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Panel Reference	PPSSWC-378
DA Number	DA/2023/1020/1
LGA	Wollondilly
Proposed Development	Torrens title subdivision to create 362 residential lots, 6 superlots, 2 drainage reserve lots, 1 open space lot, 3 landscaped area lots, earthworks including allotment grading and associated inter-allotment retaining walls, street tree planting, embellishment of a local park, associated civil and stormwater works, delivery of essential services and dedication of roads.
Street Address	15 Janderra Lane, Wilton
Applicant/Owner	Country Garden Wilton East Pty Ltd/ Risland
Date of DA Lodgement	6 November 2023
Total number of submissions	Nil
Number of Unique Objections	
Recommendation	Approval
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none">• relevant environmental planning instruments:<ul style="list-style-type: none">○ State Environmental Planning Policy (Planning Systems) 2021,○ State Environmental Planning Policy (Biodiversity and Conservation) 2021,○ State Environmental Planning Policy (Resilience and Hazards) 2021,○ State Environmental Planning Policy (Transport and Infrastructure) 2021,○ State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (WPC SEPP) - Appendix 7 South East Wilton Precinct Plan.• relevant development control plan:<ul style="list-style-type: none">○ Wilton Growth Area Development Control Plan 2021,<ul style="list-style-type: none">▪ South East Wilton Precinct - Schedule 1: Neighbourhood Plan No. 1.• relevant planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4:<ul style="list-style-type: none">○ State VPA 2017/8802 - Wilton New Town South East,

	<ul style="list-style-type: none"> ○ Draft Council VPA – Letter of Offer dated 26 November 2024.
Regional Development Criteria Schedule 7 of the SEPP (State and Regional Development) 2011	Development that has an estimated development cost of more than \$30 million.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Plan of Subdivision, SMEC, Rev B, 22/05/2024, • Landscape Plan, Group GSA, Rev F, 05/12/2024, • Civil Plans (select sheets), Indesco, Rev E, 20/05/2024, • Bushfire IPA Alternate Solution, Peterson Bushfire, 06/12/2024, • Water Cycle Management Report, Indesco, 18/10/2023, • Noise and Vibration Assessment, Resonate, Rev A, 26/10/2023, • Salinity Investigation and Management Plan, Douglas Partners, March 2018, • Remediation Action Plan, Douglas Partners, Rev 4, 07/05/2019, • Aboriginal Heritage Impact Permit No. 4642, • Stage 1 Approved Tree Removal Plan.
Summary of key issues	<ul style="list-style-type: none"> • Tree canopy cover and bushfire management, • Land dedication and VPA, • Extent of earthworks proposed and integration with works proposed in DA-2023/785 for bulk earthworks over the site, • WSUD requirements, • Local park embellishment design, • Availability of public utility infrastructure when required.
Report prepared by	Tony Blue, Senior Planner Contractor
Report date	17 March 2025

EXECUTIVE SUMMARY

DA/2023/1020/1 (PPSWC-378) was lodged with Council on 9 November 2023. The application was exhibited in accordance with the Wollondilly Shire Community Participation Plan. No submissions were received.

The application for Integrated Development has obtained General Terms of Approval under section 100B of the Rural Fires Act 1997 and Section 22 of the Coal Mine Subsidence Compensation Act 2017.

Sydney Water has advised that water supply is proposed to be available in FY2026, and sewer treatment capacity in FY2026/2027. The developer has advised that scheduling of

subdivision works will be timed to deliver lots when the infrastructure becomes available. Initial and interim arrangements are necessary particularly due to operational issues for sewerage infrastructure.

The application was notified to the NSW Planning Secretary (DPHI) under clause 5.1A of Appendix 7 of SEPP (WPC). DPHI advised it did not intend to make a submission.

Requests for Information (RFI) were issued on 16 November 2023, 29 February 2024, 26 April 2024, and 1 August 2024. Following this, direct communication was undertaken with NSW RFS to resolve canopy cover and bushfire management conflicts.

On 13 December 2024, the applicant submitted a supplementary bushfire letter. NSW RFS issued General Terms of Approval on 3 January 2025.

The application includes the dedication of land. The developer has submitted a letter of offer for preparation of a Voluntary Planning Agreement (VPA).

Council's Recreation Planning Team and Sustainability Team initially requested changes to certain details, but these are now proposed to be resolved by consent conditions.

Council's Contribution Team requested that the consent not reference the draft VPA but instead attached a condition for the payment of contributions. This was discussed with the Panel members at the briefing of 17 February 2025, and it was agreed that the consent will need to reference the letter of offer and/or draft VPA.

Due to delays associated with DA/2023/785 for bulk earthworks preparation of the site, the bulk earthworks and subdivision development will be undertaken concurrently within each subdivision stage and consent conditions have been written to enable this in the future subdivision works certificates.

RECOMMENDATION

That Development Application DA/2023/1020/1 for Torrens title subdivision to create 362 residential lots, 6 superlots, 2 drainage reserve lots, 1 open space lot, 3 landscaped area lots, earthworks including allotment grading and associated inter-allotment retaining walls, street tree planting, embellishment of a local park, associated civil and stormwater works, delivery of essential services and dedication of roads be approved subject to conditions in this report.

REPORT

Background

History of Application

- 9 November 2023, the application was lodged.
- 16 to 30 November 2023, application was exhibited. No submissions were received.
- 16 November 2023, Endeavour Electricity advised of requested conditions of consent.
- 20 November 2023, DPHI advised that it has no comment in respect to SEPP(WPC) 2021 App 7 clause 5.1A.
- 28 November 2023, APA Group advised no objection to development subject to conditions.
- 29 November 2023, WaterNSW advised of concerns with potential impacts on the Sydney Drinking Water Catchment.

- 30 November 2023, Subsidence Advisory NSW provided GTAs.
- 20 December 2023, Sydney Water provided advice in respect to the availability and timing for the provision of water and wastewater services.
- 21 May 2024, NPWS advised of a range of issues in respect to potential impacts on the Upper Nepean State Conservation Area (UNSCA).
- 23 May 2024, TfNSW granted concurrence, subject to conditions, under SEPP(TI) 2021 clause 2.99 as the rail corridor authority.
- 29 May 2024, TfNSW provided advice under SEPP(TI) 2021 clause 2.122 (traffic generating development) that no objections were raised to the application and provided advice in respect to external road upgrades that are to be delivered in future stages as part of the Wilton Junction Planning Agreement.
- 9 July 2024, applicant submitted additional information in respect to bushfire, NPWS issues,
- 7 August 2024, NPWS advised were satisfied of all issues except categorization of UNSCA for bushfire assessment.
- 26 November 2024, developer submitted a Letter of Offer to enter into a VPA.
- Bushfire Requirements and Canopy Cover Issues: From 12 February 2024 to 13 December 2024, numerous iterations of the Bushfire Report (four revisions and a final addendum report) and Landscape Plan (five revisions) were submitted and reviewed. The final versions have resolved the conflict between canopy cover targets and bushfire safety concerns.

On 13 December 2024, the applicant submitted a supplementary bushfire letter (dated 6 December 2024) that proposed an alternate performance-based solution to satisfy PBP 2019. This is diagrammatically represented in Figure 1. An amended Landscape Plan (dated 5 December 2024) was submitted consistent with this solution.

The design provides the required APZ widths to the western (13m), southern and south-eastern (24m) boundaries, with a perimeter Inner Protection Area (IPA) of 15% canopy cover for all lots adjacent the fire hazard while the remainder of the site (excluding the proposed public park) to be managed as an Outer Protection Area (OPA) with an average canopy cover of 40%. See Figure 1.

On 3 January 2025, the RFS provided GTAs consistent with the performance-based solution and amended Landscape Plan.

On 12 February 2025, NPWS advised that all issues had been satisfactorily resolved in respect to the UNSCA and provided conditions to be attached to any consent.

On 27 February 2025, the applicant submitted an amended set of civil works plans. Amended plans were also submitted for the bulk earthworks development application, DA/2023/785/1, based on current site levels, and providing a more accurate estimate of the volume of cut and fill.



Figure 1 Diagrammatic Representation of Performance Based Solution

Consultation

Integrated Development Approval and Concurrences

Authority	Outcome
NSW Rural Fire Service	General Terms of Approval and Bushfire Safety Authority under section 100B of the Rural Fires Act granted 3 January 2025. Conditions are

	consistent with alternate solution letter dated 6 December 2024 and amended Landscape Plan dated 5 December 2024.
Subsidence Advisory NSW	The application required approval under Section 22 of the Coal Mine Subsidence Compensation Act 2017 for surface improvements or land subdivision within a mine subsidence district. GTAs issued on 30 November 2023. No specific construction requirements listed.
Transport for NSW	<p>The development adjoins the Maldon-Dombarton rail corridor. SEPP(TI) 2021 clause 2.99(3) requires that consent must not be granted without the concurrence of the rail authority for the rail corridor. TfNSW is the rail authority in this case. By letter dated 23 May 2024, TfNSW provided concurrence subject to conditions. These conditions are:</p> <p>Noise & Vibration</p> <p>The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads-Interim Guidelines".</p> <p><u>Comment:</u></p> <p>This requires a restriction on the title of lots that are closest to the western boundary of the site, specifying a minimum construction standard to achieve noise mitigation within future dwellings.</p> <p>Excavation in, above, below, and adjacent to rail corridors</p> <p>Prior to the issue of the Subdivision Works Certificate, or prior to commencement of any works, whichever is the earlier, the applicant shall provide updated information about the location and depth of any excavation works.</p> <p>If there is any excavation greater than 2m in depth, the applicant shall provide a geotechnical report (specifically developed to address the integrity of the nearby rail corridor) prepared by qualified Geotechnical and Structural Engineers to the satisfaction of UGLRL demonstrating that the proposed works will not have a negative impact on the rail corridor and associated rail infrastructure.</p> <p>The applicant must consult and obtain written approval from UGLRL stating that this condition has been satisfied.</p> <p><u>Comment:</u></p> <p>Review of the excavation works in the bulk earthworks application indicates that there are areas greater than 2m of cut, however, these areas are setback a considerable distance (>20m) from the Maldon-Dombarton rail corridor. Consent condition included in the bulk earthworks development consent.</p> <p>Landscaping & Planting Design</p> <p>Prior to the issue of the Subdivision Works Certificate or commencement of any works, the applicant shall provide the final landscaping and planting plan demonstrating measures to ensure compliance with this condition and must be prepared to the satisfaction of UGLRL on behalf of TfNSW.</p>

The applicant must consult and obtain written approval from UGLRL stating that this condition has been satisfied.

Comment:

This will complicate the final approval of the Landscape Plan. However, the requirements for bushfire management safety for minimal substantive planting at the perimeter of the site is consistent with the desired outcomes for planting adjoining the rail corridor. Consent condition included, with a requirement for the certifier to ensure compliance prior to issue of the subdivision works certificate.

Stormwater Management

Prior to the commencement of any works, the applicant must provide **UGLRL** and **TfNSW** with written confirmation and evidence that the post-development flow rate and velocity into the rail corridor are no more than the pre-development flow rate and velocity. The Applicant must also ensure that all drainage from the development is adequately disposed of and managed and not allowed to be discharged into the railway corridor unless prior written approval has been obtained from **UGLRL** on behalf of **TfNSW**. In addition, the applicant shall provide outlet details of the proposed future drainage to UGLRL.

The applicant must consult and obtain written approval from UGLRL stating that this condition has been satisfied.

Comment:

This will complicate the final approval of the Subdivision Works Certificate. However, Council's design specifications for stormwater discharge will likely satisfy the requirements. Consent condition included, with a requirement for the certifier to ensure compliance prior to issue of the subdivision works certificate.

Fencing

Prior to the issue of the Subdivision Works Certificate, appropriate fencing is to be installed or maintained between Lot 101 DP 1232553, and the rail corridor in accordance with the relevant CRN civil standards relating to Boundary Fences including CRN CS 510 (standard) (BOUNDARY FENCES (sitecorecloud.io)), CRN CM 511 Boundary Fences (manual) (BOUNDARY FENCES (sitecorecloud.io)), and CRN CP 511 Boundary Fences (specification) (Boundary Fences (sitecorecloud.io)) to prevent unauthorised access. Before commencing any fencing work (either new installation, upgrade, or renewal), the applicant must provide fencing design/site plans to **UGLRL** and **TfNSW** for approval. The applicant is advised to contact **UGLRL**'s third-party works via thirdpartyworks@uglregionallinx.com.au for more information.

Comment:

Consent condition included, with a requirement for the certifier to ensure compliance prior to issue of the subdivision works certificate.

Survey

	<p>Prior to commencement of any works the applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of UGLRL on behalf of TfNSW.</p> <p><u>Comment:</u></p> <p>Consent condition included, with a requirement for the certifier to ensure compliance prior to commencement of works.</p> <p>Cranes and Equipment</p> <ol style="list-style-type: none"> 1. If required, the applicant must submit an application to UGLRL and TfNSW prior to any use of cranes and equipment (Equipment) in the air space over the rail corridor. 2. The applicant is required to provide a safety assessment of the works necessary for the development assessing any potential impact or intrusion on the Danger Zone (as defined in the UGLRL Network Rules and Procedures and that any works are undertaken by a qualified Protection Officer. 3. The use of Equipment must be in accordance with the AS 2550 series of Australian Standards, Cranes, Hoist and Winches, including AS2550 15-1994 Cranes – Safe Use - Concrete Placing Equipment. <p><u>Comment:</u></p> <p>It is unlikely that works will require any encroachment into the airspace over the rail corridor. Consent condition included, with a requirement for the certifier to ensure compliance during works.</p>
WaterNSW	<p>A small part of the site along the south and east boundary is shown as being within the Sydney Drinking Water Catchment. SEPP(BC) 2021 section 6.64 requires consent must not be granted without the concurrence of WaterNSW. Section 6.64(4) provides that concurrence is not required if the consent authority is satisfied the development has no potential impact on water quality.</p> <p>The application was referred to WaterNSW. By letter dated 29 November 2023, WaterNSW raised concerns:</p> <p>Specifically, the bulk earthworks around Road 1 and Road 17 are likely to drain back into the catchment. As such, WaterNSW require that it be demonstrated how the levels have been altered to ensure free drainage away from the SDWC. It is expected that post development catchments drain away from the SDWC.</p> <p>With regards to fencing along the boundary with the State Conservation Area/ Metropolitan Special Area, it is noted that the existing boundary fencing will remain in place, with no alterations, as part of this application.</p> <p>Previously, the Bulk Earthworks DA (2023/785) was referred to WaterNSW, and by letter dated 27 September 2023, they advised:</p> <p>WaterNSW have reviewed this application with regards to potential impact to water quality, water supply infrastructure, Special Area lands, state listed heritage assets and operational impediments. It is WaterNSW's assessment that the bulk earthworks are unlikely to</p>

impact of WaterNSW land or assets. However, we have included some standard controls for inclusion in any determination, to ensure that the Special Area is protected.

Comment:

The area of the site within the Drinking Water Catchment is shown in Figure 2. The boundaries of the catchment have been drawn based on 1:25,000 topological contour information.

Review of the civil design plans demonstrate that the perimeter road that passes through the mapped area of the Drinking Water Catchment will deliver run off to the proposed detention basin located adjacent the western boundary. Discharge from this basin will feed into an existing stream that enters the Nepean River tributary below the Pheasants Nest Weir, and outside of the Drinking Water Catchment.

Council is satisfied that the development will not impact on water quality within the Drinking Water Catchment.

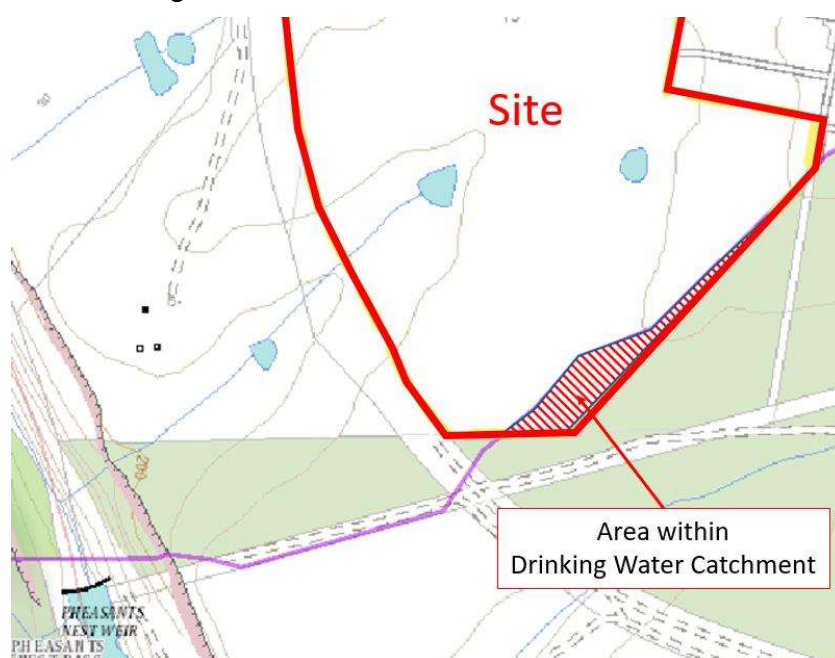


Figure 2 Drinking Water Catchment

External Referrals

Authority	Outcome
Sydney Water	<p>By letter dated 20 December 2023, Sydney Water advised the following:</p> <p>Water and Recycled Water Servicing</p> <ul style="list-style-type: none"> There is currently no drinking water and recycled water available to service the development site. Sydney Water is in progress to deliver the Wilton New Town Stage 1 trunk assets to service South-East Wilton, Wilton North and Wilton Town Centre. The proposed development of 362 dwellings should be able to be serviced once the Wilton New Town Stage 1 assets are delivered around FY2026.

	<ul style="list-style-type: none"> Further extensions will likely be required to be delivered by the Applicants. <p>Wastewater Servicing</p> <ul style="list-style-type: none"> There is currently no wastewater available to service the development site. Sydney Water is in progress to deliver the Wilton New Town Stage 1 trunk assets to service South-East Wilton, Wilton North and Wilton Town Centre. The subject proposed 362 dwelling development cannot be serviced until the Wilton New Town Stage 1 assets are delivered, which is estimated to be in FY2026. Further extensions will likely be required to be delivered by the Applicants. Furthermore, the Bingara Treatment Plant is currently at capacity and cannot service the proposed development. The upgrade of the treatment plant is anticipated to be completed in FY 2026/2027. <p>Should Council decide to progress with the subject development application, the following conditions are recommended to be included in the development consent.</p> <ul style="list-style-type: none"> Condition 1. Section 73 Compliance Certificate A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extension, adjustment or connection to our mains. Make early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an occupation or subdivision certificate will be issued. Condition 2. Building Plan Approval. The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. <p><u>Comment:</u> See assessment under State Environmental Planning Policy (Precincts—Western Parkland City) 2021, Appendix 7 South East Wilton Precinct Plan, clause 7.1</p>
DPIE	<p>SEPP(WPC) 2021 Appendix 7 clause 5.1A requires Council to notify the Planning Secretary about the subdivision and consider any submission.</p> <p>By email dated 20 November 2023, DPIH advised that it has no comment in regard to the application.</p>
TfNSW	<p>SEPP(TI) 2021 clause 2.122 – Traffic generating development requires referral of the application to TfNSW. By letter dated 29 May 2024, TfNSW advised:</p> <ul style="list-style-type: none"> As part of the Stage 1 delivery, the signalised intersection of Picton Road/Pembroke Parade/Greenway Parade was upgraded to accommodate forecast 2036 traffic volumes from TfNSW Strategic

	<p>Travel Model that was based on land use forecasting provided by Department of Planning, Housing and Infrastructure.</p> <ul style="list-style-type: none"> • South-East Wilton Precinct (Precinct) Stage 2A development and associated road network aligns with the intent of the Precinct Neighbourhood Plan No. 1, which was reviewed by TfNSW. • A transport assessment inclusive of traffic modelling was undertaken by Jacobs for the cumulative development uplift across the Precinct and associated road network changes, which was reviewed by TfNSW. • The state significant transport infrastructure required to support the Precinct has previously been determined through the Wilton Junction Planning Agreement, which was executed on 10 April 2018. • It is noted that in accordance with the above Planning Agreement, future development stages of the Precinct will be required to deliver external road connections as follows: <ul style="list-style-type: none"> (i) Picton Road and Almond Street grade separation prior to the issue of the Subdivision Certificate for the plan of subdivision which will create the 1,500th Residential Final Lot; and (ii) Picton Road West Grade Separation with Picton Road prior to the issue of the Subdivision Certificate which will create the 2000th Residential Final Lot. <p>TfNSW has reviewed all the documents for the DA including the supplementary report of 24 April 2024 and advises that the agency raises no objection to the application and provides the following advice for Council's consideration in the determination of the DA as the relevant planning authority:</p> <ul style="list-style-type: none"> • The proposed road network associated with the DA should align with the intent of Precinct Neighbourhood Plan No. 1 and be designed in accordance with the Wilton Development Control Plan and Council's standards. <p>While the DA does not trigger delivery of the Almond Street Grade Separation with Picton Road and Picton Parade West Grade Separation with Picton Road in accordance with the executed Wilton Junction Planning Agreement, due to the complexity of these road works with associated property impacts due to the need for batters etc, it is suggested that developers within the Precinct and Council seek early engagement with TfNSW on the scoping of the road design and associated detailed design review process.</p>
NSW NPWS	<p>The site adjoins the Upper Nepean State Conservation Area along its southern and southeastern boundaries and was referred to NSW NPWS as an adjoining owner. NPWS initially raised concerns with potential impacts at the interface particularly during works, installation of security fencing, protection of biodiversity and water supply catchment values, and adequacy of bushfire protection at the interface.</p> <p>Additional information was submitted by the applicant and referred to NPWS. By letter dated 7 August 2024, NPWS provided requested consent conditions and advised of one outstanding matter. This was a requirement for the bushfire assessment to adopt the higher hazard</p>

	<p>category of the adjoining UNSCA as “forest” reflecting the intent for the full restoration of the existing sparse tree canopy.</p> <p>The Bushfire Supplementary Report, and amended Landscape Plan, has adopted the hazard category required by NPWS along the UNSCA boundary. The report and amended plan were referred to NPWS on 13 December 2024.</p> <p>On 12 February 2025, the NPWS advised that matters raised regarding Upper Nepean State Conservation Area have either been adequately addressed or can be managed by the application of recommended conditions.</p> <p><u>Comment:</u></p> <p>Consent conditions included as requested, with a requirement for the certifier to ensure compliance with requested NPWS conditions.</p>
APA Group	<p>SEPP(TI) 2021 clause 2.77 – Development adjacent to pipeline corridors requires referral of the application to APA Group. By letter dated 28 November 2023, APA required the following conditions:</p> <p>1. No Improvements within Easement</p> <p>Buildings, structures, roadway, pavement, pipeline, cable, fence or any other improvement on or under the land within the gas transmission pipeline easement must not be constructed without prior consent in writing from APA. No structure or vegetation will be permitted on the easement that prohibits maintenance of line of sight along the pipeline easement.</p> <p><u>Comment:</u></p> <p>The Civil Works Plans indicate some encroachment into the pipeline easement in the form of filling works and a perimeter grass swale. Consent condition included, with a requirement for the certifier to ensure compliance with requested APA condition.</p> <p>2. Landscape Plans</p> <p>Prior to the development commencing for any stage which includes the gas transmission pipeline easement, landscape plans depicting any planned landscaping, including the planting of vegetation, species details, surface treatments, furniture, structures or improvements on or immediately abutting the gas transmission pipeline easement must be submitted to and approved by the Council. A three metre minimum clearance between the pipeline and any vegetation with a mature height greater than 0.5 metres must be maintained. Council will seek the view of the APA in this matter.</p> <p><u>Comment:</u></p> <p>The Landscape Plan shows planting within 3m of the pipeline easement. Compliance with this condition will require the deletion of 34 plants (20 are setback between 2.5-3m) shown in the current Landscape Plan. Alternatively, the subdivision design requires amendment to provide the required 3m setback. An increased setback of 0.5m would result in the need to delete 14 plants. This would be achievable by adjusting lots bounded by Roads 01, and</p>

	<p>03 to a point including Lots 512 and 520, with each north/south facing lot reduced in length by 0.25m, and each east west facing lot reduced on average by 0.125m. Consent condition recommended requiring this adjustment.</p> <p>3. Third Party Works Authorisation</p> <p>Prior to the commencement of any works within the transmission gas pipeline easement, the proponent must obtain a third party works authorisation from APA. This will require the submission of detailed engineering plans. Works within the easement must comply with any conditions attached to a third party works authorisation.</p> <p><u>Comment:</u></p> <p>Consent condition included, with a requirement for the certifier to ensure compliance with requested APA condition.</p> <p>4. Services</p> <p>The design of any infrastructure services shall minimise encroachment on the gas pipeline easement. Any application for an APA permit for an easement crossing will be required to demonstrate that an alternative route, avoiding the easement, is not feasible.</p> <p><u>Comment:</u></p> <p>Consent condition included, with a requirement for the certifier to ensure compliance with requested APA condition.</p> <p>5. Delineation of Easement</p> <p>Prior to commencement and during the course of any construction activities the gas transmission pipeline easement is to be clearly delineated with temporary fencing, with signage at intervals of no more than 50m warning of the presence of a high pressure gas transmission pipeline. Gaps in the fencing may be maintained at the agreed road crossing points. Temporary fencing must be provided and paid for by the applicant.</p> <p><u>Comment:</u></p> <p>Consent condition included, with a requirement for the certifier to ensure compliance with requested APA condition.</p> <p>6. Subdivision Certificate</p> <p>Prior to release of a subdivision certificate, Council must seek confirmation from APA that the applicant has complied with all the conditions imposed by APA. If the subdivision is staged this condition only applies to those stages including works and which are relevant to APA's conditions.</p> <p><u>Comment:</u></p> <p>Consent condition included, with a requirement for the certifier to ensure compliance with requested APA condition.</p>
Endeavour Electricity	SEPP(TI) 2021 clause 2.48 – Development likely to affect an electricity transmission or distribution network requires referral of the application to Endeavour Energy. By submission dated 16 November 2023,

	<p>Endeavour Electricity provided a checklist of conditions and advice, with reasons. The response is poorly framed.</p> <p><u>Comment:</u></p> <p>The conditions are general and require detailed assessment and design as a future step in the development process. It is likely that some conditions will impact on the detailed design of the roadways and associated infrastructure, particularly the installation of padmount substations and the restriction on trees being planted near to electricity infrastructure.</p> <p>To manage this impact, a consent condition is recommended requiring an amended Landscape Plan following detailed design and location identification of substation padmounts to be approved by Endeavour Electricity and submitted to Council for final approval before completion of the planting works.</p>
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Internal Referrals

Section	Outcome
Engineering	Acceptable subject to conditions.
Contamination	Acceptable subject to conditions.
Environmental Health	Acceptable subject to conditions. Concerns raised in respect to the availability of wastewater treatment capacity but accept that subdivision certificate will not be issued until section 73 certificate is issued by Sydney Water.
Recreation Planner	<p>Concerns – additional bin locations required, FUSIONplay item insufficient, unacceptable product for basketball ring.</p> <p>Consent conditions recommended requiring amended plans to be submitted and approved by the Recreation Planner prior to issue of SWC.</p>
Waste	Acceptable subject to conditions.
Contributions Team	<p>Seeks to apply condition requiring payment of contributions.</p> <p><u>Comment:</u></p> <p>The condition does not address the proposed dedication of land. A draft VPA has been prepared and is to be considered by Council. It is proposed to impose a condition under section 7.7(3) of the Act to require a VPA to be entered into in the terms of the offer made by the developer.</p>
Sustainability	Acceptable subject to conditions.

1.1 Description of Site and Surrounding Area

The development site is known as 15 Janderra Lane, Wilton, which is legally described as Lot 101 DP1232553. The site is zoned 'UD Urban Development' under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 – Appendix 7: South East Wilton Precinct Plan (SEPP-WPC).

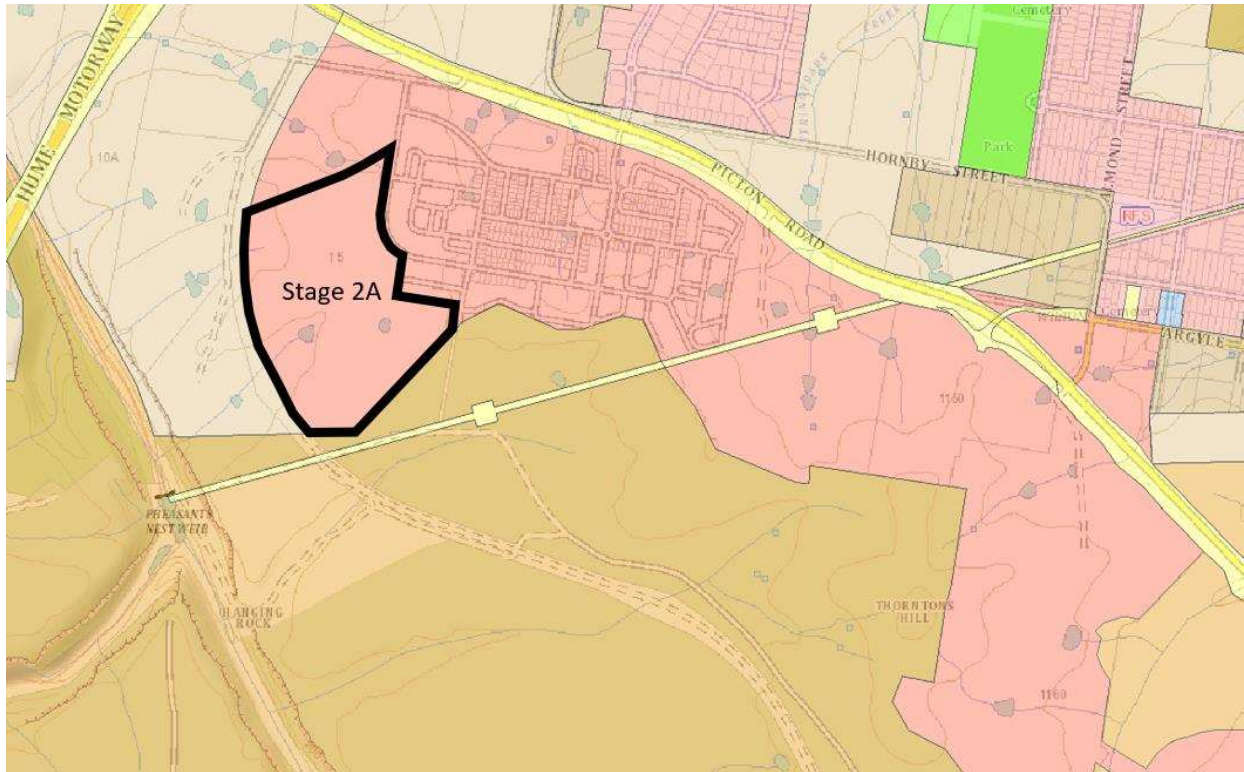


Figure 3 Zoning

The proposed works relate to the area marked as Stage 2A in Figure 4.

The Cumberland Plain Conservation Plan (CPCP) has been adopted by the NSW State Government. The adopted CPCP has been developed to meet requirements for strategic biodiversity certification under the NSW Biodiversity Conservation Act 2016 (BC Act) and strategic assessment under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The site subject to the works is within land that has been classified as 'Certified – Urban Capable Land'.



Figure 4 Proposed Development Site - Stage 2A

Background

South East Wilton Stage 1 Development

Development Application for Stage 1 (DA 2018/339) of the South East Wilton development was approved by the Joint Regional Planning Panel on 17 October 2019. Stage 1 includes the delivery of 696 residential allotments and works commenced in mid-2021. The earthworks approved as part of Stage 1 include some works within the Stage 2A area, including the decommissioning of several farm dams and the construction of a temporary basin. It also included removal of all trees within the development footprint of the Stage 2A area, and the grant of an AHIP over the entire Stage 1 and 2 area.

History of Wilton Growth Area

The Greater Sydney Region Plan provides high level strategic guidance for the development of Greater Sydney to 2056. The Region Plan identifies Wilton as a Growth Area within the Western Parkland City.

The Western City District Plan was released in March 2018. It identifies the Western City as Greater Sydney's urban parkland, "where urban lifestyles meet rural living and residents enjoy the best of both worlds." The Western City District Plan "responds to the District's significant growth over the next 20 years, its population will increase to over one million people and the mostly rural landscape will have new urban areas."

On 28 September 2018, the NSW DPH published Wilton 2040 – A plan for the Wilton Growth Area. Page 10 states:

"Wilton 2040 reflects the directions of the Region Plan to:

- **give** people housing choice,
- **design** places for people,

- **value** green spaces and landscape,
- **provide** infrastructure to meet future needs.”

The Australian and NSW governments have agreed to work with local government on the development of a Western Sydney City Deal, a generational deal to deliver almost 100,000 jobs, more housing and better transport for outer Western Sydney in what is the nation’s largest planning and investment partnership. The Western Sydney City Deal is intended to drive a new economy in the emerging aerotropolis that incorporates the areas immediately around Western Sydney Airport and the broader region. The Western Sydney City Deal “pledges to:

- **target** additional infrastructure investment to increase public transport and reduce traffic congestion, so people can spend more time with their families
- **deliver** more jobs closer to homes and services, with a focus on youth and Aboriginal training and skills development
- **increase** housing through better planning and density done well, and streamlining approvals across all three levels of government
- **support** clean air, green spaces, vibrant arts and cultural initiatives.”

The Wilton Growth Area Planning Framework is intended to be implemented through a cascade of planning documents: The Greater Sydney Region Plan, Western Sydney District Plan, Wilton 2040, Precinct Plans and Neighbourhood Plans.

Implementation of these planning documents through the legislative framework has been achieved through:

- 13 December 2017 Wilton South East Precinct Structure Plan (Updated 1 September 2023),
- 23 August 2021: Wilton Growth Area Development Control Plan 2021 (WGA DCP) came into force. The WGA DCP applies to land in South East Wilton and North Wilton Precincts and specifies requirements for the preparation of Neighbourhood Plans, amongst other controls,
- September 2023: South East Wilton Precinct - Schedule 1 Neighbourhood Plan No. 1.

South East Wilton Precinct Plan

From WGA DCP 2021 – Schedule 1:

The Precinct will be a new community embraced by the surrounding bushland, rivers and ridges. It will enable the development of a master-planned residential community integrating access to a network of public open spaces, employment opportunities, retail and community services.

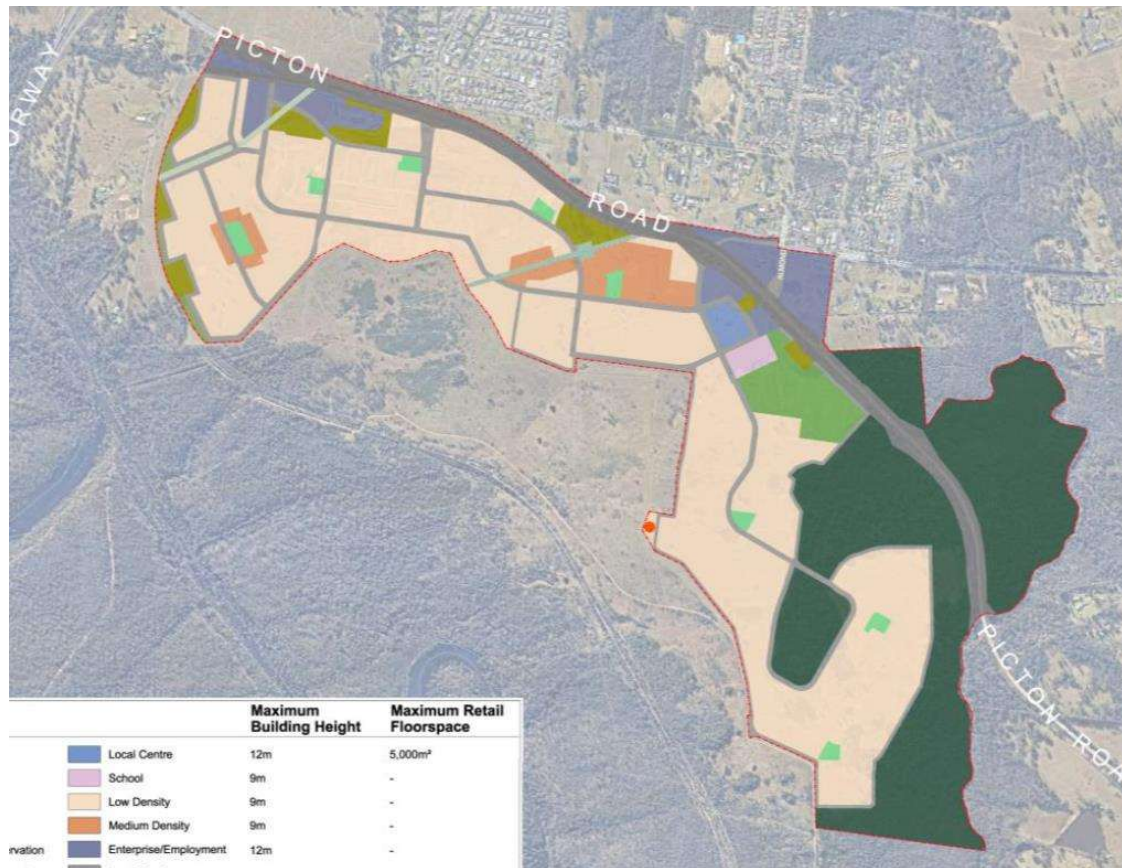


Figure 5 South East Wilton Precinct Structure Plan

1.2 Description of Development

The development application seeks approval for the South East Wilton Stage 2A residential subdivision and associated works including:

- staged subdivision of the site:
 - 362 residential allotments ranging in size between 310m² and 749m²;
 - six superlots for future medium density development;
 - two drainage reserve lots;
 - two landscaped area lots;
 - one open space lot;
- provision of sediment and erosion control measures;
- construction and dedication of roads including footpaths and share paths;
- construction of retaining walls;
- minor earthworks, including detailed allotment grading;
- delivery of essential services;
- streetscape landscaping; and
- construction of concrete driveways.



Figure 6 Proposed Subdivision and Landscape Plan

1.3 Section 4.15 Evaluation

1.3.1 Provisions of Relevant Environmental Planning Instruments

1 State Environmental Planning Policy (Planning Systems) 2021

In accordance with Schedule 6 Regionally Significant Development of the SEPP, the proposed development constitutes 'Regional Development' as it has a Capital Investment Value (CIV) of \$30,483,935.00 which exceeds the \$30 million threshold for General development. The Sydney Western City Central Planning Panel is the relevant consent authority for the DA.

2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 Water Catchment

Hawkesbury-Nepean Catchment.

6.6 Water quality and quantity

- (1) *In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—*
 - (a) *whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,*
 - (b) *whether the development will have an adverse impact on water flow in a natural waterbody,*
 - (c) *whether the development will increase the amount of stormwater run-off from a site,*
 - (d) *whether the development will incorporate on-site stormwater retention, infiltration or reuse,*
 - (e) *the impact of the development on the level and quality of the water table,*
 - (f) *the cumulative environmental impact of the development on the regulated catchment,*
 - (g) *whether the development makes adequate provision to protect the quality and quantity of ground water.*
- (2) *Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—*
 - (a) *the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and*
 - (b) *the impact on water flow in a natural waterbody will be minimised.*

6.7 Aquatic ecology

- (1) *In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—*
 - (a) *whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,*
 - (b) *whether the development involves the clearing of riparian vegetation and, if so, whether the development will require—*
 - (i) *a controlled activity approval under the Water Management Act 2000, or*
 - (ii) *a permit under the Fisheries Management Act 1994,*
 - (c) *whether the development will minimise or avoid—*
 - (i) *the erosion of land abutting a natural waterbody, or*
 - (ii) *the sedimentation of a natural waterbody,*
 - (d) *whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,*
 - (e) *whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology,*
 - (f) *if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.*

Example—

Additional measures may include the incorporation of a vegetated buffer between the waterbody and the site.

- (2) *Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—*
 - (a) *the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,*
 - (b) *the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,*
 - (c) *if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained,*
 - (d) *the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised,*
 - (e) *the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.*
- (3) *In this section—*

coastal wetlands and littoral rainforests area has the same meaning as in the Coastal Management Act 2016, section 6.

A small section of the south-eastern portion of the site is located within the drinking water catchment and hence section 6.64 Concurrence of Regulatory Authority to ensure development can achieve neutral or beneficial effect on water quality.

Comments:

WaterNSW has been consulted with regard to both the bulk earthworks and the subdivision development applications. WaterNSW has agreed that the conditions recommended for bulk earthworks can be applied to the subdivision noting the development will result in an acceptable in terms of potential impacts on the catchment.

Council's Development Engineer has provided recommended conditions in respect to stabilisation of earthworks, sediment basins, stormwater management and environmental management.

In respect to water quality and quantity, provided the development is carried out in accordance with the recommended conditions of consent, it is reasonably concluded that:

- (a) there will be a neutral effect on water quality entering a waterway,
- (b) there will be no adverse impact on water flow in a natural waterbody,
- (c) there will not be an increase in stormwater run-off from the site,
- (d) on-site stormwater detention is proposed,
- (e) there will be no significant impact on the water table,
- (f) the cumulative impact within the catchment will be within expected ranges for urban release areas,
- (g) the bulk earthworks will not significantly impact on the quality and quantity of ground water.
- (h) Consequently, council is satisfied that the effect on water quality will be as close as possible to neutral and that the impact on waterflow in any downstream waterbody will be minimised.

In respect to aquatic ecology:

- (a) Noting that there is no additional tree removal proposed as part of this application, there will not be a significant impact on animals or vegetation,
- (b) No riparian vegetation is to be cleared and there is no requirement for permit under the Fisheries Management Act 1994. General Terms of Approval have been issued for a controlled activity approval as part DA-2023/785 as part of the bulk earthworks development approval. No further approval required for the subdivision application.
- (c) The development will minimise erosion and sedimentation and avoid any impact on downstream waterbodies,
- (d) There are no wetlands that will be impacted by the development,
- (e) The proposed sedimentation basins and environmental management measures will ensure protection of downstream aquatic ecology,
- (f) The site does not adjoin a natural waterbody,
- (g) Consequently, Council is satisfied that impacts on animals and vegetation will be kept to a minimum, there will be no impact on aquatic reserves, no controlled activity approval is required for the subdivision works (activity approval granted for the bulk earthworks), there is no waterbody abutting the land, no sedimentation of a natural waterbody will occur and there will be no adverse impacts on wetlands.

Chapter 13 – Strategic Conservation Planning

13.16 Mitigation measures

- (1) *Development consent must not be granted to development on certified urban capable land unless the consent authority has considered whether the development is consistent with the Cumberland Plain Conservation Plan Mitigation Measures Guideline.*

Comments:

The Mitigation Measures Guideline requires the following considerations:

Part 1 - Koalas

Precinct design: these relate to the subdivision design and have been addressed in the Neighbourhood DCP provisions.

Onsite ecologist: relates to vegetation clearing works. All trees were approved for removal under the Stage 1 consent.

Preconstruction controls: consent condition requiring preconstruction protocols consistent with the requirements of the Stage 1 consent that approved removal of all trees within the Stage 2 area.

Preconstruction temporary fencing: fencing recommended to be constructed prior to commencement of works associated with the bulk earthworks development application. Consent condition required to maintain this fencing.

Dog containment fencing: consent condition recommended for title restriction on any land within 100m of mapped avoided land or 100m of the UNSCA boundary.

Development operation: roadside vegetation to increase visibility of koalas: noting the requirement for koala exclusion fencing around the perimeter of the development, and the reduced planting density required for bushfire management measures, it is considered the requirement will be adequately satisfied.

Vehicle strike: the perimeter road design incorporates local narrowing sections to accommodate street tree planting and WSUD facilities in the road reserve. These will function as traffic calming. Standard condition of consent has been adopted in North Wilton for koala education signage to promote driver awareness and is recommended as a condition of consent for this application. It is considered these measures will adequately address potential vehicle strike risks.

Part 2 – Threatened ecological communities and species

Site design:

- temporary fencing around retained biodiversity adjoining the site before construction begins: conditions attached.
- Cumberland Plain land snail – not known at this site.

Fauna translocation: relates to vegetation clearing works. All trees approved for removal under the Stage 1 consent.

Weed mitigation: Consent condition recommended for weed management plan.

Pest control: The site does not contain any threatened communities or species. Consequently, no specific consent condition is recommended for a pest management plan.

Pet containment: Council has developed standard conditions in respect to dog containment fencing adjacent avoided land for the North Wilton residential subdivision development, and these are recommended conditions of consent for this development.

Habitat protection: relates to vegetation clearing works. All trees approved for removal under the Stage 1 consent.

Fire management relates to mapped areas of *Pimelea spicata*. Not relevant to this site.

Waterway protection: relates to other sites. Not relevant to this site.

Riparian protection: relates to other sites. Not relevant to this site.

3 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

Comments

A Remediation Action Plan (RAP) was prepared by Douglas Partners (April 2018) for Stages 1 and 2 of South East Wilton. The RAP was approved as part of the Stage 1 subdivision approval. Consent condition recommended to require completion of the remediation in accordance with the approved RAP.

4 State Environmental Planning Policy (Transport and Infrastructure) 2021

Relevant Clauses

Development likely to affect an electricity transmission or distribution network

2.48 Electricity

(2) Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—

(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and

(b) take into consideration any response to the notice that is received within 21 days after the notice is given.

Advice from Endeavour Energy dated 16 November 2023

Endeavour Energy provided a standard template check box response noting that:

- Applicants should not assume adequate supply is immediately available,
- Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load,
- There is an easement for 11,000 volt high voltage overhead power lines immediately adjoining the site,
- All works within an electricity easement need to be referred to Endeavour Energy's Easements Officers for assessment.

Consent conditions recommended in accordance with the letter.

Development adjacent to pipeline corridors

2.77 Determination of development applications

(1) Before determining a development application for development adjacent to land in a pipeline corridor, the consent authority must—

(a) be satisfied that the potential safety risks or risks to the integrity of the pipeline that are associated with the development to which the application relates have been identified, and

(b) take those risks into consideration, and

(c) give written notice of the application to the pipeline operator concerned within 7 days after the application is made, and

(d) take into consideration any response to the notice that is received from the pipeline operator within 21 days after the notice is given.

Letter from Australian Pipeline Ltd Group 28 November 2023

APA has provided recommended conditions of consent.

These conditions have been added to the proposed consent.

Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements

2.99 Excavation in, above, below or adjacent to rail corridors

- (1) *This section applies to development (other than development to which section 2.101 applies) that involves the penetration of ground to a depth of at least 2m below ground level (existing) on land—*
 - (a) *within, below or above a rail corridor, or*
 - (b) *within 25m (measured horizontally) of a rail corridor, or*
 - (c) *within 25m (measured horizontally) of the ground directly below a rail corridor, or*
 - (d) *within 25m (measured horizontally) of the ground directly above an underground rail corridor.*
- (2) *Before determining a development application for development to which this section applies, the consent authority must—*
 - (a) *within 7 days after the application is made, give written notice of the application to the rail authority for the rail corridor, and*
 - (b) *take into consideration—*
 - (i) *any response to the notice that is received within 21 days after the notice is given, and*
 - (ii) *any guidelines issued by the Planning Secretary for the purposes of this section and published in the Gazette.*
- (3) *Subject to subsection (5), the consent authority must not grant consent to development to which this section applies without the concurrence of the rail authority for the rail corridor to which the development application relates.*
- (4) *In deciding whether to provide concurrence, the rail authority must take into account—*
 - (a) *the potential effects of the development (whether alone or cumulatively with other development or proposed development) on—*
 - (iii) *the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and*
 - (iv) *the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and*
 - (b) *what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.*

Comment:

TfNSW provided concurrence by letter dated 23/5/2024, subject to conditions. The conditions are included in the proposed consent.

2.122 Traffic-generating development

- (1) *This section applies to development specified in Column 1 of the Table to Schedule 3 that involves—*
 - (a) *new premises of the relevant size or capacity,*

Note: Schedule 3 provides that Subdivision of land - 200 or more allotments where the subdivision includes the opening of a public road.
- (4) *Before determining a development application for development to which this section applies, the consent authority must—*
 - (a) *give written notice of the application to TfNSW within 7 days after the application is made, and*
 - (b) *take into consideration—*
 - (i) *any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and*

(ii) *the accessibility of the site concerned, including—*

(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and

(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and

(iii) *any potential traffic safety, road congestion or parking implications of the development.*

Letter from TfNSW dated 29 May 2024

- As part of the Stage 1 delivery, the signalised intersection of Picton Road/Pembroke Parade/Greenway Parade was upgraded to accommodate forecast 2036 traffic volumes from TfNSW Strategic Travel Model that was based on land use forecasting provided by Department of Planning, Housing and Infrastructure.
- South-East Wilton Precinct (**Precinct**) Stage 2A development and associated road network aligns with the intent of the Precinct Neighbourhood Plan No. 1, which was reviewed by TfNSW.
- A transport assessment inclusive of traffic modelling was undertaken by Jacobs for the cumulative development uplift across the Precinct and associated road network changes, which was reviewed by TfNSW.
- The state significant transport infrastructure required to support the Precinct has previously been determined through the Wilton Junction Planning Agreement, which was executed on 10 April 2018.
- It is noted that in accordance with the above Planning Agreement, future development stages of Precinct will be required to deliver external road connections as follows:
 - i. Picton Road and Almond Street grade separation prior to the issue of the Subdivision Certificate for the plan of subdivision which will create the 1,500th Residential Final Lot; and
 - ii. Picton Road West Grade Separation with Picton Road prior to the issue of the Subdivision Certificate which will create the 2000th Residential Final Lot.

TfNSW has reviewed all the documents for the DA including the supplementary report of 24 April 2024 and advised that the agency raises no objection to the application and provides the following advice for Council's consideration in the determination of the DA as the relevant planning authority:

- The proposed road network associated with the DA should align with the intent of the Precinct Neighbourhood Plan No. 1 and be designed in accordance with the Wilton Development Control Plan and Council's standards.

While the DA does not trigger delivery of the Almond Street Grade Separation with Picton Road and Picton Road West Grade Separation with Picton Road in accordance with the executed Wilton Junction Planning Agreement, due to the complexity of these road works with associated property impacts due to the need for batters etc., it is suggested that developers within the Precinct and Council seek early engagement with TfNSW on the scoping of the road design and associated detailed design review process.

Comment:

The application has been assessed in respect to the comments from TfNSW, accessibility of the site traffic safety, road congestion or parking implications, noting that it complies with the Neighbourhood DCP layout and with Council's engineering design specifications.

5 State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (WPC SEPP)

The WPC SEPP applies to the land. The following provisions are relevant to South East Wilton.

3.10 Controls applying to growth centre precincts after finalisation of precinct planning

The provisions applying to the carrying out of development in a growth centre precinct are specified in an Appendix made under this Chapter, as shown in the following Tables—

Table 2

South East Wilton Precinct - Appendix 7

Comment:

See detailed assessment below.

4.39 Development must be consistent with precinct plan

(1) Development consent must not be granted to development on land to which a precinct plan applies unless the consent authority is satisfied that the development is consistent with the precinct plan.

Comment:

The proposed subdivision is consistent with the South East Wilton Precinct Plan.

Appendix 7 South East Wilton Precinct Plan

The relevant provisions for the proposed development are assessed in the following table.

2.6 Subdivision—consent requirements	
(1) Land to which this Precinct Plan applies may be subdivided, but only with development consent.	The application seeks development consent for the subdivision.
4.3A Residential density	
<p>(1) The consent authority must not grant development consent to development that results in more than 3,600 dwellings on the land to which this Precinct Plan applies.</p> <p>(2) The consent authority must not grant development consent to development on land if the development will result in the density of—</p> <p>(a) dwelling houses and dual occupancies being 15 or fewer dwellings per hectare of land or exceeding 25 dwellings per hectare of the land, or</p> <p>(b) residential flat buildings, multi dwelling housing, mixed use development and shop top housing being 25 or fewer dwellings per hectare of the land or exceeding 45 dwellings per hectare of the land, or</p> <p>(c) attached dwellings being 15 or fewer dwellings per hectare of the land or exceeding 45 dwellings per hectare of the land.</p> <p>density means the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of any roads adjoining the development that provide vehicular access to the development but excluding land used for non-residential purposes.</p>	<p>Stage 1 created 696 residential lots.</p> <p>Stage 2 is expected to yield a total of 564 lots.</p> <p>Stage 3 is expected to yield 722 lots.</p> <p>Stage 4 is not yet planned in detail but may yield a further 600 lots.</p> <p>A total yield of 2,582 is anticipated based on the estimated numbers for the 4 stages. With the addition of future higher density development in selected locations, it is expected that the final yield to be 3,600 dwellings.</p> <p>The area of the site to be included in the calculation of density (excludes detention basins central park and adjacent superlots, and half the width of perimeter roads) is about 23.16ha. The proposed density is 15.61 dwellings per hectare, which complies.</p> <p>The 6 superlots are expected to be developed for attached dwellings and will yield between 15 and 45 dwellings per hectare.</p>

5.1A Consideration of development applications	
<p>(1) Development consent must not be granted to the subdivision of land in Zone 1 Urban Development unless the consent authority—</p> <p>(a) has notified the Planning Secretary about the proposed subdivision, and</p> <p>(b) has considered any submission made by the Planning Secretary to the consent authority about the proposed subdivision, and</p> <p>(c) is satisfied that the subdivision is generally consistent with the South East Wilton structure plans.</p>	<p>The Planning Secretary (DPIE) was notified via the planning portal on 20 November 2023. An immediate response was received stating that the DPHI had no comments to make on this application.</p> <p>Based on a comparison of the Structure Plan (see Figure 5) and the proposed Subdivision Plan (see Figure 6), it is reasonable for Council to be satisfied that the subdivision is generally in accordance with the Structure Plan.</p>
5.10 Heritage conservation	
Development consent is required for any of the following—	
(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—	
(i) a heritage item,	<p>Wilton Precinct Stage 1: Historical Heritage Assessment and Statement of Heritage Impact (Biosis, Final Report 18 March 2019) included Stage 2A of the development within its Study Area. The report identified two items of heritage significance adjacent to the site: the Upper Canal System and the Upper Nepean State Conservation Area. The first item does not adjoin Stage 2A. However, the Upper Nepean Conservation Area does adjoin Stage 2A. Consistent with the recommendations of the Biosis Report, a consent condition is recommended to require appropriate secure fencing erected to deter unauthorised access.</p>
(ii) an Aboriginal object,	<p>As part of the Stage 1 subdivision development, the developer obtained an AHIP under section 90K of the NPW Act 1974 from Heritage NSW, dated 10 September 2020. The AHIP includes the Stage 2A subdivision area. The AHIP has effect for 10 years from commencement.</p> <p>No further assessment is required.</p>
(iii) a building, work, relic or tree within a heritage conservation area,	NA
(8) Aboriginal places of heritage significance	
The consent authority must, before granting consent under this section to the carrying out of development in an Aboriginal place of heritage significance—	
(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and	It is considered that the grant of the AHIP has adequately demonstrated that the effect of the development on heritage significance has been addressed.
(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.	Local Aboriginal communities were notified. No response was received.

7.1 Public utility infrastructure

(1) Development consent must not be granted for development on land to which this Precinct Plan applies unless the council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

public utility infrastructure includes infrastructure for any of the following—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage.

There has been a practice that a requirement to obtain a section 73 compliance certificate prior to the issue of a subdivision certificate was considered to be “adequate arrangements” to make infrastructure available when it is required.

This approach is based on the infrastructure not being required until after a subdivision certificate is issued, which then allows the registration of lots and the construction of dwellings that give rise to the demand for water and sewer services. Effectively, the infrastructure isn't required until Sydney Water determines that it will be available.

This approach has been criticised because it appears that the consent authority is delegating the responsibility to Sydney Water, to determine if adequate arrangements have been made.

The delivery of water and sewer infrastructure requires a significant financial commitment. The current growth rates and multiple development fronts in the area that is managed by Sydney Water has created significant resourcing issues for the service provider. The investigation of system design, consideration of options, land acquisition, detailed design and construction is complex. The introduction of competitive delivery of water and sewer services was intended to provide additional providers of these services and improve delivery timeframes. However, this has tended to increase uncertainty around timeframes due to the complexity of staged expansion systems and allocations of capacity to various developing areas.

Within this context, individual developers compete to obtain priority in the delivery of systems to their particular development site. Sydney Water tends to prioritise areas where development consents have been granted, and where subdivision works have actually commenced.

In this competitive space, developers commit to undertaking large subdivision works while concurrently pursuing priority listing of the required water and sewer services and are often required to fund interim services. The cost of these works is unable to be recovered until subdivision certificates are issued and new lots are sold.

Sewerage systems have additional design considerations due to the need to size pumping stations and rising mains to cater for full development of the catchment area. In the short term, these systems can't function due to insufficient volume of flows and consequent septicity issues in the system. These issues are normally managed by transporting effluent by truck direct to the treatment system until such time as there are enough occupied new houses producing wastewater. This method may be perceived as an indication that services were not available when required but is not a correct conclusion.

	<p>Based on the advice of Sydney Water, water supply and sewerage reticulation are anticipated to be available by July 2026, with sewage treatment capacity, at the Bingara Treatment plant not available until July 2027. While these are only indicative dates, it will be problematic for the developer if a more definitive commitment was required before granting development consent.</p> <p>In assessing the timing of expected demand for water and wastewater services, a lead time of 18 months from the issue of development consent to the completion of the first stage subdivision is a reasonable expectation for the minimum time required. A further 12 months between the issue of subdivision certificates and the completion and occupation of 50+ dwelling houses is also a reasonable minimum lead time, which would be in the first or second quarter of FY2027.</p> <p>It is noted that Stage 1 was granted consent on 8 October 2019, and the aerial imagery shows roads under construction in 2022, and houses beginning to appear in 2024.</p> <p>On balance, it is considered that there is reasonable grounds to conclude that adequate arrangements have been made to make the infrastructure available when it is required.</p>
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1.3.2 Provisions of Relevant Draft Environmental Planning Instruments

None relevant to the proposed earthworks.

1.3.3 Provisions of Relevant Development Control Plans

Wilton Growth Area Development Control Plan 2021 (WGA DCP) and

South East Wilton Precinct - Schedule 1: Neighbourhood Plan No. 1

Detailed compliance tables are attached to this report. A summary of non-compliances, and recommended consent conditions arising from consideration of the provisions of the DCP are provided as follows:

Non-Compliances

- Retaining walls to be contained within the benefitting (upslope) lot, not the downslope lot.
- Canopy cover target of 40% only achieved when the APZ area is excluded from the calculation. Expected outcome averaged across the whole site is 34% due to APZ restriction on canopy cover within the perimeter roads and lots. The DCP does acknowledge potential need for variation due to APZ requirements.
- Tree species predominantly evergreen and solar access in winter not achievable.
- Changes to specified APZ widths following detailed bushfire assessment.
- Lot layouts do not strictly accord with the orientation and configuration requirements for north facing lots or narrowest lots having rear facing backyards.
- No footpath on the external side of the perimeter roads, which require perimeter swales for water quality targets.

Consent Conditions Proposed

- Use of VENM or ENM only for fill.
- Implementation of salinity management plan recommendations, and incorporation in Water Cycle Management Plan if and where required.
- Weed Eradication and Management Plan to be submitted and implemented.
- Retaining walls to be of masonry construction or similar.
- Additional requirements in respect to Council's WSUD Policy.
- Substitution of some species in the Landscape Plan.
- Provision of root barriers to protect utilities and services.
- Provision of purple (recycled water) pipe for street tree irrigation.
- Specifications regarding detail of planting stock and methodologies.
- Completion of works in accordance with the RAP and submission of validation report.
- Works to be completed in accordance with the AHIP.
- Unexpected finds protocol and interpretative media for Upper Canal System.
- RFS consent conditions and implementation of performance-based solution.
- Temporary APZs along the northern boundary.
- Title restrictions on some lots for acoustic treatment.
- Implementation of Waste Management Plan and separation of waste stream.
- Compliance with Council's design specifications.
- Compliance with APA conditions.
- Confirmation of depth of cover over exploration well drill holes at completion.
- Compliance with TfNSW conditions.
- Street lighting to comply with Council's specifications.
- Right of way serving lots 354 to 358 to be a minimum of 6m, and details to be submitted demonstrating vehicles able to enter and exit in a forward direction, and provision of a concrete platform within Road 05 and 17 for the placement of garbage bins on collection day.
- Details of location of substations, kiosks and sewer manholes affecting corner lots to demonstrate they do not impede corner lot accessways, street tree planting or WSUD facilities in the road reserve.
- Smart Communities – quality internet, cellular connectivity, telecommunications, monitoring equipment, smart lighting, provisions within public park.
- Construction Environmental Management Plan to be submitted with SWC application.
- Dog proof fencing for yard containment to protect koalas.
- Works to be in accordance with AHIP 4642.

1.3.4 Draft and/or Planning Agreements Entered or Offered to Enter into

State VPA

State VPA 2017/8802 - Wilton New Town South East applies to the development of the land. The original Deed of Agreement was executed in April 2018. The VPA provides for:

- the payment of contributions for Hume Highway Picton Road intersection upgrade, public transport, social infrastructure, dedication of land for Picton Road duplication between Hume Highway and Almond Street, purchase of land for a primary school, and
- carrying out of work to upgrade the Picton Road/Pembroke Parade intersection, grade separation of Picton Rd and Almond Street and Picton Parade West grade separation

On 5 June 2024, a Deed of Variation to the Planning Agreement was executed.

The variation related to intersection upgrade works associated with Picton Road, dedication of land for Almond Street Overpass, biodiversity certification of land in connection with the CPCP and the developer's offer to contribute to costs of approved conservation measures. The variation also agreed to exclude payment of Housing and Productivity Contributions.

Council VPA (draft)

On 26 November 2024, the developer submitted a Letter of Offer to Council to enter into a VPA in respect to:

1. Dedication and embellishment of local park,
2. Dedication and establishment of detention basins (2), and landscaped corridor,
3. Provision of cycleways/sharepaths
4. Monetary contributions for upgrade of Janderra Lane and regional facilities of playing fields and community facilities.

A draft Planning Agreement was subsequently prepared by Council with detailed valuations and costings of these items and includes a maintenance period of two years for the local park and landscaped corridor and 5-year maintenance of the detention basins.

It is expected that the draft VPA will be reported to Council soon, exhibited and then subsequently executed by Council.

1.4 Impact of the Development

Heads of Consideration	Comment
Natural Environment	<p>Potential impacts on water quality, air quality and edge effects, particularly on the Upper Nepean State Conservation Area have been assessed and considered capable of adequate protection subject to recommended conditions.</p> <p>Water quality treatment infrastructure will protect water quality within the catchment.</p> <p>The provision of trees within the streets, local park and detention basins will provide habitat for a range of urban species of animals in the medium to long term.</p>
Built Environment	<p>No building works are proposed.</p> <p>The subdivision layout has been assessed and generally complies with the provisions of South East Wilton DCP Neighbourhood Plan No.1 and is expected to provide an appropriate base for the future construction of dwellings consistent with the desired future character of the locality.</p>

	Road pavements, kerb and gutter and other civil works will be required to be built to Council's standards.
Social Impacts	<p>The State VPA requires the payment of contributions for the provision of upgraded road infrastructure, public transport, purchase of land for a primary school and other social infrastructure.</p> <p>The provision of cycleways, footpaths and local open space will provide active and passive open space for the future residents.</p> <p>The target canopy cover and cool roof colours will assist in providing an urban environment less impacted by urban heat island effects.</p> <p>Bushfire management measures will provide for a safe environment and evacuation routes.</p> <p>Acoustic measures will provide for achievement of internal noise level targets for dwellings adjacent to the proposed future rail line.</p>
Economic Impacts	<p>The development will facilitate future development of the site for urban growth of the Wilton locality and assist in the meeting of growth demand for the greater Sydney Metropolitan Area.</p> <p>Measures have been included to assist with establishment of the future rail line within the Maldon Dumbarton rail corridor through acoustic measures in the location and design of dwelling houses potentially impacted by rail noise.</p> <p>Contributions are required to be paid by the developer to meet demand for public infrastructure and facilities to the extent allowed by the legislation to offset the financial impacts of the demand created by the new population.</p>

1.5 Suitability of the Site

The site has been zoned for the proposed purpose and the development has been designed generally in accordance with the intent of the zone and the development control provisions set out with the multi-layered development control plan.

It is considered that the site is suitable for the proposed development, subject to compliance with the recommended conditions of consent.

1.6 Submissions

No submissions were received.

1.7 The Public Interest

The development is intended to provide residential lots to provide housing to meet the demand in the Sydney Metropolitan Area, which is considered to be in the public interest.

While there are concerns with the provision of water and sewer services, and the likely reliance on private motor vehicles for the future residents, the development is consistent

with the intended outcomes for the site. In this context, it is considered that the development is consistent with the public interest.

Financial Implications

The development proposes the dedication of land and the delivery of 362 residential lots.

The dedication of land will have an impact on Council's finances through the ongoing responsibility to manage and maintain the various land parcels, including the public park, detention basins, perimeter landscape buffers, public roads and WSUD structures within the road reserves.

The 363 residential lots will increase the local population and create a demand for a range of facilities and services.

While the local contributions plan provides for the payment of contributions towards a range of facilities and services, the dedication of land requires specific provision for arrangement with Council to accept dedication.

The offer to enter into a VPA provides Council with a funding source to manage and maintain land to be dedicated for a period of time, and to provide a range of facilities and services.

Recommended Conditions of Consent

GENERAL CONDITIONS					
Condition					
1.	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 number	Revision number	Plan title	Drawn by	Date of plan
	P01-01	B	Proposed Plan of Subdivision Sheet 1 of 8	SMEC	22/05/2024
	P01-02	B	Proposed Plan of Subdivision Sheet 2 of 8	SMEC	22/05/2024
	P01-03	B	Proposed Plan of Subdivision Sheet 3 of 8	SMEC	22/05/2024
	P01-04	B	Proposed Plan of Subdivision Sheet 4 of 8	SMEC	22/05/2024
	P01-05	B	Proposed Plan of Subdivision Sheet 5 of 8	SMEC	22/05/2024
	P01-06	B	Proposed Plan of Subdivision Sheet 6 of 8	SMEC	22/05/2024
	P01-07	B	Proposed Plan of Subdivision Sheet 7 of 8	SMEC	22/05/2024
	P01-08	B	Proposed Plan of Subdivision Sheet 8 of 8	SMEC	22/05/2024
	Landscape Plans				
	G-L0001	F	Cover Sheet	Group GSA	05/12/2024
	G-L0003	G	Combined Street Tree and Lot Tree Planting	Group GSA	05/12/2024
	ST-L1001	G	Streetscape General Arrangement Plan 1	Group GSA	05/12/2024
	ST-L1002	C	Streetscape General Arrangement Plan 2	Group GSA	28/03/2024
	ST-L1003	G	Streetscape General Arrangement Plan 3	Group GSA	05/12/2024
	ST-L1004	C	Streetscape General Arrangement Plan 4	Group GSA	28/03/2024

	ST-L1005	G	Streetscape General Arrangement Plan 5	Group GSA	05/12/2024
	ST-L1006	G	Streetscape General Arrangement Plan 6	Group GSA	05/12/2024
	L2001	E	Colour Landscape Plan	Group GSA	13/08/2024
	L2002	E	Park - General Arrangement Plan	Group GSA	13/08/2024
	L2004	D	Material and Finishes Schedule	Group GSA	13/08/2024
	L5000	G	Streetscape Planting Schedule	Group GSA	05/12/2024
	L2003	D	General Arrangement Detail Plan	Group GSA	02/07/2024
	L5001	G	Tree Canopy Coverage	Group GSA	05/12/2024
	L6001	F	Detention Basins – General Arrangement Plan	Group GSA	05/12/2024
	L6002	G	Detention Basins – Planting Palette	Group GSA	05/12/2024
	ST-L7001	C	Streetscape Typical Sections 1	Group GSA	28/03/2024
	ST-L7002	C	Streetscape Typical Sections 2	Group GSA	28/03/2024
	ST-L7003	A	Streetscape Koala Fence Details 1	Group GSA	02/07/2024
	ST-L7004	A	Streetscape Koala Fence Details 2	Group GSA	02/07/2024
	Civil Engineering Design				
	100	F	General Arrangement Plan Sheet 01 of 06	Indesco	25/02/2025
	101	F	General Arrangement Plan Sheet 02 of 06	Indesco	25/02/2025
	102	F	General Arrangement Plan Sheet 03 of 06	Indesco	25/02/2025
	103	F	General Arrangement Plan Sheet 04 of 06	Indesco	25/02/2025
	104	F	General Arrangement Plan Sheet 05 of 06	Indesco	25/02/2025
	105	F	General Arrangement Plan Sheet 06 of 06	Indesco	25/02/2025
	120	F	Road Hierarchy Plan	Indesco	25/02/2025
	130	F	Stormwater Plan Sheet 01 of 06	Indesco	25/02/2025
	131	F	Stormwater Plan Sheet 02 of 06	Indesco	25/02/2025
	132	F	Stormwater Plan Sheet 03 of 06	Indesco	25/02/2025
	133	F	Stormwater Plan Sheet 04 of 06	Indesco	25/02/2025
	134	F	Stormwater Plan Sheet 05 of 06	Indesco	25/02/2025
	135	F	Stormwater Plan Sheet 06 of 06	Indesco	25/02/2025
	150	F	Road Cross Sections Sheet 01 of 02	Indesco	25/02/2025
	151	F	Road Cross Sections Sheet 02 of 02	Indesco	25/02/2025
	400	F	Cut/Fill	Indesco	25/02/2025
	550	F	Vehicle Turning Path Sheet 01 of 06	Indesco	25/02/2025
	551	F	Vehicle Turning Path Sheet 02 of 06	Indesco	25/02/2025
	552	F	Vehicle Turning Path Sheet 03 of 06	Indesco	25/02/2025
	553	F	Vehicle Turning Path Sheet 04 of 06	Indesco	25/02/2025

554	F	Vehicle Turning Path Sheet 05 of 06	Indesco	25/02/2025
555	F	Vehicle Turning Path Sheet 06 of 06	Indesco	25/02/2025
770	F	WSUD Strategy Plan	Indesco	25/02/2025
780	F	Basin C Plan	Indesco	25/02/2025
785	F	Basin D Plan	Indesco	25/02/2025
800	F	Retaining Wall Plan Sheet 01 of 02	Indesco	25/02/2025
801	F	Retaining Wall Plan Sheet 01 of 02	Indesco	25/02/2025
810	F	Retaining Wall Details	Indesco	25/02/2025
850	F	Erosion and Sediment Control Plan Sheet 01 of 02	Indesco	25/02/2025
851	F	Erosion and Sediment Control Plan Sheet 02 of 02	Indesco	25/02/2025
855	F	Erosion and Sediment Control Notes & Details	Indesco	25/02/2025
860	F	Signage and Linemarking Plan Sheet 06 of 06	Indesco	25/02/2025
861	F	Signage and Linemarking Plan Sheet 01 of 06	Indesco	25/02/2025
862	F	Signage and Linemarking Plan Sheet 02 of 06	Indesco	25/02/2025
863	F	Signage and Linemarking Plan Sheet 03 of 06	Indesco	25/02/2025
864	F	Signage and Linemarking Plan Sheet 04 of 06	Indesco	25/02/2025
865	F	Signage and Linemarking Plan Sheet 05 of 06	Indesco	25/02/2025
870	F	WSUD Details Tree Blister Plan & Section	Indesco	25/02/2025
871	F	WSUD Details Infiltration Blister Plan & Section	Indesco	25/02/2025
900	F	Site Slope Plan	Indesco	25/02/2025

Approved documents

Document title	Version number	Prepared by	Date of documents
Bushfire IPA Alternate Solution Letter	-	Peterson Bushfire	06/12/2024
Wilton Greens Stage 2A Noise and Vibration Planning Assessment	S230479RP1 Revision A	Resonate	26/10/2023
Salinity Assessment Report and Management Plan	1	Douglas Partners	19/04/2018
Water Cycle Management Report	B	Indesco	18/10/2023
Statement of Heritage Impact	01	Biosis	29/08/2023
Surface Casing Decommissioning Report – Moonshine 7 and 7A	v1	Reditus	06/07/2018

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

	<i>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development</i>
2.	Potential Neighbour Disturbance/ Neighbour Notification <p>Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants of all adjoining and potentially affected properties of the timing and duration of such works. The landowner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and completes the task required by this condition.</p> <p><i>Condition Reason: To ensure neighbours are notified of potential disturbance activities.</i></p>
3.	Engineering <p>All civil works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification.</p> <p><i>Condition reason: To ensure the development is designed and constructed with compliant infrastructure.</i></p>
4.	Provision of infrastructure <p>Subdivision infrastructure is to be provided as generally outlined in the submitted plans and documentation including public road and drainage, stormwater management devices, private lot drainage and access.</p> <p><i>Condition reason: To ensure the development is designed and constructed with compliant infrastructure.</i></p>
5.	Public Street Lighting <p>All Public Street Lighting is to be vested in Council as a public asset. As such, the lighting must be designed with separate servicing conduit and metered electrical supply. Light pole footings must be designed for future multi-function poles.</p> <p><i>Condition reason: Lighting must comply with relevant Australian Standards.</i></p>
6.	Public Street Lighting Design <p>All Public Street Lighting is to be vested in Council as a public asset. As such, the lighting must be designed with separate servicing conduit and metered electrical supply. Light pole footings must be designed for future multi-function poles.</p> <p><i>Condition reason: Public lighting assets shall be dedicated to Council.</i></p>
7.	Remediation Action Plan <p>Development shall take place in accordance with the submitted Remediation Action Plan prepared by Douglas Partners, reference 92269.02 and dated May 2019, except as modified by Council and/or any conditions of this consent.</p> <p>Note: Consent to DA 2023/785 for the bulk earthworks requires completion of these works.</p> <p><i>Condition reason: To ensure the site is made suitable for the intended use in accordance with the requirements of SEPP (Resilience and Hazards) 2021</i></p>
8.	Completion of Bulk Earthworks <p>Where works under this consent are to be undertaken in conjunction with bulk earthworks approved in the consent to DA 2023/785, such works are to be undertaken in accordance with the conditions of consent to DA 2023/785.</p> <p><i>Condition Reason: This consent has been assessed on the basis of site levels being in accordance with the levels approved in the bulk earthworks development consent.</i></p>
9.	Subdivision to be Undertaken in Stages <p>This consent allows the approved subdivision to be undertaken in stages generally in accordance with the approved Plan of Subdivision Stages 2A-1 to 2A-5.</p> <p>Subdivision works for each stage may be undertaken in conjunction with the bulk earthworks approved in DA/2023/785 subject to compliance with the conditions of consent to DA/2023/785.</p> <p><i>Condition Reason: This consent has been assessed on the basis of site levels being in accordance with the levels approved in the bulk earthworks development consent.</i></p>
10.	Waste Storage and Processing

	All waste shall be managed in accordance with the approved Waste Management Plan.
	<i>Condition reason: To ensure that waste is appropriately managed during all stages of the development.</i>
11.	<p>General Terms of Approval - NSW Rural Fire Service</p> <p>General</p> <p>1. The development proposal is to generally comply with the following plans/documents except where amended by the conditions of this Bush Fire Safety Authority (ref DA20231115005183-S38-3) dated 3 January 2025. The conditions are replicated below.</p> <ul style="list-style-type: none"> • The plan titled Proposed Plan of Subdivision by SMEC ref: 300178155.20.P01-01 • Bushfire IPA alternate solution Addendum Letter by Peterson Bushfire dated 6/12/2024 • Wilton Green Combined Street Tree and Lot Tree Planting plans by Group GSA ref:A210144 dated 5/12/2024 <p>Asset Protection Zones</p> <p><i>The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.</i></p> <p>2. Before the issue of a subdivision certificate, a 13m APZ is to be provided along the western interface of the subdivision measured from the commencement of landscaping along the western edge of the perimeter road and western edge of pathway around to embankment of both basins (refer to Figure 1 of Peterson Bushfire addendum letter dated 6th December 2024). The 13m APZ must be managed as an inner protection area in accordance with Appendix 4.1.1 of Planning for Bush Fire Protection 2019.</p> <p>3. Before the issue of a subdivision certificate, a 24m APZ is to be provided along the southern interface of the subdivision measured from the boundary of the subject land (refer to Figure 1 of Peterson Bushfire addendum letter dated 6th December 2024). The 24m APZ must be managed as an inner protection area in accordance with Appendix 4.1.1 of Planning for Bush Fire Protection 2019.</p> <p>4. Landscaping across the subdivision is to comply with the Landscape Architecture Package by Group GSA ref: A210144 dated 5/12/2024. To this end, the following landscape elements are required:</p> <ul style="list-style-type: none"> • The area identified 'IPA 15%' zone is to have landscaping comply with the specifications listed in Table 1 of Peterson Bushfire addendum letter dated 6th December 2024 • The area identified 'OPA 40%' zone is to have landscaping comply with the specifications listed in Table 1 of Peterson Bushfire addendum letter dated 6th December 2024 • Specific landscaping design for bushfire protection does not apply to the park <p>5. At the issue of subdivision certificate, a section 88B easement under the Conveyancing Act 1919 is to be created. The easement is to ensure that for a minimum of 50 metres to the north of proposed Stage 2A (Stages 2A-E) into the area identified as future stage 2 is managed as an APZ. The instrument may be lifted upon commencement of any future proposed development on the adjoining land, but only if the bush fire hazard is removed as part of the proposal. The name of authority empowered to release, vary, or modify any instrument must be Wollondilly Shire Council.</p> <p>Access – Public Roads</p> <p><i>The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.</i></p>

	<p>6. Before the issue of a subdivision certificate, access roads must comply with the following general requirements of Table 5.3b of <i>Planning for Bush Fire Protection 2019</i> and the following:</p> <ul style="list-style-type: none"> • subdivisions of three or more allotments have more than one access in and out of the development; • traffic management devices are constructed to not prohibit access by emergency services vehicles; • maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient; • all roads are through roads; • dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end; • where kerb and guttering are provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; • where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access must be provided to an alternate point on the existing public road system; • one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression; • the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating; • hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; • hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning; and • there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available. <p>7. Before the issue of a subdivision certificate, perimeter roads must comply with the general requirements of Table 5.3b of <i>Planning for Bush Fire Protection 2019</i> and the following:</p> <ul style="list-style-type: none"> • are two-way sealed roads; • minimum 8m carriageway width; • parking is provided outside of the carriageway width; • hydrants are located clear of parking areas; • are through roads, and these are linked to the internal road system at an interval of no greater than 500m; • curves of roads have a minimum inner radius of 6m; • the maximum grade road is 15 degrees and average grade of not more than 10 degrees; • the road crossfall does not exceed 3 degrees; and • a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. <p>8. Before the issue of a subdivision certificate, non-perimeter roads must comply with the general requirements of Table 5.3b of <i>Planning for Bush Fire Protection 2019</i> and the following:</p> <ul style="list-style-type: none"> • minimum 5.5m carriageway width; • parking is provided outside of the carriageway width; • hydrants are located clear of parking areas;
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	<ul style="list-style-type: none"> • roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m; • curves of roads have a minimum inner radius of 6m; • the road crossfall does not exceed 3 degrees; and • a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. <p>Water and Utility Services</p> <p><i>The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.</i></p> <p>9. Before the issue of a subdivision certificate, the provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of <i>Planning for Bush Fire Protection 2019</i>:</p> <ul style="list-style-type: none"> • reticulated water is to be provided to the development where available; • fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005; • hydrants are not located within any road carriageway; • reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads; • fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005; • all above-ground water service pipes are metal, including and up to any taps; • where practicable, electrical transmission lines are underground; • where overhead, electrical transmission lines are proposed as follows: <ul style="list-style-type: none"> o lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and o no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines. • reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used; • reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used; • all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; • connections to and from gas cylinders are metal; polymer sheathed flexible - gas supply lines are not used; and • above-ground gas service pipes are metal, including and up to any outlets. <p><i>Condition reason: To ensure compliance with the Approval issued by the relevant external agencies.</i></p>
12.	<p>General Terms of Approval - Subsidence Advisory NSW</p> <p>The development shall be constructed, completed and managed in accordance with and comply with the requirements of Subsidence Advisory NSW General Terms of Approval (GTAs), reference TSUB23-00394, and dated 30 November 2023. The conditions are replicated below:</p> <p>GENERAL Plans, Standards and Guidelines</p>

	<ol style="list-style-type: none"> 1. These General Terms of Approval (GTAs) only apply to the development described in the plans and associated documentation relating to DA/2023/1020/1 and provided to Subsidence Advisory NSW. Any amendments or subsequent modifications to the development renders these GTAs invalid. 2. This approval expires 5 years after the date the approval was granted if building, engineering or construction work relating to the application has not physically commenced on the land. <p>POST CONSTRUCTION</p> <ol style="list-style-type: none"> 3. Certification of Works <p>Upon completion of construction, submit certification from a qualified builder or certifier that confirms construction is in accordance with the plans approved by Subsidence Advisory.</p> <p><i>Condition reason: To ensure compliance with the Approval issued by the relevant external agencies.</i></p>
13.	<p>TfNSW Concurrence Conditions: section 2.99 of State Environmental Planning Policy (Transport and Infrastructure) 2021</p> <p>Guidelines</p> <ol style="list-style-type: none"> 1. The applicant must comply with the requirements of T HR CI 12090 ST Airspace and External Developments (Link: https://www.transport.nsw.gov.au/industry/asset-standards-authority/find-a-standard/airspace-and-external-developments-1) and Development Near Rail Corridors and Busy Roads- Interim Guidelines (Link development-near-rail-corridors-and-busy-roads-interim-guideline-2008.ashx (nsw.gov.au)). Please note that <i>State Environmental Planning Policy (Infrastructure) 2007</i> referred in the above documents has been superseded by <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>. <p>Access to the rail land</p> <ol style="list-style-type: none"> 2. The applicant must not and, must ensure its employees and all other persons do not, enter any parts of the rail land at all times unless otherwise permitted in writing in advance. <p><i>Reason for condition</i> Lot 101 DP 1232553 is immediately adjacent to the rail corridor. As such, it is essential that any proposed access to the rail land must be permitted in advance.</p> <p>Noise & Vibration</p> <ol style="list-style-type: none"> 3. The proposed development is to comply with the deemed-to-satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines". <p><i>Reason for condition</i> The proposed subdivision lots will be occupied as residential lots in the near future. If the railway line does become operational in the future, rail noise and vibration should be considered for the proposed residential lots. It is essential to maintain the acoustic amenity of the future occupants of the residential properties.</p> <p>Prior to issue of subdivision works certificate or prior to the commencement of any works</p> <p>Excavation in, above, below, and adjacent to rail corridors</p> <ol style="list-style-type: none"> 4. Prior to the issue of the Subdivision Works Certificate, or prior to commencement of any works, whichever is the earlier, the applicant shall provide updated information about the location and depth of any excavation works.

If there is any excavation greater than 2m in depth, the applicant shall provide a geotechnical report (specifically developed to address the integrity of the nearby rail corridor) prepared by qualified Geotechnical and Structural Engineers to the satisfaction of **UGLRL** demonstrating that the proposed works will not have a negative impact on the rail corridor and associated rail infrastructure.

The applicant must consult and obtain written approval from **UGLRL** stating that this condition has been satisfied.

Reason for condition

Information provided including additional information uploaded to portal does not provide clear information on the depth and distance of the excavation activities near the rail corridor. Some information about retaining walls were also provided, however, the documents do not provide the location, depth, and distance of the excavation activities from the rail corridor.

If the excavation depth of any earthworks activities within 25m from rail corridor proposed by DA/2023/1020/1 is greater than 2m then there is a need to ensure that the works do not have any adverse impacts on the rail corridor and rail infrastructure due to the proposed development.

Landscaping & Planting Design

5. Prior to the issue of the Subdivision Works Certificate or commencement of any works, the applicant shall provide the final landscaping and planting plan demonstrating measures to ensure compliance with this condition and must be prepared to the satisfaction of UGLRL on behalf of TfNSW.

The applicant must consult and obtain written approval from UGLRL stating that this condition has been satisfied.

Reason for condition

The Appendix 6 *Landscape Architecture Package* depicts landscaping activities near the rail corridor. The document does include detailed information regarding the potential impact on the rail corridor. There is a need to ensure that the roots and foliage of trees being planted beside the rail corridor do not have an impact on the rail corridor, rail infrastructure or rail operation (if the rail corridor becomes operational).

It is essential for TfNSW and UGLRL to be satisfied that the proposal does not have any adverse impacts on the rail land, infrastructure and future operations.

Stormwater Management

6. Prior to the commencement of any works, the applicant must provide **UGLRL** and **TfNSW** with written confirmation and evidence that the post-development flow rate and velocity into the rail corridor are no more than the pre-development flow rate and velocity. The Applicant must also ensure that all drainage from the development is adequately disposed of and managed and not allowed to be discharged into the railway corridor unless prior written approval has been obtained from **UGLRL** on behalf of **TfNSW**. In addition, the applicant shall provide outlet details of the proposed future drainage to UGLRL.

The applicant must consult and obtain written approval from UGLRL stating that this condition has been satisfied.

Reason for condition

The plans provided indicate that the stormwater outflow from Basin C and Basin D would discharge into the Maldon-Dombarton rail corridor.

A stormwater management plan of the development, which includes the any discharge of water into railway corridor, and details of any stormwater outlets would provide evidence to ensure that the development has no adverse impact on the rail corridor.

It is essential for TfNSW and UGLRL to be satisfied that the proposal does not have any adverse impacts on the rail land and rail infrastructure.

Fencing

7. Prior to the issue of the Subdivision Works Certificate, appropriate fencing is to be installed or maintained between Lot 101 DP 1232553, and the rail corridor in accordance with the relevant CRN civil standards relating to Boundary Fences including CRN CS 510 (standard) ([BOUNDARY FENCES \(sitecorecloud.io\)](#)), CRN CM 511 Boundary Fences (manual) ([BOUNDARY FENCES \(sitecorecloud.io\)](#)), and CRN CP 511 Boundary Fences (specification) ([Boundary Fences \(sitecorecloud.io\)](#)) to prevent unauthorised access. Before commencing any fencing work (either new installation, upgrade, or renewal), the applicant must provide fencing design/site plans to **UGLRL** and **TfNSW** for approval. The applicant is advised to contact **UGLRL**'s third-party works via thirdpartyworks@uglregionallinx.com.au for more information

Reason for condition

The fencing along the rail corridor is essential to prevent unauthorised entry and ensure safety.

Survey

8. Prior to commencement of any works the applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of **UGLRL** on behalf of **TfNSW**.

Reason for condition

It is essential for TfNSW to obtain a survey to confirm that the development does not encroach onto the rail land.

During construction

9. Cranes and Equipment

1. If required, the applicant must submit an application to UGLRL and TfNSW prior to any use of cranes and equipment (Equipment) in the air space over the rail corridor.
2. The applicant is required to provide a safety assessment of the works necessary for the development assessing any potential impact or intrusion on the Danger Zone (as defined in the [UGLRL Network Rules and Procedures](#) and that any works are undertaken by a qualified Protection Officer.
3. The use of Equipment must be in accordance with the AS 2550 series of Australian Standards, Cranes, Hoist and Winches, including AS2550 15-1994 Cranes – Safe Use - Concrete Placing Equipment.

Reason for condition

If such equipment is required to be used in the air space over the rail corridor or adjacent rail land other than the leased premises, the applicant must submit an application to UGLRL for its endorsement and TfNSW's approval in advance. The applicant is advised to contact UGLRL's Third-party works team via thirdpartyworks@uglregionallinx.com.au for more information in this regard.

14.

NPWS Requested Conditions – Letter dated 7 February 2025

- a) No access to, or development encroachment is permitted on land reserved as Upper Nepean State Conservation Area under the National Parks and Wildlife Act 1974.
- b) If access to the Upper Nepean State Conservation Area is required during the construction phase, authorisation under the National Parks and Wildlife Act 1974 must be obtained via written request directed to the NPWS Manager, Hawkesbury- Nattai Area via the Area’s mailbox at npws.hawkesburynattai@environment.nsw.gov.au
- c) The Construction Environmental Management Plan (CEMP) as prepared for development construction is to specify and maintain construction buffers to adequately manage the interface with Upper Nepean State Conservation Area to prevent unauthorised access, damage, or encroachment.
- d) The CEMP as prepared for construction is to establish and maintain:
 - i. Upper Nepean State Conservation Area interface-specific section containing direct safeguards and mitigation measures to protect and conserve the reserve and its values. Consultation with NPWS is required on the draft CEMP section prior to Construction commencing on the boundary.
 - ii. operational access to the Upper Nepean State Conservation Area throughout the construction phase.
 - iii. Upper Nepean State Conservation Area specific Erosion and Sediment Control Subplan (ESCP) to manage interface impacts and apply mitigations measures to protect the values of NPWS estate. The ESCP is to accord with the ‘blue book’ Managing Urban Stormwater soils and construction Volume 1 4th ed | NSW Environment and Heritage and the “white book” Books 1-3 - International Erosion Control Association.
- e) The CEMP as prepared for construction is to establish and maintain temporary and final security/koala fence (and gate/s) to ensure restricted access to the Upper Nepean State Conservation Area, and the Special Area (Water Supply). Fencing installation and operation is to accord with:
 - i. Upper Nepean State Conservation Area Plan of Management | NSW Environment and Heritage (DPIE, 2020) to ensure protection and conservation of natural and cultural values.
 - ii. Conservation Action Plan for the Koala (*Phascolarctos cinereus*) (NPWS 2023) for the protection of the Asset Of Intergenerational Significant as declared under section 12A of the National Parks and Wildlife Act 1974
 - iii. Wilton Koala Plan of Management (EMM, 2020), and the prescribed actions for the interface and Upper Nepean State Conservation Area management area.
 - iv. Special Areas Strategic Plan of Management 2015 | NSW Environment and Heritage (Water NSW & OEH, 2015), ensuring the development will not affect operational management of the land.
- f) The CEMP as prepared for construction is to establish and maintain interpretive and regulatory signage at key points along the fence during construction and as final signage. Signage is to be in place prior to subdivision certification and must be designed in consultation with NPWS and WaterNSW.
- g) Construction must not result in fire trail closure or fire egress restrictions. Access to Upper Nepean State Conservation Area is to be maintained during construction for emergency and park management purposes. If access is disrupted alternative access arrangements are to be negotiated with the NPWS Manager, Hawkesbury- Nattai Area, contact is via npws.hawkesburynattai@environment.nsw.gov.au

	<p>Note: It remains an offence to close a designated fire trail under Division 7, Part 3B of the NSW Rural Fires Act 1997.</p> <p>h) All Bushfire Protection requirements are contained entirely within the Development Area. No encroachment of asset protection provisions or assumptions on future management are to apply to the Upper Nepean State Conservation Area – management is limited to provisions as set out in the Upper Nepean State Conservation Area Fire Management Strategy Environment and Heritage.</p> <p>i) Development is not to impede or restrict the delivery of the Upper Nepean State Conservation Area restoration actions as set under the adopted Upper Nepean State Conservation Area Plan of Management (DPIE, 2020) or the Conservation Action Plan - Koala, <i>Phascolarctos cinereus</i> (NPWS, 2023) as implemented by the National Parks and Wildlife Service or the greater Department of Climate Change, Energy, the Environment and Water (NSW).</p> <p>j) The CEMP as prepared is to contain Hygiene protocols are observed for all construction works on the interface of the Upper Nepean State Conservation Area, as per the NSW Saving Our Species Hygiene guidelines (nsw.gov.au) (DPIE, 2020). These are to form part of the CEMP site-specific measures for the Upper Nepean State Conservation Area.</p> <p>k) The CEMP as prepared is to contain an environmental monitoring program, to ensure compliance with environmental health, and regulatory requirements set for the Upper Nepean State Conservation Area.</p> <p>i) Manage light spill impacts to Upper Nepean State Conservation Area by ensuring all future street lighting within the development areas accords with, or improves upon the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023).</p> <p><i>Reason for condition: Ensure recognition and protection of the SCA, prioritising the conservation outcomes for the koala Phascolarctos cinereus subject to the South East Wilton Koala Plan of Management and as an Asset of Intergenerational Significance under Part 12A of the NPW Act.</i></p>
15.	<p>Heritage NSW – Aboriginal Heritage Impact Permit No. 4642</p> <p>All works must be undertaken in accordance with the Aboriginal Heritage Impact Permit No.4642 dated 10 September 2020.</p> <p><i>Reason for condition: Ensure works are carried out in accordance with the requirements of the NPW Act.</i></p>
16.	<p>Sydney Water – Letter dated 20 December 2023</p> <p><u>Prior to the issue of a Subdivision Certificate:</u> Section 73 Compliance Certificate</p> <p>1. A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extension, adjustment or connection to our mains. Make early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an occupation or subdivision certificate will be issued.</p> <p>Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.</p> <p>Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.</p> <p><u>Prior to the issue of a Subdivision Works Certificate:</u></p>

	<p>Subdivision Works Approval</p> <p>2. The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply. Sydney Water recommends developers apply for Subdivision Works Approval early as to reduce unnecessary delays to further referrals or development timescales.</p> <p><i>Reason for condition: To ensure servicing of the development in accordance with the requirements of Sydney Water.</i></p>
17.	<p>WaterNSW</p> <ul style="list-style-type: none"> • WaterNSW unrestricted access to the Special Areas using the public road through Stage 1 that ties into Stage 2A via proposed Road 01 (Sheet 06; Dwg 105 Rev C; Civil Engineering Design) shall be maintained at all times, noting earthworks are proposed for this area. • Any incidents in relation to Sydney drinking water infrastructure, Special or Controlled Areas and assets must be reported as a matter of urgency to WaterNSW's Incident Notification number 1800 061 069 (24 hour service). • No stormwater exceeding existing levels shall enter the Metropolitan Special Area from the development site. • Effective erosion and sediment controls shall be installed prior to any construction activity. The controls shall be regularly maintained and retained until works have been completed and the ground surface stabilised or groundcover re-established. • Prior to works commencing, appropriate boundary identification (such as temporary construction fencing) shall be installed along the entire length of the development's boundary with the Metropolitan Special Area and shall be maintained throughout the construction period. <p><i>Reason for condition: To ensure servicing of the development in accordance with the requirements of WaterNSW.</i></p>
18.	<p>Endeavour Energy – Notification dated 15 November 2023</p> <p>Conditions</p> <p><u>Asset Planning</u></p> <p>1. Applicants should not assume adequate supply is immediately available to facilitate their proposed development.</p> <p><u>Before You Dig</u></p> <p>2. Before commencing any underground activity the applicant must obtain advice from the Before You Dig service.</p> <p><u>Look up and Live</u></p> <p>3. Before commencing any activity near overhead power lines, the applicant must obtain advice from the Look Up and Live service.</p> <p><u>Network Access</u></p> <p>4. Access to the electricity infrastructure may be required at any time particularly in the event of an emergency</p> <p><u>Network Asset Design</u></p> <p>5. Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.</p> <p><u>Network Connection</u></p> <p>6. Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.</p> <p>Advice</p> <p><u>Bush Fire</u></p> <p>Risk needs to be managed to maintain the safety of customers and the communities served by the network</p> <p><u>Contamination</u></p>

	<p>Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.</p> <p><u>Demolition</u> All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.</p> <p><u>Earthing</u> The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.</p> <p><u>Easement Management</u> Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.</p> <p><u>Emergency Contact</u> Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.</p> <p><u>Protected Works</u> 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).</p> <p><u>Prudent Avoidance</u> Development should avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise.</p> <p><u>Public Safety</u> Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure</p> <p><u>Removal of Electricity</u> Permission is required to remove service / metering and must be performed by an Accredited Service Provider.</p> <p><u>Safety Clearances</u> Any building or structure must comply with the minimum safe distances / clearances for the applicable voltage/s of the overhead power lines.</p> <p><u>Sustainability</u> Reducing greenhouse gas emissions and helping customers save on their energy consumption and costs through new initiatives and projects to adopt sustainable energy technologies.</p> <p><u>Vegetation Management</u> Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.</p>
	<p><i>Reason(s) for Conditions</i></p> <ul style="list-style-type: none"> • <i>There is an easement for 11,000 volt / 11 kilovolt (kV) high voltage overhead power lines immediately adjacent to the site.</i> • <i>All encroachments, activities and / or works (including subdivision) whether temporary or permanent within or affecting an easement, restriction, right of access or protected works (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project and even if not part of the Development Application) need to be referred to Endeavour Energy's Easements Officers for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities.</i> • <i>For further information please refer to the attached copies of Endeavour Energy's:</i> <ul style="list-style-type: none"> o <i>General Restrictions for Overhead Power Lines.</i> o <i>Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.</i> • <i>The minimum required safety clearances and controls for building and structures (whether temporary or permanent) and working near overhead power lines must be maintained at all times. If there is any doubt whatsoever regarding the safety clearances to the overhead power lines, the applicant will need to have the safety clearances assessed by a suitably qualified electrical engineer / Accredited Service Provider (ASP).</i> • <i>Even if there is no issue with the safety clearances to the building and structures, consideration must be given to WorkCover (now SafeWork NSW) 'Work Near Overhead Power Lines Code of Practice 2006' e.g. ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts</i>

/ 132 kilovolt (kV) and includes the following requirements for work near low voltage overhead power / service lines.

TABLE 4

Approach distances for work near low voltage overhead service lines

Ordinary Persons (m)				
Hand held tools	Operation of crane or mobile plant	Handling of metal materials (Scaffolding, roofing, guttering, pipes, etc)	Handling of non-conductive materials (Timber, plywood, PVC pipes guttering, etc)	Driving or operating vehicle
0.5	3.0	4.0	1.5	0.6

- To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.
- An extension or augmentation of the existing electricity distribution network will be required. Whilst there are distribution substations in the area which are likely to have some spare capacity, it is not unlimited and will not be sufficient to provide for the additional load from the proposed development.
- Other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. However, the extent of any works required will not be determined until the final load assessment is completed.
- Endeavour Energy's network asset design policy is generally to progressively underground all new urban developments. All new cabling / reticulation infrastructure must be of an underground construction type. Where existing overhead construction is present on or in proximity of the site, it may require undergrounding as the development proceeds.
- Any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling not located within a public road / reserve) with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines For Network Connection'.
- Generally, it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. If the substation does not comply with Endeavour Energy's standards, the applicant must request a dispensation.
- For further information please also refer to the attached copies of Endeavour Energy's:
 - Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
 - Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.
- The planting of large / deep rooted trees near electricity infrastructure is opposed by Endeavour Energy. Existing trees which are of low ecological significance in proximity of electricity infrastructure should be removed and if necessary replaced by an alternative smaller planting. The landscape designer will need to ensure any planting near electricity infrastructure achieves Endeavour Energy's vegetation management requirements.
- No planting of trees is allowed in the easement for a padmount substation. Screening vegetation around a padmount substation should be planted a minimum distance of 800mm plus half of the mature canopy width from the substation easement and have shallow / non-invasive roots. This is to avoid trees growing over the easement as falling branches may damage the cubicle and tree roots the underground cables. All vegetation is to be maintained in such a manner that it will allow unrestricted access by electrical workers to the substation easement all times.
- The Remediation Action Plan includes the following.

Hydrocarbon and nickel impacted surface soils associated with timber power poles

19.

APA Group letter dated 28 November 2023

1. No Improvements within Easement

Buildings, structures, roadway, pavement, pipeline, cable, fence or any other improvement on or under the land within the gas transmission pipeline easement must not be constructed without prior consent in writing from APA. No structure or vegetation will be permitted on the easement that prohibits maintenance of line of sight along the pipeline easement.

2. Landscape Plans

Prior to the development commencing for any stage which includes the gas transmission pipeline easement, landscape plans depicting any planned landscaping, including the planting of vegetation, species details, surface treatments, furniture, structures or improvements on or

	<p>immediately abutting the gas transmission pipeline easement must be submitted to and approved by the Council. A three metre minimum clearance between the pipeline and any vegetation with a mature height greater than 0.5 metres must be maintained. Council will seek the view of the APA in this matter.</p> <p>3. Third Party Works Authorisation Prior to the commencement of any works within the transmission gas pipeline easement, the proponent must obtain a third party works authorisation from APA. This will require the submission of detailed engineering plans. Works within the easement must comply with any conditions attached to a third party works authorisation.</p> <p>4. Services The design of any infrastructure services shall minimise encroachment on the gas pipeline easement. Any application for an APA permit for an easement crossing will be required to demonstrate that an alternative route, avoiding the easement, is not feasible.</p> <p>5. Delineation of Easement Prior to commencement and during the course of any construction activities the gas transmission pipeline easement is to be clearly delineated with temporary fencing, with signage at intervals of no more than 50m warning of the presence of a high pressure gas transmission pipeline. Gaps in the fencing may be maintained at the agreed road crossing points. Temporary fencing must be provided and paid for by the applicant.</p> <p>6. Subdivision Certificate Prior to release of a subdivision certificate, Council must seek confirmation from APA that the applicant has complied with all the conditions imposed by APA. If the subdivision is staged this condition only applies to those stages including works and which are relevant to APA's conditions.</p> <p><i>Reason for condition: Minimise adverse environmental impacts and protect the public from health and safety risks resulting from operation of high pressure gas transmission pipelines by monitoring the pipeline corridor and a broader area within which APA are required to consider land use changes and development and to assess what such changes means to the risk profile of the high pressure gas transmission pipelines</i></p>
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BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE	
Condition	
20.	<p>Validation Report</p> <p>Before the issue of a Subdivision Works Certificate, the nominated certifier must ensure the subdivision works certificate plans and specifications include a validation report prepared by a suitably qualified Contaminated Land Consultant which demonstrates;</p> <ol style="list-style-type: none"> Compliance with the approved Remediation Action Plan (RAP); That the remediation acceptance criteria (in the approved RAP) have been fully complied with; That all remediation works undertaken comply with the contaminated lands planning guidelines, Contaminated Lands Management Act 1997 and Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021; <p>And includes:</p> <ol style="list-style-type: none"> A 'Notice of Completion of Remediation Work' as required under section 4.15 of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021; and A statement confirming that the site following remediation of contamination is suitable for the intended use. <p><i>Condition reason: To ensure the site is suitable for the intended use in accordance with the requirements of SEPP (Resilience and Hazards) 2021.</i></p>

21.	<p>Design Verification Statement: General Terms of Approval, Concurrences and Consultation Authorities</p> <p>Before the issue of a Subdivision Works Certificate, the nominated certifier must ensure the subdivision works certificate plans and specifications include a Design Verification Statement in respect to the Subdivision Works Plans being compliant with the:</p> <ul style="list-style-type: none"> (g) General Terms of Approval of NSW Rural Fire Services. (g) General Terms of Approval of Subsidence Advisory NSW. (g) concurrence conditions of Transport for NSW. (g) conditions required by NSW NPWS. (g) conditions required by Sydney Water. (g) conditions required by Endeavour Energy. (g) conditions required by APA Group. <p>The Principal Certifier must be satisfied that the Design Verification Statement has adequately addressed all matters.</p> <p><i>Condition Reason: To ensure the design of the subdivision works incorporates the requirements of authorities.</i></p>
22.	<p>Adjustment to Subdivision: Compliance with Requirements of APA</p> <p>Before the issue of the Subdivision Works Certificate, a 3m minimum clearance between the APA and any vegetation with a mature height greater than 0.5m. To achieve this without loss of planting shown in the Landscape Plan, Road 01 is to be shifted 0.5m to the south and proposed lots bounded by Roads 01 and 03 are to be reduced in size to accommodate this adjustment.</p> <p><i>Condition Reason: To ensure the design of the subdivision works incorporates the requirements of authorities without loss of planting opportunity approved in the Landscape Plan.</i></p>
23.	<p>Demonstration that Lots 354 to 358 will be Accessible and Serviceable</p> <p>Before the issue of the Subdivision Works Certificate, the plans are to provide for:</p> <ul style="list-style-type: none"> • A minimum width of right of way of 6m serving lots 354 to 358, • Demonstration of the ability for vehicles to enter and exit the right of way in a forward direction without encroaching beyond the boundaries of the right of way, • The placement of concrete pads within the road reserves of Road 05 and 17 for the placement of garbage bins on collection day. The space is to be based on the maximum number of bins collected on the same day, <p>The plans shall demonstrate these requirements are able to be achieved without impact on street tree planting, or other design requirements of the subdivision.</p> <p><i>Condition Reason: To ensure the design of the subdivision works incorporates adequate access and space for waste collection services without loss of planting opportunity approved in the Landscape Plan or impacting on other design requirements.</i></p>
24.	<p>Subdivision Works Certificate Plans to Demonstrate Integration of Infrastructure Locations and Design Details</p> <p>Before the issue of the Subdivision Works Certificate, the plans are to show the location of substation padmounts, electricity kiosks, and sewer manholes adjacent corner lots and demonstrate they are located without impact on the location of WSUD facilities in the road reserve, driveway access crossings, and street tree planting.</p> <p><i>Condition Reason: To ensure the design of the subdivision works incorporates the requirements of authorities without impact on WSUD facilities, lot accesses or street tree planting.</i></p>
25.	<p>Salinity – in accordance with approved report</p> <p>Before the issue of a Subdivision Works Certificate, the nominated certifier must ensure the subdivision works certificate plans and specifications include sufficient evidence to satisfy the certifier that the plans for the subdivision works application incorporate the recommendations contained in the approved Salinity Assessment Report and Management Plan (Douglas Partners, 19/04/2018)</p> <p><i>Condition reason: To ensure the development is completed in accordance with the Salinity Management Plan</i></p>

Smart Cities Facilities Review

Before the issue of a Subdivision Works Certificate, written advice prepared by Wollondilly Shire Council's Manager Development Services, Planning demonstrating that a **Smart Cities Facilities Review** has been undertaken. Evidence must be provided, to the satisfaction of the nominated accredited certifier, that comments and recommendations from the review have been incorporated in the final design plans for issue of the Subdivision Works Certificate.

To facilitate the review process, the person or entity having the benefit of this consent must submit plans to the Manager that include the following considerations and details:

- (1) To ensure the public road system meets the Smart Cities infrastructure requirements of Wollondilly Shire Council, road infrastructure must be provided that is capable of delivering:
 - a. safe road and transport system,
 - b. Lowest costs over the asset life cycle,
 - c. Provision for real-time data collection,
 - d. Provision for real-time motorist advisory systems,
 - e. Provision for future asset management and control systems.
- (2) Provision is to be made for access to quality high speed internet at time of lot registration to ensure residents have immediate access to quality internet. This would be over and above standard NBN pit and pipe condition and might necessitate a third-party provision of internet to the estate until ultimate NBN connections are provided.
- (3) Provision is to be made for a dedicated internet/fibre connection point to each of the future local parks within the development.
- (4) Undertake a network cellular connectivity and coverage assessment and demonstrate that future residents will have access to high quality cellular network based on existing infrastructure from at least two different providers. Should suitable coverage not be available prior to the release of a Subdivision Certificate, the developer must make allowance for future network augmentation (subject to separate future approvals) which might include provision or space for future towers/telecommunications infrastructure.
- (5) Engage with key telecommunications providers and Western Sydney City Deal 5G pilot to understand likely asset requirements for emerging 5G services and understand what land/asset requirements may be required to ensure the efficient delivery of future 5G infrastructure and make spatial allowances where required for future infrastructure.
- (6) Additional passive telecommunications conduit must be provided as detailed in NSW Digital Infrastructure Technical Report Western Parkland City (DOC21/94178) & P5 pits must be provided to each street light column (and other Street Assets such as Traffic Light Poles, Bus Shelters etc.). Detailed, digital as constructed data is to be provided for all underground pit and pipe assets to agreed quality (AS 5488: Classification of Subsurface Utility Information (SUI)).
- (7) To ensure street lighting and other forms of public lighting meet the Smart Cities infrastructure requirements of Wollondilly Shire Council, lighting must be provided that is capable of delivering:
 - a. A safe and connected community,
 - b. Energy efficient lighting,
 - c. Low light pollution and nuisance,
 - d. Low maintenance,
 - e. Lowest costs over the asset life cycle,
 - f. Provision for future management and control systems,
 - g. Provision for future multi functionality in street poles and servicing conduits.

	<p>(8) All Public Lighting is to be vested in Council as a public asset. As such, the lighting must be designed with separate servicing conduit and electrical supply. Light pole footings must be designed for future multi-function poles.</p> <p>(9) To ensure stormwater management infrastructure meets the Smart Cities infrastructure requirements of Wollondilly Shire Council, stormwater quality and quantity infrastructure must be provided that is capable of delivering:</p> <ol style="list-style-type: none"> A safe community, Provision for real-time monitoring, Low maintenance, Lowest costs over the asset life cycle, Provision for future management and control systems.
	<p><i>Condition reason: To ensure implementation of the latest technology provisions and infrastructure are provided for future residents.</i></p>
27.	<p>Amended Recreational Facilities Plan</p> <p>Before the issue of a Subdivision Works Certificate associated with the embellishment works for the proposed local park, written advice prepared by Wollondilly Shire Council's Manager Parks and Recreation demonstrating that a Recreational Facility Review has been undertaken. Evidence must be provided, to the satisfaction of the nominated accredited certifier, that comments and recommendations from the review have been incorporated in the final design plans for issue of the Subdivision Works Certificate.</p> <p>To facilitate the review process, the person or entity having the benefit of this consent must submit plans to the Manager that include the following amendments:</p> <ol style="list-style-type: none"> Additional bin locations on eastern side of park, The FUSIONplay item does not provide a breadth of play value. Alternative features to be incorporated that provides the required breadth of play value. Basketball ring; replace Truline product with Hot Shots Sports Equipment Rotating Basketball Unit. <p>This condition is imposed in accordance with section 4.17(2) of the EPA Act 1979 as an ancillary aspect of the development. In accordance with Section 77 of the Regulation, no period is specified within which the amended plan is to be submitted, however, the Subdivision Works Certificate shall not be issued until written approval has been obtained.</p> <p><i>Condition reason: To ensure no discrepancies between the approved consent details and the subdivision works approval</i></p>
28.	<p>Amended Landscape Plan</p> <p>Before the issue of a Subdivision Works Certificate, written advice prepared by Wollondilly Shire Council's Manager Parks and Recreation demonstrating that a Public Landscape Review has been undertaken. Evidence must be provided, to the satisfaction of the nominated accredited certifier, that comments and recommendations from the review have been incorporated in the final design plans for issue of the Subdivision Works Certificate.</p> <p>To facilitate the review process, the person or entity having the benefit of this consent must submit plans to the Manager that include the following amendments:</p> <ol style="list-style-type: none"> All furniture to be surface mounted to concrete slabs (as opposed to sub surface installation method). Installation of steel edging to all mass planting beds adjoining turf or gravel mulched areas and where required. Specifications to be confirmed with Open Space Team Leader. No use of salvaged mulch onsite, all mulch is to be forest blend for landscaping

4. Replace feature tree listed as *Ficus rubignosa* as *Magnolia grandiflora* as indicated in the index.
5. Bin surrounds to have printed woodgrain aluminium slats not wooden slats.
6. circular seats to have composite timber slats, not hardwood.
7. futsal goal is to be secured into the ground so cannot be tipped over or moved.
8. Bins sensors are to be sourced from Smartsensor / Superfy.
9. Identify the understorey plants to be in blocks not random mix.
10. Turf in park is to be a buffalo species.
11. trees in turfed areas are to have steel rings and mulch surrounding them, diameter 1.2 – 1.5m, edge 200mm deep with not to be more than 50mm above ground.
12. For all street tree plantings adjacent to stormwater infrastructure replace the following deciduous trees; *Acer rubrum*, *Fraxinus pennsylvanica*, *Pyrus nivalis* and *Zelkova serrata* with *Backhousia myrtifolia*, *Elaeocarpus reticulatus*, *Podocarpus elatus* and *Buckinghamia celsissima*.
13. Swap *Acer rubrum* and *Fraxinus pennsylvanica* for *Toona ciliate* and *Liriodendron tulipifera* throughout the whole development.
14. Swap *Allocasuarina verticillata* with *Brachychiton populneus* for vegetation buffer to Hume Highway Boundary
15. Swap *Eucalyptus punctata* with *Eucalyptus sideroxylon* for vegetation buffer to Hume Highway Boundary
16. Add *Banksia marginata*, *Bursaria spinosa* and *Callistemon pinifolius* to the vegetation buffer to Hume Highway Boundary
17. For detention basin plantings:
 - (i) Swap *Angophora costata* with *Angophora floribunda*
 - (ii) Swap *Eucalyptus punctata* with *Eucalyptus amplifolia* or *Eucalyptus baueriana*
 - (iii) Swap *eucalyptus agglomerata* with *Eucalyptus elata*
 - (iv) Add *Acacia floribunda*, *Ficus coronata* and *Hakea salicifolia* to tree list
 - (v) Plant mix 1 – basin mix can be 50mm tubestock or hiko cells. Must include planting densities of at least 5 plants per m²
 - (vi) Plant mix 2 – batter mix to include all groundcover planting densities of at least 5 plants per m². Shrub densities to also be included at 1 per 1-2m².
 - (vii) In Plant mix 2 – batter mix, swap *Banksia spinulosa* and *Grevillea buxifolia* with *Leptospermum polygalifolium*, *Callistemon citrinus*, *Trema tomentosa*, and *Breynia oblongifolia*. Also include *Dianella caerulea* within the groundcovers for this mix.
18. Indicate root directing planters for street trees. To minimise future root damage to adjacent road infrastructure, all trees located within the road reserve must be installed with root guard, to a minimum depth of 600mm below surface level.
19. Show planting detail.
20. Specify mulch type in accordance with Council requirements.
21. Specify turf varieties in accordance with Council requirements.
22. Show maintenance requirements to Council's specifications.
23. Specify that there are to be no invasive grasses like kikuyu are to be adjacent bioretention basins without appropriate edging or pathways to separate areas.
24. A minimum of 300mm topsoil depth for all landscaped areas.
25. Trees not to be planted directly over curb drainage pits.
26. Trees not to be planted directly under street lights.
27. Turf variety to be specified for each area. No invasive grasses to be used adjacent sensitive environmental receivers, WSUD infrastructure or garden beds without appropriate edging or pathways to separate areas.

Koala Fencing

	<p>28. The design of Koala fencing shown in the Landscape Plans is to be amended to be in accordance with the <i>CPCP Koala Fencing Guidelines</i> and is to be proposed on all certified land adjacent to mapped koala corridors under the CPCP. Temporary koala-proof fencing will be acceptable during construction stages where permanent fencing installation is delayed. If koala fencing is not considered feasible to install at some locations due to site-specific conditions, the beneficiary of this consent is to collaborate with Council to agree on alternative measures consistent with Section 8.3.4.2.1 of the Wilton Development Control Plan.</p> <p><i>Note: Koala fencing is required to be installed prior to commencement of bulk earthworks approved under consent to DA/2023/785/1. This condition is intended to ensure the fencing is maintained throughout subdivision works and completed as permanent fencing prior to issue of the subdivision certificate</i></p> <p>Koala Signage</p> <p>29. Signposts are to be provided along the open space land and road reserve adjoining the Avoided Land. Signposts are to display educational signage about Koalas – the signage is to be designed to notify residents and visitors of the potential for koalas to be present within the conservation area, and to deter them from letting their dogs off leash within and around the Avoided Land.</p> <p>Heritage</p> <p>30. Inclusion of interpretative media about the Upper Canal System and the history of the area, in accordance with the recommendations of the Statement of Heritage Impact Report (Biosis, 29/08/2023).</p> <p>Written approval shall not be issued until the Open Space Team Leader is satisfied all the required amendments have been incorporated into the Landscape Plan and is consistent with the approved details.</p> <p>This condition is imposed in accordance with section 4.17(2) of the EPA Act 1979 as an ancillary aspect of the development. In accordance with Section 77 of the Regulation, no period is specified within which the amended plan is to be submitted, however, the Subdivision Works Certificate shall not be issued until written approval has been obtained.</p> <p><i>Condition reason:</i></p> <ul style="list-style-type: none"> 4 To ensure details of the landscaping provide for the use of safe materials and minimise maintenance costs. 4 Deciduous species swapped for other trees to minimise stormwater blockages during bulk leaf shed – deciduous trees are fine for parks or in front/year yards. 4 <i>Acer rubrum</i> and <i>Fraxinus pennsylvanica</i> have presented weedy tendencies – prefer not to have these planted. 4 Swapping for more appropriate local species suited to the planting conditions intended. Also requesting further design detail that will alleviate common issues. <p><i>Protection of koala corridors</i></p>
29.	<p>Irrigation of Street Trees with Recycled Water and Water Sensitive Urban Design</p> <p>Before the issue of a Subdivision Works Certificate, written advice prepared by Wollondilly Shire Council’s Manager Waste and Environmental Services demonstrating that a Public Irrigation Review has been undertaken. Evidence must be provided, to the satisfaction of the nominated accredited certifier, that comments and recommendations from the review have been incorporated in the final design plans for issue of the Subdivision Works Certificate.</p> <ul style="list-style-type: none"> (a) indicate how street trees will be directly connected to the recycled water network for irrigation. (b) indicate additional water sensitive urban design infrastructure in the form of kerb inlets with infiltration pits/trenches are to be implemented to support all street trees.

	<p>(c) a Street Tree Irrigation Report, for approval by Wollondilly Shire Manager of Waste and Environmental Services, on the use of recycle water irrigation within the public road reserve (including during works). The report must outline:</p> <ul style="list-style-type: none"> (i) The extent of irrigation network; (ii) Design and installation specifications; (iii) Control nodes / solenoids; (iv) Remote access and monitoring; (v) Irrigation outputs; (vi) Operating conditions and requirements; (vii) Maintenance and auditing schedule. <p>(d) Water Sensitive Urban Design Signage is required to provide the local community an understanding and appreciation of the water quality management on the development site. A minimum of 3 signs to the below specification are required. Signage design, location and materials must be approved by WSC prior to installation. Signs must be at least 900 x 600mm landscape format and include:</p> <ul style="list-style-type: none"> • A simple, stylised diagram of the water quality treatment process. • Information on the receiving waterway and local biodiversity this asset is protecting. • Relationship to other treatment measures upstream and downstream (if any). • If available, annual quantities of pollutants removed. • How the community can help maintain and improve water quality. • The WSC logo. <p>(e) Installation of IOT enabled water quality sensors and monitors at selected discharge points and provide details of a traditional monitoring</p> <p>Written approval shall not be issued until the Sustainability Officer is satisfied all the required amendments have been incorporated into the Civil Engineering Plans and is consistent with the approved details.</p> <p>This condition is imposed in accordance with section 4.17(2) of the EPA Act 1979 as an ancillary aspect of the development. In accordance with Section 77 of the Regulation, no period is specified within which the amended plan is to be submitted, however, the Subdivision Works Certificate shall not be issued until written approval has been obtained.</p> <p><i>Condition reason:</i> <i>To address Section 8.1.2.4 of the Wilton DCP which states 'Directly connect street trees to the recycled water network for irrigation.' This is an important component to further improve the health and resilience of the canopy as well as minimising the potential environmental impacts from wastewater treatment.</i> <i>To fulfil the objectives in the Wilton DCP regarding the 3.3.1 Water Cycle Management, and to ensure a resilient/healthy canopy within the development can be retained into the future under a changing climate.</i> <i>To ensure appropriate measures in place for street tree irrigation</i></p>
30.	<p>Weed Eradication and Management Plan</p> <p>Before the issue of a Subdivision Works Certificate, the nominated certifier must ensure the subdivision works certificate plans and specifications include a Weed Eradication and Management Plan, incorporating the following details, shall be prepared by a suitably qualified and experienced person(s), shall be submitted to the certifier for approval prior to the issue of the subdivision works certificate:</p> <p>(a) An inventory of all Noxious and Environmental weeds on the development site and a site plan indicating the weed infestations with reference to the species and degree of infestation (i.e., low, medium, high);</p>

	<p>(b) A treatment schedule in tabulated form, specifying for each species:</p> <ul style="list-style-type: none"> (i) The method of treatment (mechanical, herbicide use or cultural such as pasture improvement or grazing); (ii) The rates of application methods of all herbicide treatments; (iii) The primary control treatment to achieve a minimum 70% kill and a secondary control treatment to achieve a minimum 90% kill; and (iv) The timing of treatments. <p>(c) An annual weed maintenance program indicating the methods to be implemented to maintain a weed-free site;</p> <p>(d) Details of any methods of disposal of weed material;</p> <p>NOTE: If the suitably qualified and experienced person provides evidence to the satisfaction of certifier that the site is free of noxious or environmental weeds that evidence will be taken to satisfy this condition.</p> <p><i>Condition Reason: To ensure the proper management of weeds.</i></p>
31.	<p>Street Lighting Approval</p> <p>Before issue of a Subdivision Works Certificate, written evidence must be issued by Wollondilly Shire Council Manager Assets Transport and Engineering, to the Certifier's satisfaction, that an application has been submitted for a public lighting design brief for the Council owned public street lighting.</p> <p>This condition is imposed in accordance with section 4.17(2) of the EPA Act 1979 as an ancillary aspect of the development. In accordance with Section 77 of the Regulation, no period is specified within which the amended plan is to be submitted, however, the Subdivision Works Certificate shall not be issued until written approval has been obtained.</p> <p><i>Condition reason: To ensure street lighting is designed in accordance with Council's design requirements.</i></p>
32.	<p>Local Traffic Committee Approval</p> <p>Before the issue of a subdivision works certificate, written evidence must be issued by Wollondilly Shire Council Manager Assets Transport and Engineering, to the Certifier's satisfaction, that approval and endorsement has been granted by Local Traffic Committee for all regulatory traffic prescribed traffic devices as outlined in the stamped consent signage and linemarking plans. The certifier must be satisfied that the endorsed design and recommendations of the Local Traffic Committee have been included in the Subdivision Works Certificate plans and specifications.</p> <p>This condition is imposed in accordance with section 4.17(2) of the EPA Act 1979 as an ancillary aspect of the development. In accordance with Section 77 of the Regulation, no period is specified within which the amended plan is to be submitted, however, the Subdivision Works Certificate shall not be issued until written approval has been obtained.</p> <p><i>Condition reason: To ensure stormwater is disposed in accordance with Section D5 of the Wollondilly Shire Council design specification and the requirements of the Road Authority.</i></p>
33.	<p>Street Addressing Application</p> <p>Before the issue of a subdivision works certificate, written evidence must be provided, to the Certifier's satisfaction, that an application for additional street addresses has been submitted to Council in accordance with Section 5.2 of the NSW Address Policy.</p> <p><i>Condition reason: To ensure the development complies with the NSW Address Policy.</i></p>
34.	<p>Road Naming Application</p> <p>Before the issue of a subdivision works certificate, written evidence must be provided, to the Certifier's satisfaction, that an application to name all roads within the development (public and private) has been submitted to Council in accordance with Section 5.3 of the NSW Address Policy.</p> <p><i>Condition reason: To ensure the development complies with the NSW Address Policy.</i></p>

35.	<p>Environmental Controls – Erosion and Sediment Control Plan</p> <p>Before the issue of Subdivision Works Certificate, the nominated certifier must ensure the subdivision works certificate plans and specifications include a site specific Erosion and Sediment Control Plan prepared by a Certified Professional in Erosion and Sediment Control, to the satisfaction of the certifier, and prepared in accordance with:</p> <ul style="list-style-type: none"> (a) Council’s relevant Design and Construction Specifications, (b) the guidelines set out in the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the Blue Book) (as amended from time to time). <p><i>Condition reason: To ensure the works can be undertaken with appropriate environmental protections.</i></p>
36.	<p>Road intersection design</p> <p>Before the issue of a subdivision works certificate, the nominated certifier must ensure the construction certificate plans and specifications detail the following required amendments, being:</p> <ul style="list-style-type: none"> c) The intersection of Road 01 and Road 05, adjacent to lots 411 and 417, must be designed to be a standard ‘T’ intersection with Road 05 and Road 01 east – west leg having priority and Road 01 north -south being the intersecting leg; c) The intersection of Road 05 and Road 06, adjacent to lots 447 and 442, must be designed to be a standard ‘T’ intersection with Road 05 and Road 06 east–west leg having priority and Road 05 north-south being the intersecting leg; c) The intersection of Road 01 and Road 17, adjacent to lots 142 and 221, must be designed to be a standard ‘T’ intersection with Road 01 and Road 17 east – west leg having priority and Road 01 north -south being the intersecting leg; <p><i>Condition reason: To ensure clear priority at intersections.</i></p>
37.	<p>Road Design</p> <p>Before the issue of a subdivision works certificate, written evidence prepared by a suitably qualified engineer must be obtained that demonstrates, to the certifier’s satisfaction, that the Subdivision Works Certificate plans and specifications for road design comply with:</p> <ul style="list-style-type: none"> (a) Wollondilly Shire Council Design Specification and; (b) All flexible road and laneway pavements are designed to include a minimum asphaltic wearing surface of 40mm or 50mm minimum for round-about and cul-de-sac turning heads. <p><i>Condition reason: To ensure adequate road pavements are provided.</i></p>
38.	<p>Retaining Wall Design</p> <p>Before the issue of a subdivision works certificate, written evidence prepared by a suitably qualified engineer must be obtained that demonstrates, to the certifier’s satisfaction, that the Subdivision Works Certificate plans and specifications for retaining wall design comply with:</p> <ul style="list-style-type: none"> (a) For retaining walls located within public road reserve or public land have an 80 year design life; (b) For retaining walls located within public road reserve or public land have appropriate hand rails fitted in accordance with relevant standards (c) Retaining walls between lots and public road reserve or public land are to be located within the lot boundary; <p>Retaining walls between lots are to be located within the property boundary of the benefitting lot and are to be of masonry construction or similar.</p> <p><i>Condition reason: To ensure adequate public infrastructure is provided.</i></p>
39.	<p>Property Entrances to lots</p> <p>Before the issue of a subdivision works certificate, the nominated certifier must ensure the Subdivision Works Certificate plans and specifications detail a concrete vehicle property</p>

	<p>entrance to each new lot, a minimum 3m wide, from the road to the front property boundary in accordance with the stamped consent plans.</p> <p><i>Condition reason: To ensure protection of road and other public assets</i></p>
40.	<p>Stormwater management outcomes</p> <p>Before the issue of a subdivision works certificate, written evidence prepared by a suitably qualified engineer must be obtained that demonstrates, to the certifier's satisfaction, that the Subdivision Works Certificate plans and specifications for the stormwater quality and quantity infrastructure are designed to achieve the peak discharge, pollutant and volume reduction targets as outlined in the submitted plans and documents.</p> <p>The evidence must verify that post development stormwater peak flows are not more than pre- development condition for each point of discharge from the development lot.</p> <p><i>Condition reason: To require the development to achieve the targeted stormwater outcomes.</i></p>
41.	<p>Property Stormwater Disposal</p> <p>Before the issue of a subdivision works certificate, the nominated certifier must ensure the Subdivision Works Certificate plans and specifications detail adequate stormwater disposal provision for each lot, being for future dwelling connection.</p> <p>(a) Connections to road drainage must include piped connections under any footpaths; (b) Interallotment drainage must be gravity flow to a public drainage system and include a pit in each lot at the lowest point on the lot.</p> <p><i>Condition reason: To ensure adequate stormwater management.</i></p>
42.	<p>Road Safety Assessment</p> <p>Before the issue of a subdivision works certificate, a roadside hazard risk assessment is to be undertaken by a suitably qualified engineer, and submitted to the certifier, for the design of Road 01, Road 05 and Road 17 for road sections adjacent to embankments and retaining walls. The assessment must determine appropriate roadside treatment measures to be installed to reduce risk to an acceptable level in accordance with the relevant road design guidelines, standards and design best practice. The certifier must be satisfied that the treatments and recommendations of the assessment have been included in the Subdivision Works Certificate plans and specifications.</p> <p><i>Condition reason: To ensure stormwater is disposed in accordance with Section D5 of the Wollondilly Shire Council design specification and the requirements of the Road Authority.</i></p>
43.	<p>Incorporation of DA/2023/785 – Bulk Earthworks Consent Conditions</p> <p>Where works under this consent are to be undertaken in conjunction with bulk earthworks approved in the consent to DA 2023/785, then, prior to the issue of the Subdivision Works Certificate, the nominated certifier must ensure the Subdivision Works Certificate plans and specifications demonstrate compliance with the conditions of consent to DA 2023/785 for the bulk earthworks component of the works.</p> <p><i>Condition Reason: This consent has been assessed on the basis of site levels being in accordance with the levels approved in the bulk earthworks development consent.</i></p>
44.	<p>Waste Management Plan</p> <p>Before the issue of a Subdivision Works Certificate, a comprehensive Waste Management Plan is to be submitted for approval by the principal certifier. The Waste Management Plan is to be in accordance with the provisions of Wollondilly Shire Council's Waste Minimisation and Management Guidelines.</p> <p>The design plans submitted with the subdivision works certificate application shall identify the location of waste collection and storage points on site in accordance with the approved Waste Management Plan.</p> <p><i>Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.</i></p>

BEFORE SUBDIVISION WORK COMMENCES	
Condition	
45.	Subdivision Works Certificate Required Works shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Subdivision Works Certificate by Council or a nominated Certifier. <i>Condition Reason: To ensure site management measures are implemented during the carrying out of site work</i>
46.	Compliance with General Terms of Approval, Concurrences and Consultation Authorities Works shall not commence until all actions and approvals have been completed and obtained in accordance with the: (a) General Terms of Approval of NSW Rural Fire Services. (b) General Terms of Approval of Subsidence Advisory NSW. (c) concurrence conditions of Transport for NSW. (d) conditions required by NSW NPWS. (e) conditions required by Sydney Water. (f) conditions required by Endeavour Energy. (g) The conditions required by APA Group. Written evidence must be provided to the Principal Certifier that all actions have been completed and approvals have been obtained before the commencement of subdivision works. <i>Condition Reason: To ensure the subdivision works are carried out in accordance with the requirements of authorities.</i>
47.	Completion of Bulk Earthworks Where works under this consent are to be undertaken in conjunction with bulk earthworks approved in the consent to DA 2023/785, such works are to be undertaken in accordance with the conditions of consent to DA 2023/785. <i>Condition Reason: This consent has been assessed on the basis of site levels being in accordance with the levels approved in the bulk earthworks development consent.</i>
48.	Erosion and Sediment Control Before commencing subdivision works, Erosion and sediment control measures and devices are to be implemented in accordance with the approved Sediment and Erosion Control Plan prior to any construction activity on the site. Erosion and Sediment Controls must be continually maintained and updated in accordance with changing site conditions and works stages. <i>Requirement to minimise water quality issues from works.</i>
49.	Erosion and Sediment Control Before commencing subdivision works, a stabilised vehicle access, wheel wash or other control measures shall be installed at all exit points from the site to prevent the deposition of sediments, soils, mud and other material onto the adjoining road network and maintained until final site stabilisation works are completed. Where sediments, soils, mud and other materials have been deposited on a road, cleaning and restoration of the road pavement and delineation shall be undertaken as soon as practicable. <i>Condition Reason: To ensure site management measures are implemented during the carrying out of site work</i>
50.	Environmental Controls Before commencing subdivision works, a Construction Environmental Management Plan must be prepared by suitably qualified professional outlining the site specific management

	<p>measures to be undertaken during Building Works to minimise environmental harm. The plan must include the following matters:</p> <ul style="list-style-type: none"> (a) Provisions for public safety; (b) Pedestrian and vehicular site access points and construction activity zones; (c) Details of construction traffic management; (d) Details of bulk earthworks to be carried out; (e) Details of Erosion and Soil Management; (f) Details of Stockpile Management; (g) Details of site Stabilisation; (h) The location of site storage areas and sheds; (i) The equipment used to carry out works; (j) Hours of work; (k) Contact details of Contractors and display of details to the public; (l) The location of a garbage container with a tight-fitting lid; (m) Dust, noise and vibration control measures; (n) The location of temporary toilets; (o) The protective measures for the preservation of trees on-site. <p>A copy of the construction site management plan must be provided to the nominated Principal Certifier and kept on-site at all times while work is being carried out.</p> <p><i>Condition reason: To ensure building works have adequate Environmental Controls.</i></p>
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DURING SUBDIVISION WORKS	
Condition	
51.	<p>General Compliance</p> <p>The beneficiary of this consent and their subcontractors must read, understand and follow all conditions within this consent and provide relevant inductions to all site personnel to ensure compliance with these conditions during all site works.</p> <p><i>To ensure subcontractors read and follow consent conditions.</i></p>
52.	<p>Compliance with General Terms of Approval, Concurrences and Consultation Authorities</p> <p>The beneficiary of this consent and their agents and subcontractors must ensure compliance with the following requirements during subdivision works:</p> <ul style="list-style-type: none"> (a) The General Terms of Approval of NSW Rural Fire Services. (b) The General Terms of Approval of Subsidence Advisory NSW. (c) The concurrence conditions of Transport for NSW. (d) The conditions required by NSW NPWS. (e) The conditions required by Sydney Water. (f) The conditions required by Endeavour Energy. (g) The conditions required by APA Group. <p><i>Condition Reason: To ensure the subdivision works are carried out in accordance with the requirements of authorities.</i></p>
53.	<p>Inspections and Certification for Public Infrastructure</p> <p>The road and public works must be inspected by Wollondilly Shire Council at the times specified in the Wollondilly Shire Council Construction Specification or at any other times as specified by Council to ensure they comply with Council's Construction Specification and associated approvals.</p> <p>Note: It is the responsibility of the applicant or contractor to notify the Council when inspections are required. Failure to notify may lead to additional work being required prior to</p>

	<p>issue of Certificate of Practical Completion. A minimum of 24 hours' notice is required for inspections.</p> <p><i>Condition Reason: To ensure the subdivision works are carried out in accordance with the requirements of Council.</i></p>
54.	<p>Minimise impacts to biodiversity</p> <p>A pre-clearance survey protocol must be implemented prior to removal of vegetation:</p> <ul style="list-style-type: none"> (a) Prior to clearing of native vegetation, ecologists are to survey for ground-dwelling fauna and to remove any fauna/fauna habitat (nests or hollow logs) to adjacent habitat that would not be further disturbed. (b) Prior to clearing all hollow-bearing trees are to be marked. Under scrubbing would then take place within the vegetation surrounding the hollow-bearing trees. (c) After a 24-hour period, in the presence of an ecologist, the hollow-bearing trees would be gently felled. <p>Any fauna displaced during clearing are to be captured if required to protect the animal from harm and relocated to previously identified, safe areas (fauna to be captured and handled only by personnel trained to do so), or otherwise promoted to move into adjoining areas outside the disturbance area.</p> <p><i>Condition reason: Minimise impacts to resident fauna</i></p>
55.	<p>Dam dewatering</p> <p>The dewatering protocol outlined below is to be followed for infill of the dams within the development site.</p> <ul style="list-style-type: none"> 1. Stage 1 – pump out water to an appropriate depth for salvage of wildlife by a suitably qualified and experienced ecologist. 2. Stage 2 – Relocate any salvaged non-pest fauna species to a predetermined, suitable location nearby 3. Commence excavating and backfilling of the waterbody 4. Provide a brief report to Council summarising the findings. <p>Prior to dewatering the dam, it must be confirmed to be free of Priority aquatic weeds as defined in the Greater Sydney Regional Strategic Weed Management Plan and/or Biosecurity Act 2015. Inspection by a suitably qualified contractor or consultant is to be undertaken and written confirmation, including photographic evidence, is to be provided to Council. Alternatively, inspection can be undertaken by a Council Officer with delegation under the Biosecurity Act 2015 which will be subject to a fee as determined by Council's approved Fees and Charges.</p> <p><i>Condition reason: Minimise harm to fauna occupying the dams and minimise the spread of aquatic weeds</i></p>
56.	<p>Earthworks</p> <ul style="list-style-type: none"> 1. Any fill brought to the site must contain only virgin excavated natural material (VENM) or excavated natural material (ENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and 2. Any excavated soil to be removed from the site must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005. 3. Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442), published in July 2012 by Safe Work Australia. 4. Prior to placing any fill material on the site, appropriate waste classification/certification documentation that verifies the material is VENM or ENM, must be obtained and retained by the developer. This documentation should be prepared by a suitably qualified person and is to be submitted to Council at the completion of the development.

	<i>Condition Reason: To ensure compliance with legislative and regulatory controls. To ensure there is no unacceptable risk to human health or the environment.</i>
57.	Salinity – in accordance with approved report All works are to be undertaken in accordance with the recommendations contained in the approved Salinity Assessment Report and Management Plan (Douglas Partners, 19/04/2018) <i>Condition reason: To ensure the development is completed in accordance with the Salinity Management Plan</i>
58.	Implementation of Waste Management Plan The site shall be managed in accordance with the approved Waste Management Plan at all times during site works. <i>Condition reason: To ensure that wastes are correctly stored, disposed of and controlled at all times and to ensure compliance with legislative and regulatory controls.</i>
59.	Implementation of Weed Eradication and Management Plan The site shall be managed in accordance with the approved Weed Eradication and Management Plan at all times during site works. <i>Condition reason: To ensure weeds are appropriately managed during the construction works.</i>
60.	Inspection and Maintenance of Erosion and Sediment Control Device During subdivision works, erosion and sediment control devices are to be inspected during and after rainfall events to check for maintenance requirements and ensure no negative water quality impacts or sediment leaving the works site. Any sediment or turbid water leaving the site is to be reported to Council within 48 hours of the event taking place. The Erosion and Sediment Control Incident Report is to consist of rainfall event details, estimated volume of sediment or turbid stormwater discharges from site, what attributed to the pollution incident, any remediation that was undertaken or planned and what measures will be implemented to prevent/minimise the occurrence in future. Reports are to be emailed to Council@wollondilly.nsw.gov.au with the subject heading containing: DA Number - Erosion and Sediment Control incident report - date - month – year <i>Requirement to minimise water quality issues from works.</i>
61.	Erosion and Sediment Control -Water Treatment prior to Discharge Any erosion and sediment control basins or significant amount of stormwater ponding on site in excavations must have water treated to 30ppm Total Suspended Solids prior to discharge off site. Any discharge locations must be clearly marked on sediment and erosion control plans. Discharges must be supervised or set up in a manner to prevent sediment being discharged off site. <i>Requirement to minimise water quality issues from works.</i>
62.	Erosion and Sediment Control – Audits of Soil and Water Management Measures The person having the benefit of this Consent shall engage a Certified Professional in Erosion and Sediment Control (CPESC), to undertake Audit(s) on the Soil and Water Management measures implemented on site during construction works. Audits shall be undertaken every 3 months and the reports provided to Council. The Audit Report is to be supplied to council within 2 weeks of completion of the site inspections. Reports are to be emailed to Council@wollondilly.nsw.gov.au with the subject heading containing: DA Number - Erosion and Sediment Control Audit Report - month – year

	<p>Advice: Failure to demonstrate regular and effective erosion and sediment control audits may result in delays to issue of Subdivision or Occupation Certificates or compliance action may be undertaken.</p> <p><i>Requirement to minimise water quality issues from works.</i></p>														
63.	<p>Soil Management</p> <p>Topsoil is to be stripped and stored appropriately on site for reuse in landscaped areas for the final rehabilitation of the site. Topsoil is not to be mixed with any other material unless ameliorating the media to benefit landscaping and improve environmental outcomes.</p> <p><i>Preservation of topsoil and site soil profiles.</i></p>														
64.	<p>Landscaping</p> <p>The beneficiary of this consent must take all reasonable measures to source quality stock of the approved species, including pre ordering early in the development process to ensure availability.</p> <p>If the required plants are not available at the time of planting alternative species or container sizes may be approved by Council.</p> <p>A list of the suitable alternative species and sizes is to be provided to Council for consideration and approval prior to planting.</p> <p>All tree stock and planting holes are to be inspected by Council's Tree Management Officer prior to installation.</p> <p>Note – no substitute species are to be planted without Council's written approval.</p> <p><i>Ensure landscaping is undertaken appropriately including availability of stock.</i></p>														
65.	<p>Landscaping</p> <p>Maintenance requirements are to be undertaken in accordance with the following Watering frequency:</p> <ol style="list-style-type: none"> 1. Water trees on arrival Water trees immediately after unloading at the rate of 50% of the rootball volume, e.g. 100L for 200L trees, 250L for 500L trees. If trees are not planted straight away, water – very slowly, to ensure it penetrates - at the rate of 25% of rootball volume daily until planted. 2. Water trees immediately after planting As soon as trees have been planted, water in at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'. <p>Irrigate in accordance with the Watering Frequency Table at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'.</p> <table border="1"> <tr> <th>Time of year</th><th colspan="3">Watering Frequency</th></tr> <tr> <td></td><th>1st month</th><th>2nd and 3rd month</th><th>Balance of maintenance period</th></tr> <tr> <td>Sep- Feb</td><td>4 x per week (e.g. Mon/Wed/Fri/Sat)</td><td>3 x per week (e.g. Mon/Wed/Fri)</td><td>2 x per week (e.g. Mon/Thu)</td></tr> </table>			Time of year	Watering Frequency				1st month	2nd and 3rd month	Balance of maintenance period	Sep- Feb	4 x per week (e.g. Mon/Wed/Fri/Sat)	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)
Time of year	Watering Frequency														
	1st month	2nd and 3rd month	Balance of maintenance period												
Sep- Feb	4 x per week (e.g. Mon/Wed/Fri/Sat)	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)												

	Mar-May	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)	1 x per week
	Jun-Aug	2 x per week (e.g. Mon/Thu)	1 x per week	1 x per fortnight
<p>Notes -</p> <ul style="list-style-type: none">a) Delete a watering if rainfall in the 48 hours prior to the scheduled watering exceeds 50mm.b) Less water may be required for drought tolerant species or more water for species with high water demands. Similarly, rainfall and soil/site drainage may result in lesser or higher water demands.c) Monitor the irrigation regularly – especially in heavy clay soils where poor drainage can pose a major problem.d) Watering frequency and volumes are to be adjusted in accordance with notes b) and c) above. <p><i>Condition Reason: To ensure all landscaping is provided with adequate watering from the time of planting.</i></p>				
66.	<p>Construction Hours</p> <p>Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday. Environmental control works that include the management of dust, soil and erosion controls can be conducted outside these specified times.</p> <p><i>Condition Reason: To protect the amenity of the surrounding area.</i></p>			
67.	<p>Compliance with Approved Plans and Specification</p> <p>Works must be carried out in accordance with the plans and specifications to which the Subdivision Works Certificate relates.</p> <p><i>Condition Reason: To ensure works are carried out on site in accordance with the Subdivision Works Certificate.</i></p>			
68.	<p>Critical Stage Inspections</p> <p>While subdivision works are being carried out, the work must not continue after each critical stage inspection, as determined by the Principal Certifier, unless the Principal Certifier is satisfied the work may proceed in accordance with this consent and the related construction certificate.</p> <p>Note: It is the responsibility of the applicant or contractor to notify the Council when inspections are required. Failure to notify may lead to additional work being required prior to issue of Certificate of Practical Completion. A minimum of 24 hours’ notice is required for inspections.</p> <p><i>Condition reason: As the road and asset authority, Council is to inspect assets that will become public</i></p>			
69.	<p>Test Reports</p> <p>All test results as required by the Wollondilly Shire Council Construction Specification must be provided to Council during construction on request or, where not requested, supplied prior to issue of the Certificate of Practical Completion.</p> <p><i>Condition reason: Reports must show compliance with relevant Australian Standards and Council Specifications.</i></p>			
70.	<p>Stormwater CCTV</p> <p>All piped drainage to be vested in Council must be inspected by CCTV recording before the final inspection for the Certificate of Practical Completion.</p> <p><i>Condition reason: Reports must show compliance with relevant Australian Standards and Council Specifications.</i></p>			
71.	<p>Site Filling</p>			

	<p>A report on the site filling is to be submitted by an appropriately qualified Geotechnical Engineer or Soil Scientist. Such a report shall be supported by a survey plan of the site indicating the areas filled and depth of fill in relation to the lot boundaries.</p> <p>The survey shall include confirmation of the depth of cover over exploration bores in accordance with the letter from Reditus dated 18 August 2022.</p> <p><i>Condition reason: Plans must show works are generally in accordance with the approved plans and confirm adequate cover is provided over the capped exploration wells.</i></p>
72.	<p>ADAC and WAE</p> <p>Certified "Works as Executed" details from a Registered Surveyor is to be submitted to Council in:</p> <ul style="list-style-type: none"> (b) an XML format in accordance with the ADAC requirements as set out in the Wollondilly Shire Council Design and Construction Specifications. (b) a red markup on the approved plans showing all levels, constructed elements and volumes of the works conducted as set out in the Wollondilly Shire Council Design and Construction Specifications. <p><i>Condition reason: Plans must show works are generally in accordance with the approved plans</i></p>
73.	<p>Site Management</p> <p>While subdivision works are being carried out, the person or entity having the benefit of this consent must ensure that all works are being carried out in accordance with the submitted Construction environmental Management Plan. All works must be conducted or mitigation measures implemented to:</p> <ul style="list-style-type: none"> • Ensure adjoining roads and properties are not impacted by dust, mud, sediment, soil or any other material created from the construction works. • Stabilise all disturbed areas by turfing, mulching, paving or otherwise suitably stabilised prior to the release of a subdivision certificate. • Include a stabilised vehicle access, wheel wash or other control measure must be installed on the site to prevent the deposition of sediments, soils, mud and other material onto the adjoining road network. Where sediments, soils, mud and other materials have been deposited on a road cleaning and restoration of the road pavement and delineation must be undertaken as soon as practicable. • Ensure stockpiles of construction and landscaping materials, and site debris are located clear of drainage lines and in such position that they are within the erosion containment boundary or are equivalently protected from erosion and do not encroach upon any footpath, natural strip or roadway. • Ensure stockpiles of materials are covered, grassed or actively managed to limit the dispersal of material from the site. Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping. • Engage appropriately qualified persons to undertake Audit(s) on the Soil and Water Management measures implemented on site during subdivision construction works. Audits must be undertaken at times specified by the Principal Certifier. <p><i>Condition reason: Construction works should have minimal impact on the general public and environment.</i></p>
74.	<p>Road Management Permit</p> <p>During subdivision works, where activities are likely to cause disruption or inconvenience to traffic operation and function, including pedestrian traffic, a site specific Road Management Permit must be obtained from Wollondilly Shire Council before commencing those activities.</p> <p><i>Condition reason: To ensure minimal disruption to public roads.</i></p>
75.	<p>Road Management Permit</p> <p>During subdivision works, where roadworks are to be undertaken as part of the development, a site specific Road Management Permit must be obtained from Wollondilly</p>

	Shire Council before commencing those activities. A permit can only be issued for roadworks after a Road Design Approval has been issued by Council.
	<i>Condition reason: To ensure compliance with the provisions of the Roads Act.</i>
76.	Public Road Protection (mud tracking) During subdivision works, all vehicle access from the site is to be controlled so as to prevent the tracking or deposition of sediment, mud, dust and other loose material onto adjoining roadways. <i>Condition reason: To ensure the development works are undertaken in accordance with requirements of the Roads Act, 1993.</i>
77.	Public Road Protection (site facilities and equipment) During subdivision works, construction amenities, site sheds, waste receptacles, stockpiles, site fences and other construction equipment must be kept clear of public roads and public land. <i>Condition reason: To protect and ensure public access is maintained during construction.</i>
78.	Environmental Controls During subdivision works, the person having the benefit of this consent must ensure all construction activities are undertaken in accordance with the Construction Environmental Management Plan. <i>Condition reason: To ensure erosion and sediment controls are adequately implemented onsite</i>
79.	Earthworks During subdivision works, all earthworks and filling must be carried out in accordance with the provisions of the latest version of AS 3798 and as directed by the Supervising Geotechnical Engineer. The supervising geotechnical engineer must provide Certification to the Principal Certifier verifying that the works are completed in accordance with AS3798. <i>Condition reason: To ensure filling provides for suitable building lots.</i>
80.	Reinstatement of Disturbed Areas The disturbed areas associated with the subdivision works shall be reinstated to the satisfaction of the principal certifier. <i>Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</i>
81.	Practical Completion During Subdivision works, the principal certifier must issue a certificate of practical completion verifying that the subdivision works are completed satisfactorily. <i>Condition reason: To require completion of approved subdivision works.</i>
82.	Pre-inspection prior to final practical completion The applicant is to arrange a pre-inspection of the works by the Facilities and Recreation Team Leader prior to final practical completion. This should be scheduled 4 weeks before anticipated completion date. <i>Condition reason: to ensure compliance with consent</i>
83.	Burning of Felled Trees Prohibited During Subdivision works, the burning of trees and vegetation felled during clearing of the site is not permitted. Where possible, vegetation is to be mulched and reused on the site. <i>Condition reason: To protect the environment and promote sustainable reuse of felled trees.</i>
84.	Historical Relics During subdivision works, should any historical relics be unexpectedly discovered in any areas of the site not subject to an excavation permit— (b) all work must stop immediately in that area, and (b) the Office of Environment and Heritage must be advised of the discovery.

	<p><i>Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1997 may be required before further the work can continue.</i></p> <p><i>Condition reason: To ensure the impact on any unexpectedly discovered historical relics are appropriately considered.</i></p>
85.	<p>Aboriginal Heritage</p> <p>During subdivision works, If an Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work —</p> <ol style="list-style-type: none"> all excavation or disturbance of the area must stop immediately, and the person making the discovery must advise the Chief Executive (within the meaning of the National Parks and Wildlife Act 1974) of the discovery in accordance with section 89A of that Act. <p><i>Note. If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the National Parks and Wildlife Act 1974.</i></p> <p><i>Condition reason: To ensure the impact on any unexpected Aboriginal object are appropriately considered.</i></p>
86.	<p>Waste Storage and Processing</p> <p>During subdivision works, all waste materials generated during demolition and construction works shall be managed in accordance with the approved Waste Management Plan. Copies of tipping dockets shall be retained and supplied to the Principal Certifying Authority.</p> <p><i>Condition reason: To ensure the correct and lawful handling and disposal of waste during demolition and construction.</i></p>
87.	<p>Litter Management</p> <p>During subdivision works, all waste materials shall be secured and maintained within designated waste storage areas at all times and shall not leave the site onto neighbouring properties, public roads, or into the stormwater system.</p> <p><i>Condition reason: To ensure that wastes are correctly stored and controlled at all times to prevent accidents and to maintain clean and tidy premises.</i></p>
88.	<p>Aquatic weed/machine hygiene</p> <p>This condition is required to prevent the introduction of aquatic weeds into riparian areas and water assets.</p> <p>Prior to entering site each piece of earthmoving plant, attachment, and other equipment used in the construction of open stormwater or water storage assets (Dams, detention basins, swales, raingardens, tree pits etc) or operated within riparian corridors is required to be thoroughly decontaminated, removing all traces of mud, soil and plant material.</p> <p>The contents of this condition are to be included in any Construction and Environmental Management Plan applicable to the site and advised to all suppliers of subject plant and equipment</p> <p>A decontamination report is to be provided to Council for each piece of earthmoving plan or equipment which contains the following details:</p> <ul style="list-style-type: none"> Particulars of the piece of plant or equipment Contact details of equipment owner Contact details of the person/s responsible for decontamination and inspection Contact details of the site manager where the equipment is to be used Date and location where decontamination was undertaken. Note: It is preferable for the equipment to be cleaned at the previous site to prevent transport of contaminants. If this is not possible a decontamination area should be allocated on site and surrounded by sediment fence to prevent movement of contaminants Brief description of decontamination procedure undertaken

	<ul style="list-style-type: none"> • Details of site where equipment was previously used, including address and type of work undertaken • Date and Location stamped photos of the machinery post decontamination with sufficient detail to determine that it has been adequately cleaned. Particular attentions should be paid to wheels/tracks and ground engaging components <p>Reports are to be submitted by email to Council@wollondilly.nsw.gov.au within 2 weeks of completion using the email subject heading "DA Number – plant decontamination report - month – year"</p> <p>Advice: Failure to provide sufficient evidence of plant decontamination may result in delays to issue of subdivision or occupation certificates and/or stormwater assets not being accepted by Council and/or extensions to maintenance periods</p>
	<p><i>Condition reason: to ensure high risk aquatic weeds are not introduced to the site</i></p>
<p>89.</p>	<p>Mulch and Soil Requirements and Subsidence</p> <p>Mulch is to be:</p> <ul style="list-style-type: none"> • installed and maintained to a depth of 75-100mm, and ensure the mulch is not piled up against the tree trunk or come in contact with tree or plant stems. • of a type is to be aged Eucalyptus leaf mulch or other approved mulch by Council. <p>Mulched tree pits and beds to be kept free of weeds and grass encroachment.</p> <p>No pebble, rocks, weed mat or other mulch types are to be used without Council approval.</p> <p>Mulch is not to be piled up around base of tree trunks and must be pulled back 50mm from trunk base.</p> <p>Any soil conditioners must comply with AS4454:2018 (Composts, Soil Conditioners and Mulches)</p> <p>Mulch shall be: 15mm - 40mm Forest Blend or an 100% recycled wood waste, with a particle size of 15mm to 40mm with no fines and good air filled porosity. It should have an organic matter (%) of 98 - 100 with a bulk density (kg/l) < 0.35. It should have the following chemical analysis: pH 5.0 - 6.0, EC (dS/m) < 0.35, Total nitrogen < 0,3, Calcium (%) < 2.0, Magnesium < 0.5</p> <p>All imported planting soil must comply with the requirements of 4419:2018 'Soil for Landscaping and Garden Use'.</p> <ul style="list-style-type: none"> • All planting soil must be free of material, rubbish, debris, weeds and substances that are potentially harmful to the surrounding organisms, and must be declared as contaminated if found unacceptable to use. • All planting soil is to be consolidated, but not compact. They must have a particle size greater than the subsoil. • Topsoil must be free from organic, unwanted matter like stones, clay clumps, weeds, roots, sticks, rubbish, contaminated and harmful material, debris, etc. Site Topsoil must also be stockpiled and protected from erosion for later re-use. (Reinstate soil to finished design levels following any erosion or subsidence.) • Subsoil and soil layers must be separated for later re-use in appropriate soil profile layers. • Soil structure must be suitable for vegetative rehabilitation and must not be compacted. Planting Mix shall consist of a homogenous blend of: 50% approved site

	<p>topsoil or imported topsoil 30% compost (Certified to AS4454. Composted garden organics screened to a fine texture - Go Compost Premium as available from Soilco or similar product). 20% D/W sand Ensure pH 6.5 - 7.</p> <p>Slow release fertiliser (low phosphorus native suitable type to be applied for native trees) is to be applied to the top of the soil prior to mulching when planting trees, shrubs and groundcovers ensuring that it does not sit around the trunk or stem.</p> <p>Fertiliser shall be obtained from a specialist manufacturer and must be applied strictly in accordance with the manufacturer's specifications.</p> <p><i>Condition reason: to ensure an appropriate growing environment</i></p>
90.	<p>Turf Areas</p> <p>Maintain turf through approved horticultural practices such as, but not limited to, watering, weeding, aerating, fertilising (Only with appropriate and accepted fertiliser in accordance to manufacturer's recommendations), spraying for broadleaf weeds appropriately. Be sure to mow grass and turf to maintain health (Mowing height should be 30-50mm).</p> <ul style="list-style-type: none"> • Turf must be sources from a specialist grower. It must be true to the species, with even thickness with roots intact, free from weeds, pests, diseases and other hazardous material. • Lay turf within 6 hours of delivery to site. Lay stretcher bond configuration with ends, and sides close, and joints staggered. Water immediately after laying (See Watering Requirements). • Apply top dressing mix in 5mm depth, and lightly roll in. <p><i>Condition reason: to ensure an appropriate growing environment</i></p>
91.	<p>Weed Removal</p> <p>Remove all parts of a weed system, both above and below ground, either by hand or through application of a non-residual glyphosate based herbicide (Ensure herbicide does not come in contact with plant material to be retained).</p> <ul style="list-style-type: none"> • Remove grass and other vegetation from the base of trees within a 750mm diameter. • The eradication of weeds must be continuous throughout the duration of maintenance and is to be carried out each weekly maintenance visit. <p>Specifications:</p> <ul style="list-style-type: none"> • One should generally remove any non-endemic plants using accepted bush regeneration practices using non-residual glyphosate-based herbicide at the manufacturer's recommendation rate and guidance. • Do not spray in windy weather. <p>Non-woody ground covers: Spray or slash large areas, and leave in place.</p> <p>Shrubs and woody groundcovers: brush cut to remove bulk. Apply herbicide by spraying or painting.</p> <p>Trees: Remove above ground debris. Paint herbicide onto stump within 60 seconds of cutting. Remove vegetative spoil from site and dispose of spoil and waste in accordance to appropriate requirements.</p> <p>Generally: eradicate non-endemic plants using accepted bush regeneration.</p> <p><i>Condition reason: to ensure the appropriate management of weeds</i></p>
92.	<p>Council Inspection Prior To Tree Planting</p>

	<ul style="list-style-type: none"> • All tree stock and planting holes are to be inspected by Council's Tree Management Officer or other approved Council officer prior to installation. • Any trees that are of poor quality, are not self-supporting, exhibit poor street tree form or do not meet quality requirements of Council will be rejected and will be required to be replaced with better quality stock. • If quality stock is not available in specified species council may approve substitute or alternative container size. • Council requires sufficient notice to book in inspections, a minimum of 48 hours is required.
	<i>To ensure quality trees are planted correctly and are suitable for long term growth in public areas</i>
93.	<p>Tree Stock Requirements</p> <p>All trees to be used in the development must conform to the following requirements as well as Australian standards AS2303:2018 Tree stock for Landscape use:</p> <ul style="list-style-type: none"> • True to type • Exhibit good health • Free from pest and disease • Have appropriate trunk diameter to height ratio for the species • Must be pruned appropriately to meet street tree requirements – two thirds canopy to one third clear trunk • Have even well-structured branching with single central leader up to 2m • Have even crown distribution • Have well developed root systems to ensure the root ball holds together when planted (90% intact root ball when removed from container) • Root ball must not socket or have movement within the root ball when trunk is pulled from side to side with moderate force • Must not have over developed root systems for the container size - be "pot bound" • Root balls must not have circling, girdling, kinked or unnaturally bent roots due to poor growing practices • Must be self-supporting and not require stakes to maintain upright habit at time of planting • Must be advanced container sized trees with minimum container size of 75lt unless agreed to by Council
	<i>Condition reason: to ensure appropriate quality tree stock is installed in accordance with Council's requirements</i>
94.	<p>Tree Planting pit/hole specifications</p> <p>All trees planted as part of landscaping works are to be planted considering the following methodology as a minimum standard:</p> <ul style="list-style-type: none"> • Planting pits/holes are to be twice as wide as the tree root ball • Planting pits/holes may be deeper to aid in drainage in heavy clay soils but must be backfilled with high quality site topsoil or a friable soil blend or friable native mix certified to Australian Standard AS 4419:2003 Soils for landscaping and garden use to ensure trees are planted no deeper than the original finished container level • Trees may be planted slightly higher than finished soil level but no greater than 80mm above finished level • Finished soil level in planting pits is to form a 100mm well to the edge of the root ball to assist with watering • Planting pits/holes must not be drilled using auger

	<ul style="list-style-type: none"> Planting pits/holes must not have smooth walls that create a “ground pot” to stop tree roots from girdling in planting pit/hole. Walls need to be rough with uneven/broken edges to allow tree roots follow and enter natural ground
	<i>Condition reason: for best establishment of tree root systems to ensure trees grow well and are stable when established</i>
95.	Street and Park tree staking All trees must be staked with a minimum of two stakes, these can be either hardwood, steel posts or recycled plastic. The following points outline acceptable staking methodology: <ul style="list-style-type: none"> Stakes are to be driven into solid ground and not through the root ball of the tree Hessian roll or another similar strap material that will not damage trunk is to be used to secure tree to protect from strong winds Hessian straps or other ties are not to be tight to hold the tree straight and must be loose enough to allow movement but maintain support in strong winds Trees must not to be stem staked All existing original stakes, ties and clips located on the tree from the supplier must be removed at time of planting
	<i>Condition reason: for allowing trees to maintain and develop adequate trunk taper</i>
96.	Importation of Fill Material Importation of fill material (VENM and ENM) – Fill Assessment Reporting Requirements. Any fill material that is imported onto the site must comprise Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM). Prior to placing any fill material on the site, appropriate waste classification/certification documentation that verifies the material is VENM or ENM, must be obtained and retained by the developer. This documentation should be prepared by a suitably qualified person and is to be submitted to Council at the completion of the development.
	<i>Condition reason: To ensure there is no unacceptable risk to human health or the environment.</i>
97.	Construction Hours Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.
	<i>Condition Reason: To protect the amenity of the surrounding area.</i>

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE	
Condition	
98.	Compliance with Consent/Determination The development shall be completed in accordance with the relevant plans and conditions of consent prior to the release of the Subdivision Certificate. <i>Condition reason: To ensure that the development has been undertaken in accordance with the approved documentation.</i>
99.	Completion of subdivision works Before the issue of Subdivision Certificate, a Certificate of practical completion must be provided that subdivision works associated with this development have been satisfactorily completed. <i>Condition reason: To ensure adequate infrastructure is provided to support the development.</i>
100.	Compliance with Requirements of General Terms of Approval, Concurrences and Consultation Authorities Prior to the issue of a Subdivision Certificate, all works must be completed in accordance with the:

	<p>(a) General Terms of Approval of NSW Rural Fire Services.</p> <p>(b) General Terms of Approval of Subsidence Advisory NSW.</p> <p>(c) concurrence conditions of Transport for NSW.</p> <p>(d) conditions required by NSW NPWS.</p> <p>(e) conditions required by Sydney Water.</p> <p>(f) conditions required by Endeavour Energy.</p> <p>(g) conditions required by APA Group.</p> <p>Written evidence of completion of the works in accordance with these requirements must be submitted to the satisfaction of the Certifying Authority prior to issue of the Subdivision Certificate.</p> <p><i>Condition Reason: To ensure the design of the subdivision works incorporates the requirements of authorities.</i></p>
101.	<p>Koala fencing</p> <p>Completion of Koala fencing in accordance with the <i>CPCP Koala Fencing Guidelines</i> and any alternative measures agreed by Council.</p> <p><i>Condition reason: Protection of koala corridors</i></p>
102.	<p>Confirmation of Cover Over Decommissioned Petroleum Exploration Wells</p> <p>Before issue of any Subdivision Certificate, submission of a report by a registered surveyor confirming that the depth of cover over the Moonshine 7 and Moonshine 7A Marker Plates is in accordance with the findings of the Surface Casing Decommissioning Report – Moonshine 7 and 7A, Reditus, 06/07/2018.</p> <p><i>Condition reason: To confirm the depth of the cover plates.</i></p>
103.	<p>Works Bond submission</p> <p>Before the issue of a Subdivision Certificate, the person or entity having the benefit of this consent must lodge with Council monetary bonds as follows:</p> <ul style="list-style-type: none"> (a) Public Infrastructure Defects Liability Period bond being no less than 10% of the estimated cost of public road infrastructure works; (b) Street tree maintenance and establishment bond is to be lodged with Council, being no less than 50% of the estimated cost of street tree planting works, for a minimum 5 year period, to cover the rectification of any street tree maintenance, replacement or pruning works. (c) Stormwater management infrastructure maintenance bond is to be lodged with Council, being no less than 50% of the estimated cost of the maintenance costs, for a minimum 5-year period, to cover the maintenance of the infrastructure. <p><i>Condition reason: To ensure the protection of public works.</i></p>
104.	<p>Section 88B Instrument – Acoustic Treatment</p> <p>Before the issue of a Subdivision Certificate, a Section 88B instrument, in accordance with the Conveyancing Act, must be submitted to the satisfaction of Council that creates the following Easements, Restrictions and Positive Covenants</p> <ul style="list-style-type: none"> • A restriction on all properties affected by road traffic noise or predicted future rail noise requiring acoustic treatment in accordance with the Acoustic Report titled “Resonate Wilton Greens Stage 2A Noise and Vibration Planning Assessment”, prepared by Resonate, reference S230479RP1 Revision A and dated 26 October 2023, being: <ul style="list-style-type: none"> o For lots fronting Longview Drive (Lots 501, 502, 515-518, 542-544, 553-555, 563, and 564), dwellings to be built to Category 3, or where sleeping areas are located on the ground floor, to be built to Category 4, and o For lots within 150m of the Maldon-Dombarton Rail link land, dwellings to be built to Category 3 Construction for living areas and Category 4 Construction for bedrooms.

	<p>Terms of Easements, Restrictions and Positive Covenants must be taken from Council's standard recitals</p> <p><i>Condition reason: To protect the amenity of future residents and to ensure compliance with the requirements of TfNSW concurrence conditions</i></p>
105.	<p>Section 88B Instrument - Sustainability</p> <p>Before the issue of a Subdivision Certificate, a Section 88B instrument, in accordance with the Conveyancing Act, must be submitted to the satisfaction of Council that creates the following Easements, Restrictions and Positive Covenants:</p> <ul style="list-style-type: none"> • The roofing material for a dwelling house and attached development must be a colour that has a solar absorptance of 0.7 or less. Solar absorptance is the total incident solar radiation that is absorbed by roofing material. This is to minimise heat island effect. • Small to medium native tree species or fruit tree appropriate for the local climate that does not harbour fruit fly, with a mature height of at least 4m to be planted in the front and rear yard of each lot. <p>The Section 88B Instrument shall contain a provision that it may not be extinguished or altered except with the consent of Wollondilly Shire Council. Details of the Restriction as to User shall be indicated on the Subdivision Certificate and on the Certificate of Title for the land.</p> <p>The restriction shall also contain a provision that it may not be released, varied or modified without the consent of Council.</p> <p>Terms of Easements, Restrictions and Positive Covenants must be taken from Council's standard recitals.</p> <p><i>Condition reason: To require future development to implement sustainable design and landscaping.</i></p>
106.	<p>Section 88B Instrument – Stormwater Management</p> <p>Before the issue of a Subdivision Certificate, a Section 88B instrument, in accordance with the Conveyancing Act, must be submitted to the satisfaction of Council that creates the following Easements, Restrictions and Positive Covenants:</p> <ul style="list-style-type: none"> (a) Easements covering all Interallotment drainage lines. (b) Reciprocal rights of carriageway over lots 354 to 358, inclusive. The width of the right of way shall be not less than 6m. <p>Terms of Easements, Restrictions and Positive Covenants must be taken from Council's standard recitals.</p> <p><i>Condition reason: To require future development to implement stormwater management and provide adequate access for proposed lots.</i></p>
107.	<p>Section 88B Instrument – Dog Containment Fencing</p> <p>Before the issue of a Subdivision Certificate, a Section 88B instrument, in accordance with the Conveyancing Act, must be submitted to the satisfaction of Council that creates the following Easements, Restrictions and Positive Covenants:</p> <ul style="list-style-type: none"> • The registered propriety of the burdened lot must erect and maintain dog – proof fencing, enclosing the boundaries of the site if a dog is kept on the property. The dog-proof fencing is to be constructed and maintained as follows: <ul style="list-style-type: none"> o Front Fencing and gates: must be 1.2m in height above ground level and include a 1.2m latch gate. Fence and gate gaps must not exceed 50mm in width, or alternatively, steel mesh no larger than 50mm x 50mm must be securely fixed to the back of fences and gates. o Rear Fencing: Must be 1.8m in height from the ground level and must be securely fixed with no gaps that dogs can crawl between. o Fencing and gates must have a maximum 50mm opening between the ground and the bottom of the fence. o If dogs are fully contained within the rear yard and a side gate of 1.8m in height is installed, the front fencing requirements listed above do not apply.

	<i>To require mitigation measures to be installed given the presence of adjoining koala habitat.</i>
108.	Mitigation Measures – Koala Education Signage Before the issue of a Subdivision Certificate, signposts are to be provided along the open space land and road reserve adjoining the Avoided Land. Signposts are to display educational signage about Koalas – the signage is to be designed to notify residents and visitors of the potential for koalas to be present within the conservation area, and to deter them from letting their dogs off leash within and around the Avoided Land. <i>Condition reason: To require mitigation measures to be installed given the presence of adjoining koala habitat.</i>
109.	Public road dedication Before the issue of a Subdivision Certificate, a Plan of Survey must be prepared, that is suitable for registration with the NSW Land Registry Services, for the land to be dedicated to Council as Public Road and must bear the Council approved road name and statement of intent to dedicate all new roads within the subdivision as Public Road. <i>Condition reason: To require public access to all lots.</i>
110.	Execution of Voluntary Planning Agreement Prior to issue of the Subdivision Works Certificate, the applicant shall enter into a Voluntary Planning Agreement in accordance with the Letter of Offer dated 26 November 2024, or as subsequently negotiated with Council. All land dedication associated with the subdivision shall be in accordance with the VPA. Contributions are to be paid in accordance with the VPA. <i>Condition reason: to ensure the adequate provision of public facilities required as a result of the development and the ongoing costs associated with facilities to be dedicated is reasonably funded by the beneficiary of the development.</i>
111.	Housing and Productivity Contribution This consent is subject to a State VPA that specifically exempts the payment of Housing and Productivity Contributions. The beneficiary of this consent is responsible for ensuring it has satisfied the obligations under the State VPA. <i>Condition reason: To require contributions towards the provision of regional infrastructure.</i>
112.	Services Prior to the issue of a Subdivision Certificate, evidence shall be submitted to the principal certifier demonstrating that utilities and services have been installed in accordance with the requirements of the following service providers: <ul style="list-style-type: none"> a. Water - section 73 certificate from Sydney Water, b. Sewerage - section 73 certificate from Sydney Water, c. Electricity Supply Authority - written confirmation from Endeavour Energy that suitable arrangements have been made. d. Telecommunication Provider - written confirmation from Telstra Australia or NBN Co. that arrangements have been made. <i>Condition reason: To ensure new developments are appropriately serviced.</i>
113.	Alteration of Services Prior to the issue of a Subdivision Certificate, any required alteration to, or relocation of, utility services on, or adjacent to, the subdivision, have been completed. <i>Condition reason: To ensure resulting boundaries do not impact existing utilities.</i>
114.	Underground Power and Services All power and services provided to the development within the site shall be underground. <i>Condition reason: To ensure services and power are provided underground for improved visual, maintenance, safety and weather protection outcomes.</i>

115.	Removal of Waste Upon Completion of Works
	Prior to the issue of a Subdivision Certificate:
	<ul style="list-style-type: none"> b) all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved Waste Management Plan; and b) written evidence of the waste removal must be provided to the satisfaction of the Principal Certifying Authority (e.g. tipping dockets, transport/receival records).
	<i>Condition reason: To ensure waste material is appropriately recycled, disposed of or satisfactorily stored.</i>
116.	Completion of Works in Accordance with Waste Management Plan
	The Principal Certifying Authority shall ensure that all works have been completed in accordance with the approved Waste Management Plan.
	<i>Condition reason: To ensure the development is designed to provide best practice waste management during its operational life.</i>
117.	Water Sensitive Design Education
	<p>The beneficiary of this consent is to produce an educational fact sheet of no more than 2 pages which includes the following:</p> <ul style="list-style-type: none"> • Explanation of Water Sensitive Urban Design, its importance and the types of WSUD infrastructure used in the development • Importance and benefits of urban tree canopy, including trees within the streetscape and private properties • Resident's responsibilities in relation to positive covenants for installing and maintaining trees and water tanks within their lots <p>This fact sheet is to be provided to Council for review and approval prior to issue of Subdivision Certificate. The fact Sheet is to be distributed to all new residents at point of sale and its contents explained as part of the sales process.</p>
	<i>Condition Reason: Community education around water management.</i>
118.	Water Sensitive Design Education
	<p>Water Sensitive Urban Design Signage is required to provide the local community an understanding and appreciation of the water quality management on the development site. A minimum of 3 signs to the below specification are required to be installed prior to issue of Subdivision Certificate. Signage design, location and materials must be approved by WSC prior to installation.</p> <p>Signs must be at least 900 x 600mm landscape format and include:</p> <ul style="list-style-type: none"> • A simple, stylised diagram of the water quality treatment process. • Information on the receiving waterway and local biodiversity this asset is protecting. • Relationship to other treatment measures upstream and downstream (if any). • If available, annual quantities of pollutants removed. • How the community can help maintain and improve water quality. • The WSC logo.
	<i>Condition Reason: Community education around water management.</i>
119.	Landscaping
	Maintenance requirements are to be undertaken in accordance with the following:
	<p>Watering frequency:</p> <p>Irrigate in accordance with the Watering Frequency Table at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'.</p>

	Time of year	Watering Frequency		
		1st month	2nd and 3rd month	Balance of maintenance period
	Sep- Feb	4 x per week (e.g. Mon/Wed/Fri/Sat)	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)
	Mar-May	3 x per week (e.g. Mon/Wed/Fri)	2 x per week (e.g. Mon/Thu)	1 x per week
	Jun-Aug	2 x per week (e.g. Mon/Thu)	1 x per week	1 x per fortnight
	<p>Notes -</p> <ul style="list-style-type: none"> a) Delete a watering if rainfall in the 48 hours prior to the scheduled watering exceeds 50mm. b) Less water may be required for drought tolerant species or more water for species with high water demands. Similarly, rainfall and soil/site drainage may result in lesser or higher water demands. c) Monitor the irrigation regularly – especially in heavy clay soils where poor drainage can pose a major problem. d) Watering frequency and volumes are to be adjusted in accordance with notes b) and c) above. <p>The following items are to be undertake on a monthly basis as required</p> <ul style="list-style-type: none"> • Ensure approved mulch is maintained to a depth of 100mm and not piled against tree trunk. • Ensure surround of tree or planting bed is free from weeds and grass. • Ensure stakes and guards installed and allow free movement of trees stunk while providing support in strong winds. • Any pest or disease is treated using appropriate methods and products for use in public areas in accordance with Council's pesticide notification plan and any legislative requirements. Note – non-chemical treatments are preferred by Council where practical. • Any missing, dead or significantly damaged trees are to be replaced with like for like species and in original specified container size. Note – these trees are to be street tree (single central trunk) form and self-supporting. <p>The following items are to be undertake on an annual basis as required and at completion of maintenance period</p> <ul style="list-style-type: none"> • Crown lifting to maintain a ratio of approximately 30% clear trunk and 70% foliage. • Formative pruning in accordance with AS4373-2007 section 7.2.5 to be undertaken by a minimum AQF3 qualified arborist. • Slow-release fertilizer (low phosphorus native suitable type) to be applied as per manufacturers recommendations at beginning of growing season (October to February) each year. <p><i>Condition Reason: To ensure landscaping is maintained to optimise the survival of all plantings.</i></p>			
120.	Tree Canopy Monitoring			

	<p>Prior issue of Subdivision Certificate record attributes of all trees planted within future public areas in accordance with the relevant "Planting Time" data fields contained in Council's records management system "CM13949#10 Tree Data Monitoring for Development Sites Spreadsheet" + SHP file</p> <p>To monitor progress towards the 40% tree canopy cover target the following data collection must be undertaken and provided to Council in Excel spreadsheet format and spatial software in a format compatible with Council's Forestreet database:</p> <ul style="list-style-type: none"> (a) Prior issue of Subdivision Certificate record attributes of all trees planted within future public areas in accordance with the relevant "Planting Time" data fields contained in Council's records management system "CM13949#10 Tree Data Monitoring for Development Sites Spreadsheet" + SHP file (b) Prior to End of Developer Maintenance period record attributes of all trees located within public areas in accordance with the "end of Developer Maintenance Period" data fields contained in Council's records management system "CM13949#10 Tree Data Monitoring for Development Sites Spreadsheet" (c) Prior to End of Developer Maintenance period record attributes of all trees installed on private lots in accordance with the "end of Developer Maintenance Period" data fields contained in Council's records management system "CM13949#10 Tree Data Monitoring for Development Sites Spreadsheet". Note: it is not necessary to enter private properties to capture GPS locations for these plants and measurements can be estimated from visual assessment and/or aerial photographs. (d) Prior to the end of the landscape maintenance period the beneficiary of this consent is required to undertake an audit of all lots where dwelling construction has been completed to determine the extent of compliance with 88B restrictions regarding Installation of trees. The findings are to be presented to Council in the form of a report that identifies the number of trees present vs the number of trees that should have been installed and the Lot/DP numbers and address of non-compliant properties in Excel spreadsheet format.
	<i>Condition reason: to capture relevant tree asset information</i>
121.	<p>Water quality monitoring</p> <p>Install and monitor for a period of 3 years, IOT enabled water quality sensors and monitors at selected discharge points and provide data from those sensors to Council. Traditional monitoring program is to be implemented to validate IOT monitoring data.</p> <p>Monitor and analyse this data and make it available to Council to demonstrate attainment of required water quality outcomes for the site. After 3 years, sensors and future water quality monitoring to be handed over to Council.</p>
	<i>Condition reason: To monitor the water quality being directed to receiving waterways.</i>
122.	<p>Evidence of Certain Matters</p> <p>Evidence should be submitted to the principal certifier to demonstrate compliance with the below reports as well as relevant conditions before the issue of any subdivision certificate:</p> <ul style="list-style-type: none"> a. The development has been completed in accordance with the development consent, subdivision works certificate and approved plans, including Certificates of Practical Completion of Works and Final Completion of Works issued by the principal certifier for the subdivision works certificate, b. Services to each lot are located on the lot or on appropriate easements including a survey certificate prepared by a registered surveyor that certifies their location, c. Bushfire management measures have been implemented in accordance with the approved bushfire risk assessment report,

	<p>d. Drainage and stormwater management measures have been constructed in accordance with the approved stormwater management plan,</p> <p>e. All works, measures and requirements have been completed and submitted in accordance with the approved geotechnical report,</p> <p>f. All works, measures and requirements have been completed and submitted in accordance with the approved Salinity Management report,</p> <p>g. All works, measures and requirements have been completed and submitted in accordance with the approved Waste Management Plan,</p> <p>h. All operational traffic management measures have been constructed and installed in accordance with the approved Traffic Management Plan,</p> <p>i. All landscaping works have been completed in accordance with the approved Landscaping Plan.</p> <p>j. Weed management measures have been completed in accordance with the approved Weed Management Plan.</p>
	<p><i>Condition reason: To ensure that the development has been undertaken in accordance with the approved documentation.</i></p>
123.	<p>Plan of Subdivision and 88B Requirements</p> <p>(a) Submission to Council of an electronic copy of the Linen Plan of Subdivision (400 dpi flat file) for certification by the Chief Executive Officer prior to lodgement at NSW Land Registry Services. A fee for the release of the Subdivision Certificate applies.</p> <p>(b) Before the issue of a Subdivision Certificate, a Section 88B instrument, in accordance with the Conveyancing Act, must be submitted to the satisfaction of Council that creates the Easements, Restrictions and Positive Covenants specified in the conditions of this consent and provides the following:</p> <p>(i) A provision that it may not be extinguished or altered except with the Consent of Wollondilly Shire Council,</p> <p>(ii) Building envelopes and access controls in accordance with the approved plans,</p> <p>(iii) Easement for Services as identified on the approved development plans,</p> <p>Terms of Easements, Restrictions and Positive Covenants must be taken from Council's standard recitals and a provision included that it may not be extinguished or altered except with the Consent of Wollondilly Shire Council.</p> <p>Existing restriction and easements to be marked on the plan.</p> <p><i>Condition reason: To ensure appropriate restrictions, easements and covenants are registered on title.</i></p>
124.	<p>Reinstatement of Disturbed Areas</p> <p>The disturbed areas associated with the subdivision works shall be reinstated to the satisfaction of the principal certifier prior to the issue of a Subdivision Certificate.</p> <p><i>Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</i></p>
125.	<p>Services</p> <p>Prior to the issue of a Subdivision Certificate, evidence shall be submitted to the principal certifier demonstrating that utilities and services have been installed in accordance with the requirements of the following service providers:</p> <p>a. Water - section 73 certificate from Sydney Water,</p> <p>b. Sewerage - section 73 certificate from Sydney Water,</p> <p>c. Electricity Supply Authority - written confirmation from Endeavour Energy that suitable arrangements have been made.</p> <p>d. Telecommunication Provider - written confirmation from Telstra Australia or NBN Co. that arrangements have been made.</p> <p><i>Condition reason: To ensure new developments are appropriately serviced.</i></p>

OCCUPATION AND ONGOING USE	
Condition	
126.	<p>Public Infrastructure - Defect Liability Period</p> <p>During the period(s) as outlined below, the person or entity having the benefit of this consent must ensure that any defect, previously identified or that becomes apparent, in the infrastructure vested in Council as public road or drainage assets, must be rectified to the satisfaction of Wollondilly Shire Council.</p> <ul style="list-style-type: none"> b) For a period of 12 months from the date of registration of any new public roads, b) For a period of 12 months from the date of any Certificate of Practical Completion for existing public roads. <p><i>Condition reason: To ensure the development provides for functional carparking facilities.</i></p>
127.	<p>Public Infrastructure - Maintenance Period</p> <p>During the period(s) as outlined below, the person or entity having the benefit of this consent must ensure that maintenance of infrastructure vested in Council as public road or drainage assets, must be undertaken to the satisfaction of Wollondilly Shire Council.</p> <ul style="list-style-type: none"> (a) For a period of 5 years from the date of registration of the subdivision with respect to the inspection and maintenance of street tree or landscaping elements, including: <ul style="list-style-type: none"> (i) Regular watering to ensure establishment of the plant or tree; (ii) Replacement of any diseased, dead or significantly damaged plant or tree; (iii) Pruning of street trees to ensure establishment of a suitable tree canopy involving crown lifting for line of sight and clearance for garbage collection and formative pruning to promote good branch structure. (b) For a period of 5 years from the date of registration of the subdivision with respect to the inspection and maintenance of any Stormwater detention basin, gross pollutant trap and filter pod or bed. <p>Maintenance is to be undertaken in accordance with an approved Maintenance Management Plan and engineering best practice.</p> <p><i>Condition reason: To ensure minimal impact to adjacent public roads.</i></p>
128.	<p>Landscaping</p> <p>The following items are to be undertake on a monthly basis as required</p> <ul style="list-style-type: none"> • Ensure approved mulch is maintained to a depth of 100mm and not piled against tree trunk. • Ensure surround of tree or planting bed is free from weeds and grass. • Ensure stakes and guards installed and allow free movement of trees stunk while providing support in strong winds. • Any pest or disease is treated using appropriate methods and products for use in public areas in accordance with Council's pesticide notification plan and any legislative requirements. Note – non-chemical treatments are preferred by Council where practical. • Any missing, dead or significantly damaged trees are to be replaced with like for like species and in original specified container size. Note – these trees are to be street tree (single central trunk) form and self-supporting. <p>The following items are to be undertake on an annual basis as required and at completion of maintenance period</p>

	<ul style="list-style-type: none"> • Crown lifting to maintain a ratio of approximately 30% clear trunk and 70% foliage. • Formative pruning in accordance with AS4373-2007 section 7.2.5 to be undertaken by a minimum AQF3 qualified arborist. <p>Slow-release fertilizer (low phosphorus native suitable type) to be applied as per manufacturers recommendations at beginning of growing season (October to February) each year.</p> <p><i>Consent Reason: To ensure ongoing maintenance of landscaping.</i></p>
129.	<p>Water quality monitoring</p> <p>Monitor for a period of 3 years in accordance with the traditional monitoring Monitor and analyse this data and make it available to Council to demonstrate attainment of required water quality outcomes for the site. After 3 years, sensors and future water quality monitoring to be handed over to Council.</p> <p><i>Condition reason: To monitor the water quality being directed to receiving waterways.</i></p>
130.	<p>Tree Canopy Monitoring</p> <p>For a period of 3 years, the person or entity having the benefit of this consent must provide the following data collection to monitor progress towards the 40% tree canopy cover target. Data must be undertaken and provided in Excel spreadsheet format and spatial software in a format compatible with Council's Forestreet database:</p> <ul style="list-style-type: none"> • Prior to End of Developer Maintenance period record attributes of all trees located within public areas in accordance with the "end of Developer Maintenance Period" data fields contained in Council's records management system "CM13949#10 Tree Data Monitoring for Development Sites Spreadsheet" • Prior to End of Developer Maintenance period record attributes of all trees installed on private lots in accordance with the "end of Developer Maintenance Period" data fields contained in Council's records management system "CM13949#10 Tree Data Monitoring for Development Sites Spreadsheet". Note: it is not necessary to enter private properties to capture GPS locations for these plants and measurements can be estimated from visual assessment and/or aerial photographs. • Prior to the end of the landscape maintenance period the beneficiary of this consent is required to undertake an audit of all lots where dwelling construction has been completed to determine the extent of compliance with 88B restrictions regarding Installation of trees. The findings are to be presented to Council in the form of a report that identifies the number of trees present vs the number of trees that should have been installed and the Lot/DP numbers and address of non-compliant properties in Excel spreadsheet format. <p><i>Condition reason: to capture relevant tree asset information</i></p>
131.	<p>Landscape Maintenance Period and Accountabilities</p> <p>The landscape contractor must carry out maintenance for a minimum period of 5 years from the date of practical completion/defects liability period of landscape works to ensure the full establishment of trees and plants.</p> <p>Council requires a meeting every 6 months for the first year and then annual meetings for the next 2 years with the developer and engaged landscape contractor to inspect the Street tree plantings and landscaped area to ensure they are being maintained in accordance with Council's requirements.</p> <p>There will be a final inspection meeting for handover prior to the 5 year period finishing to ensure the Landscape is to Council's requirements.</p> <p>Maintenance is to include but not be limited to watering, weeding, mowing, rubbish removal, staking and tying, fertilising, pest and disease control, replacement of dead trees, plants and</p>

	<p>turf, renovation, pruning, reinstatement of mulch and damaged tree pit and garden edging. See Landscape Maintenance Specifications for greater detail.</p> <p>This requirement applies to all planted areas including revegetation areas, buffer plantings, WSUD devices and other stormwater assets.</p> <p>If major rectification works are required to street trees or landscaping or other planted areas the applicable maintenance period will restart from the date rectification works are complete</p> <p><i>Condition reason: to specify ongoing maintenance and inspection requirements</i></p>
132.	<p>Minimum Site Attendance Frequency for Maintenance Period and Landscape Maintenance Specifications</p> <p>Landscape Contractor is required to attend the site weekly for the initial establishment period of 12 weeks in the months of September to end of March and 8 weeks in the months of April to August. After these initial establishment periods a minimum of monthly visits is to occur for the full duration of the maintenance period and uphold the conditions to the satisfaction of Council.</p> <p>A monthly report documenting maintenance activities undertaken and materials used during each month is to be recorded by the landscape contractor and kept by the developer for the duration of the maintenance period.</p> <p>This is to be supplied to Council upon request during the undertaking of maintenance and all records are to be made available to Council at the completion of the conditioned maintenance period.</p> <p>The following items are to be undertaken regularly as outlined in the minimum site attendance frequency period or as required to maintain the following:</p> <ul style="list-style-type: none"> - Ensure all trees are watered with appropriate rates and frequency (this will variable for different from soil types and tree species) to establish and maintain healthy growth, trees should not be allowed to wilt or have foliage brown/die off due to water stress. - Ensure approved mulch is maintained to a depth of 75 - 100mm and not piled against tree trunk or plant stems. - Ensure surround of tree or planting bed is free from unplanted trees, plants, weeds, grass and any other debris such as rubbish or building material. - Ensure stakes and guards installed and not broken to allow free movement of trees trunk while providing support in strong winds. - Any pest or disease is treated using appropriate methods and products for use in public areas in accordance with Council's pesticide notification plan and any legislative requirements. Note – non-chemical treatments are preferred by Council where deemed practical and effective. - Any missing, dead or significantly damaged trees are to be replaced with like for like species and in original specified container size. Note – these trees are to be street tree form (single central trunk) and be self-supporting without stakes. <p>The following items are to be undertake on a regular basis (maximum period of 12 months) as required and at completion of maintenance period as per Council's requirements:</p> <ul style="list-style-type: none"> - Crown lifting to maintain a ratio of approximately 30% clear trunk and 70% foliage. - Formative pruning in accordance with AS4373-2007 section 7.2.5 or as specified by Council's arborist is to be undertaken by a minimum AQF3 qualified arborist or as determined by Council.

	<p>- Apply slow-release fertilizer (low phosphorus native suitable type to be applied for native trees) to be applied as per manufacturers recommendations at beginning of growing season (October to February) each year.</p>																						
	<p><i>Reason: To ensure all tasks are completed efficiently and correctly, to develop data on the progress, and to ensure satisfaction.</i></p>																						
133.	<p>Watering</p>																						
	<p>Irrigate in accordance with the Watering Frequency Table at the rate of 50% of rootball volume to ensure the rootball is fully 'wetted-up'.</p>																						
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	<p>Slow-release fertilizer (low phosphorus native suitable type) to be applied as per manufacturers recommendations at beginning of growing season (October to February) each year.</p> <p>Install and monitor for a period of 3 years, IOT enabled water quality sensors and monitors at selected discharge points and provide data from those sensors to Council. Traditional monitoring program is to be implemented to validate IOT monitoring data.</p> <p>Monitor and analyse this data and make it available to Council to demonstrate attainment of required water quality outcomes for the site. After 3 years, sensors and future water quality monitoring to be handed over to Council.</p> <p><i>Reason: to ensure effective establishment and adequate growth of street trees and other landscaping and to monitor the water quality being directed to receiving waterways.</i></p>
134.	<p>Aquatic weed Inspections of stormwater assets</p> <p>Monthly inspections targeting aquatic weeds are required to be undertaken by a suitably qualified person with specific experience in aquatic weed identification and management. These inspections are to commence at the start of site works in the riparian area and continue for 12 months after the issue of the subdivision certificate.</p> <p>The details of each visit are to be recorded and supplied to Council in a report that includes the following details:</p> <ul style="list-style-type: none"> • Document name and heading format to be as follows: DA Number – Aquatic weed Inspection report - month - year • DA number • Site details and particulars of the stormwater assets subject to the report • Contact details of the site owner • Contact details of the principal contractor if applicable • Contact details and qualifications/experience of the person undertaking the targeted weed inspection • Date of inspection • If no aquatic weeds are found a statement confirming there are no aquatic weeds present within the stormwater assets • If aquatic weeds are found, details of the weeds including species, number, location, growth stage, date and location stamped photographs and proposed management method and timeframe • If Aquatic weeds are found Council's Biosecurity Officer or Natural Resource Officer are to be advised within 48 hours <p>The Report of each inspection is to be supplied to council within 2 weeks of completion of the inspection. Reports are to be emailed to Council@wollondilly.nsw.gov.au with the subject heading containing: DA Number -Aquatic weed inspection report - month – year</p> <p>Advice: Failure to demonstrate regular and effective inspections and aquatic weed management may result in delays to issue of Subdivision or Occupation Certificates, assets not being accepted, issue of defects liability notice or forfeiture of Aquatic Weed Management Bond.</p> <p>In addition, failure to comply with requirements of the Biosecurity Act 2015 can result in compliance action under the act, including financial penalties and restrictions upon sale or transfer of affected land.</p>

	<i>Condition reason: to address the high risk of aquatic weeds being introduced to, and proliferating within stormwater assets, and the rapid and exponential cost increase associated with managing these outbreaks:</i>
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ATTACHMENTS

Wilton Growth Area DCP Assessment Tables

Plan of Subdivision

Landscape Plan

Bushfire IPA Alternate Solution

Civil Engineering Plans

Water Cycle Management Report

Acoustic Engineers Report

Salinity Investigation and Management Plan

Remediation Action Plan

AHIP 4642

Stage 1 Approved Tree Removal Plan

Gas Well Capping Reports

Letter of Offer dated 26 November 2024 - Draft Voluntary Planning Agreement

{remove-from-minutes-end}