in Proposed Subdivision of Lot 1 DP 882496	1D Bugden Place CAMPBELLTOWN NSW 2560
Building H	Lot 2 in Proposed Subdivision of Lot 1 DP 882496	1A Bugden Place CAMPBELLTOWN NSW 2560

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

Condition reason: To ensure that the new lot / occupancy can be identified in accordance with relevant standards.

124. Trade Waste

The person with the benefit of this consent must obtain and submit to Council details of a Trade Waste Agreement with Sydney Water. If no trade waste agreement is required, a letter from Sydney Water is to be submitted to the accredited certifier to this effect.

Please contact Sydney Water for information and requirements for grease arrestors by calling 132092.

Condition reason: To ensure that wastewater is disposed of appropriately.

125. Modification to Existing Easements

Prior to the issue of an occupation certificate, the locations of the existing easements for access/maintenance etc. in favour of Council shall be updated on title to reflect the new access/pathway configurations that the development would create.

In this regard, the written approval of Council's Manager Development Assessment shall be obtained prior to registration with Land Registry Services NSW.

Condition reason: To ensure that Council will continue to have appropriate access arrangements for maintenance purposes.

126. Existing Easements

Prior to the issue of an occupation certificate, a Registered Surveyor shall confirm that the locations of the buildings as constructed are not within any of the existing easements on the site.

Condition reason: To ensure that the development does not conflict with existing easements.

127. Acoustic Certification

Noise levels within the premises or at any receiver shall not exceed the relevant noise criteria detailed in the Environmental Noise Impact Assessment (Revision 2) SYD2303 prepared by ADP dated 5 February 2024.

A certificate is to be obtained from a qualified acoustic consultant certifying that the development has been constructed to meet the noise criteria in accordance with the acoustic report and the relevant Australian Standards. This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Condition reason: To ensure that the modelled acoustic outcomes eventuate.

128. Maintenance of façade

The facade of the development is to be maintained to a good standard, and a 88E positive covenant shall be registered on the title of the land prior to the issue of an occupation certificate obliging the owner of the land to comply with this obligation, and enabling the Council to conduct any work necessary to facilitate compliance if in the reasonable opinion of the Council the owner fails to do so.

Condition reason: To ensure that the buildings' facades do not deteriorate over time.

129. Communal Facilities

Prior to the issue of an occupation certificate for any stage of the development, the communal facilities relevant to that stage of the development (both rooftop and ground level) shall be completed.

Condition reason: To ensure that the expected level of residential amenity is available to incoming residents.

130. Adaptable Dwellings

Certification shall be provided that a minimum of 10% of the total number of dwellings within the development have been constructed as adaptable dwellings.

Condition reason: To ensure compliance with the provisions of the Apartment Design Guide.

131. Restriction on the Use of Land

Prior to issue of an occupation certificate, the applicant shall engage a registered surveyor or equivalent professional to create appropriate easements, covenants, and restrictions on the use of land for the On-Site Detention (OSD) facilities, in accordance with the Conveyancing Act and Council's Engineering Design for Development Guide.

The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

Condition reason: To provide for the on-going maintenance of the approved stormwater systems.

132. Compliance Certificate

All the works within public areas in relation to the development shall be completed as per the plans approved under the Section 138 application. A compliance certificate, approving the works, shall be obtained from Council prior to issue of an occupation certificate.

Condition reason: To ensure that the works within public land are constructed to the satisfaction of Council.

133. Retaining Structures

Prior to issue of an occupation certificate, all excavated and filled areas shall be battered to a slope of not greater than 1:2 or similarly be retained in accordance with the approved plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provisions for exempt development. Construction of retaining walls outside the scope of the State Environmental Planning Policy and not shown on the approved plans require lodgement of a separate development application.

Condition reason: To ensure structural stability and compliance with legislation.

134. Waste Collection Agreement with Council

Prior to the issuance of an Occupation Certificate, a formal agreement with Council for the utilisation of Council's Domestic Waste Collection Service must be entered into.

By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's Waste Management collection requirements.

The provision of Council's waste collection service will not commence until the formalisation of the agreement.

Condition reason: To ensure that the development complies with Council's waste management requirements through a formal agreement before waste collection services commence.

ADVISORY NOTES

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

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

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

Advice 2. Provision of Equitable Access

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

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

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

Advice 3. Smoke Alarms

All NSW residents are required to have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the appointed Principal Certifier a certificate certifying compliance with AS 3000 and AS 3786.

Advice 4. Filling on Site

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

Advice 5. Buried Waste

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

Advice 6. Covenants

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

Advice 7. Inspections – Civil Works

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

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

Advice 8. Inspection within Public Areas

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

Advice 9. Adjustment to Public Utilities

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

Advice 10. Salinity

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

Advice 11. Asbestos Warning

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

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

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

Advice 12. Dial before you Dig

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

Advice 13. Telecommunications Act 1997 (Commonwealth)

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

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

END OF CONDITIONS