

ATTACHMENT 1
2/2024/DA-CW (Fullwood Reserve)
Recommended Draft Conditions of Consent

Version 01 -dated 06 August 2024

GENERAL CONDITIONS

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

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

1. Approved Development

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

Plan Detail	Revision	Prepared by	Date
Project No. 300178186.FWR.BE001 Claymore Fullwood Reserve Cover Sheet & Locality Plan	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE002 Claymore Fullwood Reserve Sheet Schedule & Notes	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE031 Claymore Fullwood Reserve General Arrangement Plan	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE032 Claymore Fullwood Reserve Tree Retention Plan	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE051 Claymore Fullwood Reserve Cut & Fill Plan Sheet 01	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE052 Claymore Fullwood Reserve Cut & Fill Plan Sheet 02	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE101 Claymore Fullwood Reserve Site Plan Sheet 01	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE102 Claymore Fullwood Reserve Site Plan Sheet 02	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE201 Claymore Fullwood Reserve Site Sections	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE501 Claymore Fullwood Reserve Catchment Plan	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE801 Claymore Fullwood Reserve Signage and Linemarking Plan	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE802 Claymore Fullwood Reserve	02	SMEC	05 December 2023

Pedestrian Crossing Detail			
Project No. 300178186.FWR.BE811 Claymore Fullwood Reserve Turning Path Plan Sheet 01	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE812 Claymore Fullwood Reserve Turning Path Plan Sheet 02	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE851 Claymore Fullwood Reserve Soil & Water Management Plan Sheet 01	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE852 Claymore Fullwood Reserve Soil & Water Management Plan Sheet 02	02	SMEC	05 December 2023
Project No. 300178186.FWR.BE861 Claymore Fullwood Reserve Soil & Water Management Details	02	SMEC	05 December 2023
Claymore Fullwood Reserve Drawing No. L01 Title sheet	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L02 Staging Plan	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L03 Masterplan 01	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L04 Masterplan 02	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L05 Path Hierachy	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L06 CPTED Strategy	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L07 Fencing Strategy	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L08 Playground Plan	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L09 Playground Path Heirachy	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L10 Landscape Sections 01	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L11 Landscape Sections 02	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L12 Landscape Sections 03	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L13 Landscape Sections 04	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L14 Indicative Materials Palette	ADV	JMD design	24 May 2024

Claymore Fullwood Reserve Drawing No. L15 Indicative Playground and Fitness Equipment	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L16 VMP Revegetation Strategy - Fullwood Reserve and Brady park	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L17 Planting Plan	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L18 VMP Planting densities Section	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L19 Indicative Riparian Plant Schedule	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L20 Indicative Horticultural Plant schedule	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L21 Indicative Cumberland Plain Woodland Plant schedule	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L22 Indicative River flat Eucalypt Forest Plant schedule	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L23 Indicative Creek Channel and Creek Edge Plant schedule	ADV	JMD design	24 May 2024
Claymore Fullwood Reserve Drawing No. L24 Indicative Grass Meadow Plant schedule	ADV	JMD design	24 May 2024

Supporting Information

Fullwood Reserve Aboriginal Cultural Heritage Assessment Project No. 0222274	Extent	14 November 2023
Access and Inclusion Review	Funktion	21 November 2023
Noise Impacts	Renzo Tonin & Associates	13 December 2023
Arboricultural Impact Assessment Fullwood Reserve	Arborsaw	December 2023
Bushfire Hazard Assessment	Firstfield Environmental	undated
Engineering Design Report	SMEC	21 November 2023
Detailed Site Investigation Project No. 59958/153981	JBS&G	08 November 2023
Preliminary Contamination Assessment Report	Geotechnique Pty Ltd	27 May 2011
Geotechnical Investigation Report	Geotechnique Pty Ltd	24 May 2011
Fullwood Reserve Detention Basin Project No. NL221615-00_B02_(A)	Northrop	20 December 2023
Vegetation Management Plan	Cumberland Ecology	15 December 2023
Salinity Assessment Management Plan	JBS&G	07 November 2023
Traffic Impact Assessment	Amber	19 December 2023

Ref: 749rep231219 final		
Waste Management Plan	LAHC	undated

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

2. Concept Plan Approval

The development must be generally consistent with the requirements of the Ministers Concept Plan Approval that applies to the land.

Condition reason: To comply with legislation

3. Heritage NSW - AHIP

- If any Aboriginal object(s) are discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:
 - Not further harm to the object(s)
 - Immediately cease all work at the particular location
 - Secure the area so as to avoid further harm to the Aboriginal object(s)
 - Notify Environment Line as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location
 - Not recommence any work at the particular location unless authorised in writing by Heritage NSW.
- If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before any works commence.
- In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

Condition reason: To comply with legislation

4. Claymore Renewal Infrastructure Services Delivery Plan

The proposed works, at a minimum, must be consistent with the requirements of the Claymore Renewal Infrastructure Services Delivery Planning Agreement that applies to the subject site in particular Part 7, Fullwood Reserve, core elements noted as follows:

- *Maintain current playing field layout of 2 x playing fields and 1 x kick about/warm up area;*
- *Retain existing goal posts;*
- *Provide flood lights on 25m steel poles with a minimum 50 lux to whole field with provision to increase to 100 lux in the future;*
- *Provide lighting to remainder of park to Endeavour Energy's basic standard;*
- *Sports fields to be turfed as required;*
- *Provide picnic facilities including BBQ, shade structure, bubblers, picnic settings and bins;*
- *Provide 6 x benches;*
- *Provide a 2.0m wide pedestrian footpath and 3.0m wide shared adjacent to the sporting fields;*
- *Provide additional tree planting along footpaths and along M5;*
- *Provide additional planting to infiltration areas;*
- *Upgrade existing northern amenities building to the value of \$300,000 or provision of monetary contribution in lieu;*
- *Provide a new 80 bay carpark with new driveway and retro fit existing car park;*

- Younger children's play area located adjacent to proposed carpark. Rubber softfall to be used under all play equipment. Play equipment to a value of up to \$75,000 supply and install.

Condition reason: To meet agreed obligations

5. Vegetation Management Plan

The Vegetation Management Plan, Claymore Urban Renewal Project by Cumberland Ecology dated 15 December 2023, requires to be updated and approved by Council's Executive Manager Development as follows: -

- The Asset Protection Zones as shown in Figure 7 of the Vegetation Management Plan requires to be updated to show the changes in the Asset Protections Zones (APZ's)
- The Vegetation Management Plan requires to be updated to Campbelltown City Council VMP guidelines, as this document needs to be progressive regarding new research and development in Cumberland Plain reconstruction (The VMP is to be handed over to CCC after a 2 year period).
- The costing of the VMP for reconstruction and regeneration is to be implemented in the VMP.

Condition reason: To comply with legislation

6. Building Code of Australia

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

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

7. Electrical Substations

Substations are not permitted to be installed on land to be dedicated to Council as a part of this determination. If the applicant is to pursue the installation of substations on land to be dedicated to Council, the applicant is required to obtain separate approval and relevant licence from Council's Executive Manager Property (or equivalent).

Condition reason: To comply with Council's requirements

8. Landscaping

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

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

9. Anti-Skate Deterrent Devices

Anti-skate deterrent devices must be fixed along all areas that attract skate board grinding.

Condition reason: To protect the amenity of the surrounding area

10. Unreasonable Noise, Dust and Vibration

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

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

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

Condition reason: To minimise impacts of the development on neighbours

11. Site Work Lighting

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

Illumination of the site work area shall also be designed to provide a robust indication of desire lines for pedestrians and reduce the potential for criminal or anti-social behaviour.

Condition reason: To minimise impact of the development on neighbours

12. Engineering design works

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

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

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

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

13. Public Playground Equipment

All public playground equipment shall meet the following Australian Standards (as amended):

- AS 4685-2004
- AS/NZ 4486.1-1997
- AS/NZ 4422-1996
- AS 2155-1982

Prior to Council or the appointed accredited principal certifier issuing a construction certificate, the design and layout of all playground equipment shall be submitted to Council's Executive Manager for Open Space (or equivalent), for written approval.

Condition reason: For public safety

14. Design for Access and Mobility

The relevant access requirements of AS 1428 – Design for Access and Mobility shall be incorporated into the park's construction.

Condition reason: To comply with legislation

15. Rubbish/Recycling Bin Storage

Rubbish and recycling bins shall be provided throughout the site, in accordance with approved plans.

The bins shall be finished in materials that are durable and complementary in appearance to other structures throughout the Park.

Prior to Council or an accredited certifier issuing a construction certificate, the design of all bins shall be submitted to Council's Executive Manager for City Standards and Waste (or equivalent), for written approval.

Condition reason: To protect the amenity of the surrounding area

16. Pollution Control Management

The following has been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the Protection of the Environment Operations Act 1997.

Amenity of the neighbourhood –

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

Offensive noise –

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

Offensive noise means noise:

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

Unreasonable noise, dust, water and vibration –

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

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

Condition reason: To protect the amenity of the surrounding area

17. Subdivision Works Certificate

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

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

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

Condition reason: To comply with legislation.

PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

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

18. Amended Civil Engineering Plans

Prior to Council or the appointed Principal Certifier issuing a Subdivision Works Certificate, the applicant shall provide amended civil engineering plans to Council's Executive Manager Infrastructure (or equivalent) for approval. The amended plans shall address the following:

- a. Provision of a turning facility to base of the basin allowing maintenance vehicles to enter and exit detention basin in a forward direction. Turning paths shall be provided to support the design.
- b. All off-street parking, internal driveways and ramps is to comply with Australian Standards AS2890 series.
- c. Consideration of the safe emergency egress of pedestrians in flood events.
- d. Toe of external basin batters impacted by external catchments to be suitably designed for scour protection and upstream surface water diverted with a suitably sized diversion drain.
- e. Ensure that the existing creek capacity/cross section is maintained adjacent to the basin spillway area.
- f. Provide litter baskets or approved equivalent in all proposed carparking areas.
- g. Provide details of the detention basin embankment construction and surface treatment, culvert penetrations, stormwater inlet and outlets and erosion controls.
- h. Tree and planting species located inside the basin to be selected as not to potentially deposit accumulating debris that could block drainage inlets. Typically, clean trunk, durable, drought resistant evergreen species.
- i. Footbridges to be designed as low-level creek crossings with single circular pier supports each side of the stream bank to prevent potential blockage.
- j. Stormwater infrastructure within the carpark playground area should not pose a hazard to people/children during larger storm events.

Condition reason: To comply with legislation

19. Geotechnical report

Before the issue of a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

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

20. Soil and Water Management Plan

Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, a detailed soil and water management plan shall be submitted for approval.

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

21. Dilapidation report

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

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

22. Work on public land

Before the issue of a subdivision works certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifier issuing of practical completion.

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

23. Civil Works under S138 Roads Act

Prior to issue of a subdivision works certificate, including payment of plan assessment and inspection fees shall be lodged with Campbelltown City Council for any works within public road reserve.

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

Condition reason: To comply with legislation

24. Remediation Action Plan

Prior to Council or the appointed Principal Certifier issuing a subdivision works certificate, and as recommended in the Detailed Site Investigation – Northern Fullwood Reserve as prepared by JBS&G dated 08 November 2023 a remedial action plan shall be undertaken/completed by a suitably qualified person in accordance with the relevant guidelines approved by the Office of Environment and Heritage (OEH) and in accordance with the requirements of the *Contaminated Land Management Act 1997* and shall be submitted to Council/PCA for approval, including:

- an Unexpected Finds Protocol (UFP);
- requirements for assessing data gaps within previously inaccessible areas, such as beneath the sports field and to delineate the extent of previous impacts identified including in the vicinity of S09_TP20 and within deeper fill areas within the McBarron Creek Channel; and
- An Asbestos Management Plan (AMP) to be prepared to manage and/or mitigate potential risk to maintenance workers in public areas until remediation is undertaken.

The above documents are to be submitted to Council's Executive Manager Development (or equivalent) for approval.

Upon completion of the approved remediation works, a site validation report completed by a suitably qualified person shall be submitted to Council/PCA indicating that the soil on the site complies with the requirements for the use of the site as proposed.

Condition reason: To comply with legislation

25. Retaining Structures

Prior to issue of a construction certificate or subdivision works certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 600mm in height.

All retaining structures shall be constructed of a masonry material and shall be constructed wholly within the property boundary, including footings and agricultural drainage lines.

Condition reason: To comply with engineering standards

26. Access for Maintenance

Prior to Council or the appointed principal certifier issuing a subdivision works certificate for the embellishment works, a detailed access and maintenance plan must be submitted to and endorsed by Council's Executive Manager for Open Space (or equivalent).

Condition reason: To comply with Council's requirements

27. Design Requirements

Prior to Council or the appointed principal certifier issuing a subdivision works certificate, the applicant shall address the following requirements and details shall be included in the civil/construction drawings for the approval of Council's Executive Manager of Open Space (or equivalent):

- a. Safety fencing, in accordance with the relevant Australian Standards, shall be erected on top of all retaining walls where they exceed 1 metre in height.
- b. A path system designed to include perimeter and internal paths and provide access to facilities provided within the open space/parkland area.
- c. All bench seating is to be wheel-chair accessible.
- d. A bollard/fencing plan and/or landscape which restrict public vehicular access into the parks (excluding access required for Council's maintenance vehicles). The plan shall give consideration to and satisfy the access requirements for maintenance and emergency service vehicles. The work shall be completed to Council's satisfaction prior to the park being transferred into Council's ownership.
- e. All turfing within the park shall be Kikuyu grass.
- f. Delineation is to be provided to softfall areas through the form of a landscaped edge.
- g. Rubber softfall is to be used as the ground plain treatment around the play zones that is not the nature play zones, not a mix of mulch and rubber.
- h. Ensure planting design allows for clear lines of sight from perimeter roads and pathways into the open space area.
- i. Provide for on-leash dog facilities (including drinking fountain with dog bowl) where appropriate.
- j. Provide for public lighting to all entrance/exit points into the open space/recreational precinct.
- k. Provide for sports lighting at Fullwood Reserve.
 - a. Lighting must exceed the requirements for AS2560.2.3 – lighting for football (all codes) at the amateur level (100 Lux) the ability to 'switch down' to 50 lux is required.
 - a. A copy of the proposed lighting design is to be provided that shows the design meets with the requirements of AS2560.2.3 and AS4282 (control of obtrusive effects of outdoor lighting)

Condition reason: To comply with Council's requirements and applicable legislation.

28. Landscaping

Prior to Council or the appointed principal certifier issuing a subdivision works certificate, the final design for the layout of the relevant public open space areas, playground equipment, landscaping, passive open space and 'kick about' area must be submitted to, and endorsed by Council's Executive Manager for Open Space (or equivalent).

These final designs shall also include:

- a. All rock used in public areas is to be hard durable rock, resistant to weathering. Any sandstone is to be tested to ensure that it will remain hard and durable for a minimum of 50 years. Siltstone and shale are not to be used in any public areas. Sandstone with any siltstone layers is not suitable for use.
- b. Vegetation species, their locations and the proposed pot size scheduled for all plantings.
- c. For any planting in the public domain, the following requirements shall be satisfied:
 - i. Root boxes or barriers are required for all street trees which are being placed within 1m of infrastructure. Such infrastructure shall include footpaths, share ways road ways, kerb and gutter, underground pipes.
 - ii. Unless specified otherwise the minimum size for root control boxes shall be 800mm x 800mm by 500mm deep. Trees are to be installed centrally within the root control box.
 - iii. Alternatively, root barrier is to be placed on the road and footpath side of all street trees. Vertical ribbed root barrier a minimum of 600mm deep and 0.75mm thick is to be used in all instances.
 - iv. Root boxes or barriers must be placed:
 - a minimum of 100mm behind the back of kerb so that it does not compromise the road pavement (i.e. the trunk of the tree shall be a minimum of 700mm from the back of kerb);
 - flush with or marginally below the ground surface;
 - flush with or marginally below the adjoining top of footpath;
 - for a 3m extent along the footpath/share way and kerb with the tree centrally placed;
 - such that it extends a minimum of 100mm below the adjoining road pavement;
 - such that is not a trip hazard.
- d. Any turf surface having an interface with a garden bed or walls or any other structure, must have 100Wx200D 25MPa concrete edge strip reinforced with Poly Fibre Forta Ferro (or equivalent) equivalent to SL82 and is to comply with the following:
 - Fibre length - 54mm
 - Material - Virgin Copolymer/Polypropene
 - Specific Gravity - 0.91
 - Tensile Strength - 628 - 758 Mpa
- e. The delivery of at least:
 - 6 x Public benches/seating;
 - Picnic shelters, BBQ, bubblers

- East/West pedestrian linkage;
- Trees to provide screening and shade;
- Play equipment, shade structure;
- Bins;
- Lighting.

Condition reason: To comply with Claymore Infrastructure Services Delivery Plan

29. Sports Lighting Specifications

Prior to Council or an accredited certifier issuing a subdivision works certificate, details shall be provided which demonstrate that adequate lighting is provided for the proposed sports fields, footpath, amenities, footpath, playground and carpark.

Lighting for the sports fields must exceed the requirements for AS2560.2.3 – lighting for football (all codes) at the amateur level (100 Lux) and the ability to ‘switch down’ to 50 lux.

The documentation must be submitted to and endorsed by Council’s Executive Manager for Sports, Recreation and Leisure Facilities. The proposed lighting design must show that the design meets the requirements of AS2560.2.3 and AS4282 (control of obtrusive effects of outdoor lighting).

Condition reason: To comply with Council’s requirements

30. Lighting

Prior to Council or the principal certifier issuing a subdivision works certificate, a detailed lighting plan must be submitted to, and endorsed by Council’s Executive Manager for Open Space (or equivalent).

The lighting plan must comply with the following:

- a. All lighting is to be LED “Smart” lighting to Council’s specification.
- a. The lighting of residential roads and public places must comply with AS/NZS1158 Residential Street Lighting Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements 2005, using the appropriate categories.
- b. All lighting shall have the ability to be on an automated system, capable of remote timing and sensor dimming, whilst being compatible working with the Cloudmaster Interface.
- c. The design and installation of the lighting is to be such that Council can take ownership of the lighting (ie. separate circuit to residential supply).
- d. The power supply to the street lighting shall meet the load requirements of Campbelltown City Council.
- e. The location of meters to service the street lighting network.
- f. The lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lighting.
- g. The lighting and associated infrastructure associated with this approval is to be dedicated to Council and not be handed over to the energy supplier.

Condition reason: To comply with Council’s requirements

31. Design for Access and Mobility

Prior to Council or the appointed principal certifier issuing a subdivision works certificate, the applicant shall demonstrate by way of detailed design that all accessible paths achieve compliance with the relevant access requirements of the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) including any referenced Australian Standards and the National Construction Code (NCC).

Furthermore, the applicant shall amend all applicable plans addressing all accessibility recommendations as identified in the *Access and Inclusion Review* completed by Funktion, dated 21/11/2023.

The design shall be endorsed by an Access Consultant with a minimum AQF4 qualification, and shall be provided to the appointed principal certifier.

Condition reason: To comply with legislation

32. Wayfinding Signage

Details of wayfinding and informative signage is to be provided to Council.

All signage must be coordinated and approved by Campbelltown City Council's Open Space and Design Team.

Condition reason: To comply with Council's requirements

33. Public Art Work

Details of public artworks are to be provided acknowledging the Aboriginal Cultural Heritage of the site.

The Artwork must be developed in consultation with and approved by the Tharawal Local Aboriginal Land Council (Tharawal LALC), and submitted to Council's Executive Manager Open Space for approval.

The art work must be installed to Council's satisfaction prior to practical completion.

Condition reason: To comply with Council's requirements

34. Sydney Water

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

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

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

Condition reason: To comply with legislation

35. Cut and Fill

The maximum grading of cut or fill batters shall be;

- a. 1V:2H where there is no retaining wall or no other method of stabilising cut or fill batters during construction;
- b. 1V:4H where there is no retaining wall or no other method of stabilising a permanent batter;
- c. 1V:6H for any batter on or adjacent to public land,

Condition reason: To comply with Council's requirements

36. Traffic Control Plans

Prior to issue of a subdivision works certificate, the applicant shall engage a professional engineer or equivalent professional with relevant qualifications, experience, and a Department of Fair Trading issued 'Prepare a Work Zone Plan' card/ qualification, to prepare a Traffic Control Plan (TCP) in accordance with Council's Engineering Design for Development Guide, the RTA manual "Traffic Control at Work Sites", Australian Standard AS 1742.3 (as amended), and all Work Cover requirements, to the satisfaction of the appointed registered certifier.

The TCP shall be modified accordingly throughout the construction process to take into consideration development and other changes that may have adverse impacts including but not limited to; surrounding roads and adjacent areas, property, pedestrian safety, and traffic behaviour.

A current approved, coloured and legible copy of the TCP shall be kept on site in an easily accessible location for all staff and contractors to view for the duration of the works.

Condition reason: To comply with legislation

37. Stormwater management plan

Prior to issue of a construction certificate or subdivision works certificate, plans, electronic models, and other supporting information indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchments, shall be submitted for approval. Where adjacent properties are affected, drainage formalisation shall be extended to include these properties to the satisfaction of the adjacent owners and Council.

All proposals shall comply with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide, *Australian Rainfall and Runoff (current version)* and be in consistent with Water Cycle Management Plan prepared by Northrop Rev D dated 7 Oct 2021.

Condition reason: To comply with legislation

38. Road Safety Audit – Detailed Design

Prior to issue of a construction certificate or subdivision works certificate, a detailed road safety audit (RSA) is to be undertaken for the design of the proposed roadworks and traffic facilities by an independent road safety auditor

Condition reason: To comply with legislation

39. Trafficable Areas

Prior to issue of a construction certificate or subdivision works certificate, all trafficable areas of the site must be of sealed asphaltic pavement or concreted pavement. The pavement shall be designed by a suitably qualified engineer for the loads imposed by the proposed vehicles and based on the geotechnical investigation of the site. The design shall be in accordance with the relevant CCAA, AustStab & Austroads design guidelines.

A pavement plan and pavement design documentation shall be submitted to the appointed Principal Certifier for approval and a copy forwarded to Council for its records.

Condition reason: To comply with legislation

40. Dam Break Analysis

Prior to issue of a subdivision works certificate, a dam break risk analysis report shall be submitted to Council's Executive Manager Infrastructure (or equivalent) for approval.

Condition reason: To comply with legislation

PRIOR TO THE COMMENCEMENT OF ANY WORKS

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

41. Construction Environmental Plan of Management

Prior to the commencement of any works, a site-specific Construction Environmental Management Plan (CEMP) must be prepared addressing prescriptions for the mitigation of environmental impacts and associated monitoring requirements.

The CEMP must be submitted to Council (for its records) prior to the commencement of physical development works commencing.

At a minimum the CEMP must include/address in detail:

- Required Sediment and Erosion Control Measures/stockpile management as per Managing Urban Stormwater: Soils and Construction (Landcom, 2004) – The Blue Book.
- Noise control measures and hours of operation.
- Air quality control measures (including dust management).
- Water management (including maintaining/monitoring water quality in nearby dams/waterways).
- Measures to mitigate impacts to areas of native vegetation.
- Measures to prevent the spread of priority and environmental weeds including African Love Grass and other weed species, including spread via machinery movements both within the development site and offsite via the relocation of fill material including top soil.
- Hazardous material management protocols (ie. fuel etc) addressing storage, use, refuelling etc.
- Details of how fill will be stored on site (ie. proposed number of piles, proposed location of piles, sedimentation and erosion control treatment measures, and an estimate of how long the fill will be stockpiled, inspection and monitoring requirements).
- Incident and emergency response protocols.
- Competence, training and awareness procedures (ie. Environmental inductions, Toolbox talks, training and awareness).
- Roles and responsibilities for implementing, monitoring and reviewing CEMP requirements.
- An overview of relevant environmental management documentation.
- Waste Management Procedures in accordance with the submitted Waste Management Plan.
- Inspection, monitoring and auditing requirements for all environmental controls and adaptive management to ensure environmental mitigation measures remain effective.
- Community Consultation and Liaison.

The environmental controls outlined in the CEMP are to form part of the site induction process and daily toolbox meetings.

Condition reason: To comply with engineering standards

42. Construction Traffic Management Plan

Prior to the commencement of works, a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control, shall be submitted to Council's Senior Development Engineer for approval.

Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with *Work Cover Authority* requirements and copies shall also be forwarded to Council for its records.

Condition reason: To comply with engineering standards

43. Site Audit

Following the completion of the approved bulk earthworks and prior to the commencement of the approved works, the applicant shall submit to Council/PCA a statement from a suitably qualified person accredited by the Office of Environment and Heritage (OEH), that the investigations carried out to date and the site validation report adheres to all relevant requirements of the OEH and the *Contaminated Land Management Act 1997*.

Condition reason: To comply with legislation

44. Erosion and sediment control

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

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

45. Erection of construction sign

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

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

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

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

46. Toilet on construction site

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

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

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

47. Trade waste

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

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

48. Vehicular access during construction

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

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

49. Public property

Prior to the commencement of any works on site, the applicant shall provide a dilapidation report advising Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like.

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

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

50. Unexpected Finds Protocol

Prior to the commencement of works, an unexpected finds protocol must be prepared by a suitably qualified person and submitted for the approval of Council's Specialist Environment Officer (or equivalent).

If any previously unidentified Aboriginal archaeological relics are exposed during construction works, the Applicant must immediately cease works and notify New South Wales Office of Environment and Heritage (NSW OEH) in accordance with the National Parks and Wildlife Act 1974 and obtain any necessary approvals to continue work. Works shall not recommence until an appropriate strategy for managing the objects has been determined in consultation with the NSW OEH and the applicant receives written authorisation from NSW OEH.

Condition reason: To comply with legislation

51. Protection of Existing Trees on the Development Site

Prior to the commencement of any works, a project arborist is required to be nominated (with a minimum qualification of AQF 5 (Arboriculture)) and the stages and related certification or similar documentation is to be issued to the Council and the appointed Principal Certifier for their records.

All works within proximity to retained trees shall comply with ANS 4970 Protection of Trees on Development Sites:

- i. All compound/ stockpile, laydown, vehicle park up and amenities shall be located in cleared areas and beyond the dripline of retained trees
- ii. Prior to the commencement of works temporary and permanent protective fencing must be erected around all trees identified for retention.

- iii. Prior to the commencement of any works, the area required for site access will be clearly demarcated to ensure there is no damage to native vegetation outside of the development impact zone.

The trees numbered 361-373, 379 and 418-485 as detailed in the Arboricultural Impact Assessment Fullwood Reserve by Arborsaw dated December 2023 are to be retained on site.

Trees numbered 373, 379, 418 and 485 require Aroris supervision and specific protection measures as set out in Section 10.2 of the Arboricultural Impact Assessment Fullwood Reserve by Arborsaw dated December 2023.

The Tree protection Plan and measures to minimise impacts to the retained trees, are set out in Sections 10, 11 and Appendix 16.3 of the Arboricultural Impact Assessment Fullwood Reserve by Arborsaw dated December 2023 are required to be implemented for the trees nominated for retention and installed before initiation of site works (including excavation) and retained until the landscaping works are required unless otherwise specified.

Condition reason: To comply with legislation

52. Tree Removal

- a. The trees numbered 359, 374-378, 380-417 and 486-500 as detailed in the Arboricultural Impact Assessment Fullwood Reserve by Arborsaw dated December 2023 are approved for removal.
- b. Trees marked for removal are to be physically marked with paint prior to site establishment as per the approved TPMP. Before removal, the Project Arborist must confirm that all marked trees correspond with those shown in the Arboricultural Impact Assessment, Tree Retention Status Map and Arborsaw Tree Protection Plan, December 2023.
- c. The tree removal in (a) must not be commenced until such time as tree protection measures have been installed and completed, evidence must be provided for review and approval by Council's Executive Manager Urban Release and Engagement.
- d. The removal of the trees will be required to be offset in accordance with the approved Vegetation Management Plan as follows:
 - i. Trees comprising native tree species, approved for removal will be offset at a minimum ratio of 4.6:1, area of ecological community coverage as depicted in the Clause 34A approval (7 December 2021) and the corresponding Vegetation Management Plan (as amended).
 - ii. Other trees approved for removal are required to be offset on site a minimum ratio of 1:1 to be consistent with Council's Sustainable City Development Control Plan (SCDCP).
 - iii. The felled tree logs generated from the removal of native trees are required to be re-installed into an adjacent reserve, to ensure that habitat values for fauna are retained on site.
 - iv. Removal of any hollow-bearing trees is to be conducted under the direction of a fauna ecologist. The tree is to be sectionally dismantled with the fauna ecologist present in the event the hollow section is occupied by fauna, whereby it can be moved to nearby bushland.

Condition reason: To comply with legislation

53. Preclearance/Clearance Fauna Surveys

If required, a fauna relocation plan is to be prepared by a suitably qualified fauna ecologist and submitted prior removal of trees and submitted to Council's Executive Manager Development for approval.

The fauna relocation plan is to include the following:

- a. Preclearance fauna surveys must be undertaken by a suitably qualified fauna ecologist with animal handling training and vaccination against transmissible diseases. Preclearance fauna surveys must be undertaken 2 weeks prior to clearance of trees that will:
 - i. Detect roosting and/or nesting of hollow dependent threatened and non threatened fauna.
 - ii. Be carried out within two weeks prior to the trees being removed.
 - iii. Include targeted surveys for Hollow dependent fauna species inclusive of ultrasound detection and hollow inspection, where practical, and visually identify whether any breeding activity or young rearing is occurring at that time.
 - iv. Include roost searches for micro-chiropteran bats by using a torch to shine in holes, cracks and crevices, and by using a handheld bat detector to locate and identify bats that may call.
 - v. In the event that the tree is unsafe or it is impractical to climb or inspect by cherry picker, an alternative methodology is to be used including spotlighting, stag watching and hollow watching on the evening before the tree will be cleared, for a minimum of one hour prior to dusk, and for at least one hour after dusk.
 - vi. Subject to the advice of the appointed fauna ecologist, to safely relocate non-threatened fauna to nearby native woodlands before the tree is cleared.
 - vii. To identify preferred recipient site for the fauna relocation and sensitive hollow dependent fauna species to be removed within a sectionally dismantled hollow sediment sealed at both ends. Once relocated to the approved recipient site the hollow is to be opened at one end to allow the wildlife to move freely at an appropriate time.
 - viii. Include the demarcation of all hollow-bearing trees and fallen logs (with the latter being >10cm diameter), along with any other key habitat features.
 - ix. Identification of any hollows, logs or parts thereof that would be appropriate for fauna habitat reuse within the adjoining open space areas are to be augmented(modified) and reused within adjoining woodland areas. Where relevant specifications for felling/ removal (to enable retention of features for fauna habitat) must also be specified if the fauna relocation plan.
 - x. Include specifications for the augmentation of hollows for reuse and relocation into adjoining or nearby native trees.
 - xi. Include specifications for felling/removal of hollows within hollow bearing trees by sectional dismantling.
- a. Upon the completion of preclearance surveys, a fauna ecologist report outlining all the preclearance surveys carried out, including survey effort, results and outcomes must be submitted to Council as evidence and include the approved fauna relocation plan.

Condition reason: To comply with legislation

54. Unexpected Fauna Observations

A fauna rescue and release procedure is to be prepared for the subject site.

Where tree removal is required then a licensed wildlife carer or fauna ecologist will be required on site as a fauna handler ('Rescuer' under the Code – "Code of practice for injured, sick and orphaned protected fauna" 2011) during tree removal works.

The procedure is to include aspects for dealing with unexpected threatened species finds. The procedure must include, as a minimum, the following:

- i. stop work arrangements in the immediate area of the threatened species;
- ii. notification and communication protocol;
- iii. consultation with the specialists to assess the significance of the find; and
- iv. a list of approvals, licences or permits likely required prior to recommencing works.

Condition reason: To comply with legislation

55. Site Fencing

Prior to the commencement of any works, fencing must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.

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

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

Condition reason: For public safety

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

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

56. Construction work hours

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

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

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

57. Erosion and sediment control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

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

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

58. Work zones

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

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

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

59. Protection of existing trees

While site work is being carried out, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.

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

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

Condition reason: To protect and retain existing trees.

60. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction.

Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m² of the filled area (minimum 1 test per 300mm layer).

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

61. Fill contamination

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

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

62. Dust nuisance

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

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

63. Excess material

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

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

64. Earth works/ Filling works

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

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

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

65. Revegetation

Revegetation to the requirements of the manual – 'Soils and Construction (2004) (Bluebook) shall be applied to all disturbed areas within seven days after completion of earthworks and shall be fully established prior to release of the maintenance security bond.

Condition reason: To comply with legislation

66. Public Safety

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

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

67. Public reserve treatment

A barrier fence as per Council's specifications shall be erected on the boundaries of the proposed public reserve areas where they adjoin public roads. A lockable access point for Council maintenance vehicles shall be provided where required by Council.

Condition reason: To comply with Council's requirements

68. Compliance with Council specification

All design and construction work shall be in accordance with:

- a. Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended).
- b. Council's Engineering Design for Development (as amended) guide.
- c. Council's relevant Development Control Plan.
- d. Soils and Construction (2004) (Bluebook).
- e. Australian Standard AS 1742 various (Manual for traffic control devices).
- f. RMS "Guide to Traffic Control at Work Sites" 1998ed.
- g. Other relevant Australian Standards, Austroads Guides and State Government publications.

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

69. Pathways

The proposed pathways shall be constructed to Council's specifications for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP (as amended).

In areas that will be traversed by maintenance vehicles the thickness of the concrete shall be increased to minimum 200 mm and shall have different colour finishing to Council's requirements.

Appropriate safety barriers shall be provided wherever fall heights would require in line with AS 2156.2, Walking tracks Part 2: Infrastructure Design.

Condition reason: To comply with legislation

70. Associated works

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

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

71. Imported 'waste-derived' fill material

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

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

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

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

72. Inspections – Civil Works

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council:

- a. EROSION AND SEDIMENT CONTROL –
 - Direction/confirmation of required measures.
 - After installation and prior to commencement of earthworks.
 - As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. SUBSOIL DRAINS – After:
 - The trench is excavated.
 - The pipes are laid.

- d. SUBGRADE – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.
- e. SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.
- f. CONDUITS – Laid and jointed prior to backfilling.
- g. PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of kerb and gutter and final trimming of sub-base.
- h. SUBBASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.
- i. BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.
- j. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.
- k. CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- l. ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.
- m. FINAL INSPECTION – All outstanding work

Condition reason: To comply with Council's requirements

73. Pavement Thickness Determination

A pavement design and pavement thickness report, prepared by a N.A.T.A. registered laboratory and appointed by the applicant, shall be forwarded to Council and/or the principal certifying authority a minimum of 2 working days prior to the inspection of the exposed sub grade.

Condition reason: To comply with legislation

PRIOR TO PRACTICAL COMPLETION

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

74. Structural Engineering Certificate

Prior to the appointed principal certifier awarding practical completion of works, the applicant shall submit a certificate from a practising structural engineer certifying that all the structures, including retaining walls have been constructed/erected in compliance with the approved structural drawings and relevant SAA Codes and are structurally adequate.

Condition reason: To comply with legislation

75. Completion of Landscaping Works

Documentation must be submitted to Council and the Appointed Principal Certifier that all landscaping works have been completed in accordance with the approved plans.

Condition reason: To comply with Council's requirements

76. Completion of Works Onsite

Prior to the principal certifying authority issuing a certificate of practical completion, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

Condition reason: To comply with legislation

77. Public Reserve Improvements

Prior to the appointed Principal Certifying authority issuing a certificate of practical completion, the applicant shall obtain written approval from Council's Manager Open Space for all works carried out within the proposed reserve.

Condition reason: To comply with Council's requirements

78. CCTV footage to verify integrity of all new pipes and existing pipes

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

All CCTV recorded footage shall comply with the following requirements:

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

Note: All defects identified are to be rectified in consultation with Campbelltown City Council. Where rectification works have been carried out, certification is to be provided by the repairer guaranteeing that all repairs exceed the design life of the host pipe. A follow up inspection of the repairs with CCTV footage and a report is to be provided prior to the release of the maintenance bond.

Condition reason: To comply with legislation

79. Bond (Outstanding Work)

Prior to Council or the appointed Principal Certifier issuing a practical completion certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works.

Following a written request from the applicant, Council will determine the bond requirements. Council acknowledges that Landcom and/or LAHC may submit Letters of Undertaking in this regard.

Condition reason: To comply with Council's requirements

80. Maintenance Security Bond

Prior to the appointed principal certifying authority issuing a practical completion certificate, a maintenance security bond of 5 per cent of the contract value or \$5000, whichever is the greater, shall

be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation including all abilities play area and planting to the play mound to the satisfaction of Council, and/or for a period of five (5) years from the date of release of the practical completion certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the Office of State Revenue.

Council acknowledges that Landcom and/or LAHC may submit Letters of Undertaking in this regard.

Condition reason: To comply with Council's requirements

81. Maintenance Plan and Agreement

Prior to the appointed principal certifier awarding practical completion of works, the applicant shall prepare and receive Council's written approval for the implementation of an agreed maintenance plan for Fullwood Reserve and surrounding parklands, which is consistent with relevant considerations within the Claymore ISDP planning agreement for the urban renewal area.

Condition reason: To comply with Council's requirements

82. Access and Mobility Sign-off

Prior to the appointed principal certifier awarding practical completion of works, sign-off from an Access Consultant with a minimum AQF4 qualification shall be provided to the principal certifier verifying that the relevant access requirements of the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) including any referenced Australian Standards and the National Construction Code (NCC) have been satisfied.

Condition reason: To comply with legislation

83. Installation and Commissioning of Equipment

Prior to the appointed principal certifier awarding practical completion of works, the applicant shall submit to Council certification from a suitably qualified person certifying that all playground and open space equipment has been installed and commissioned in accordance with relevant Australian Standards and the manufacturer's recommendations.

Condition reason: To comply with legislation

84. Site Audit Statement for Land Being Dedicated to Council

Prior to the principal certifying authority awarding the final practical completion of works, the applicant shall provide a Site Audit Statement in respect of the land to be dedicated to Council.

The Site Audit Statement must outline the conclusions of a site audit and must contain an accompanying Site Audit Report that summarises the information reviewed by the auditor and provides the basis for the conclusions contained in the Site Audit Statement. The Site Auditor shall be accredited under Section 49 of the Contaminated Land Management Act 1997.

Council will not accept dedication of the land unless the Site Audit Statement demonstrates that the site is classified Park/reserve, recreational open space, playing field.

Condition reason: To comply with legislation

85. Contaminated Land

Prior to the principal certifying authority issuing a practical completion certificate, the applicant shall ensure by way of soil testing by a N.A.T.A. registered laboratory that the land and any imported filling are free from contamination in accordance with the Environmental Health Form Health Based Soil Investigation Levels - Soil Series No. 1 and a copy of the laboratory report shall be submitted to Council.

Condition reason: To comply with legislation

86. Final Inspection – Works as Executed Plans

Prior to the appointed principal certifying authority issuing an occupation/a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements detailed in the Campbelltown (Sustainable City) DCP Volume 3 (as amended).

The applicant shall **also** submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:

Survey Information

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

Format

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD)

AutoCAD Option

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

Package Type	-	zip
File Format	-	AutoCAD 2004 Drawing Format or later
Transmittal Options	-	Include fonts

Include textures from materials

Include files from data links

Include photometric web files

Bind external references

The drawing is **not** to be password protected.

MapInfo Option

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

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

Condition reason: To comply with legislation

87. Engineering Documentation

Prior to the principal certifying authority issuing a practical completion certificate, the applicant shall submit to Council the following documents:

- a. A fully marked up and certified work as executed plan in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.
- b. Lot classification reports, geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken.
- c. All compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials.
- d. Checklist in spreadsheet format with all relevant consent conditions and comprehensive written justification and evidence of compliance with conditions.

All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements of the Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended) and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification.

All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting, and be collated and suitably bound.

Condition reason: To comply with legislation

88. Public Utilities

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

Condition reason: To comply with legislation

89. Service Authorities

To ensure that an adequate level of services and infrastructure is provided to this development, prior to the appointed Principal Certifier issuing a practical completion Certificate the following is required:

- a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development
- b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development
- c. Gas supplier (if relevant)– Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and
- d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

All construction work shall conform to the relevant authorities' specifications.

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

Condition reason: To comply with legislation

90. Dealings and Instruments

Prior to the appointed principal certifier awarding the final practical completion of works, any easements/restrictions/right of way/covenants to be created on land that is to be dedicated to Council must be approved, in writing, by Council's Executive Manager Strategic Property (or equivalent) prior to the creation of such dealing or Instrument.

Condition reason: To comply with legislation

91. Retaining

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

Condition reason: To comply with legislation

92. Sandstone Specifications

Prior to the Principal Certifier awarding practical completion of works, a compliance certificate issued by the sandstone supplier shall be submitted to Council stating that all the sandstones supplied to the site comply with the following Council's requirements.

- a. Hard and durable (having a minimum design life of 50 years);
- b. Have a wet crushing strength of at least 25 MPa, a minimum point load strength index (Is50) of 1 MPa and wet/dry strength ratio of no less than 45%;
- c. Demonstrated durability against saline environment when tested as per test method AS 4456.10;
- d. Shall be angular with not more than 25% of the rock having a length more than twice the breadth/ thickness;
- e. Shall have a minimum relative density of 2.2;
- f. Free from seams, pockets, foreign matter and imperfections; and
- g. Generally sound, clean and of uniform colour and texture.

Condition reason: To comply with Council's requirements

93. Certification of Retaining Structures

Prior to Council or an appointed principal certifier issuing a practical completion certificate, all retaining structures shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design.

An electronic copy of all documentation shall be submitted to Council for its records.

Condition reason: To comply with engineering requirements

94. Compliance Certification

Compliance Certificates (or reports from a Company or individual professionally experienced and qualified to give that evidence and containing documented authoritative evidence of compliance with the specifications, drawings, and development conditions) shall be obtained, if required, for the following, prior to the issue of practical completion:

- Service Authority Clearance - prior to placement of final seal/vehicle crossing construction.
- Work as Executed Plans.
- Pavement materials compliance certificates, including AC and rubberised seals where provided.
- Drainage pipes, etc.
- Geotechnical Testing and Reporting Requirements.
- Lodgement of Bonds/Letters of Undertaking.
- Letter addressing all Conditions of the Development Consent.
- Structural engineer's certification for all structural components of the development.
- Operation & Maintenance Manuals and Maintenance Schedules where applicable.
- Hydraulic Engineer's Compliance certificates for drainage works.
- Sandstone used as a part of the embellishment works.

Electronic copies of all the related plans, documents, reports, forms or other evidence along with electronic copies of the above documents in PDF format shall be submitted to Council.

Condition reason: To comply with legislation

95. Compliance Certificate – Public Area

All the works on public area in relation to the development shall be completed as per the Council approved plans.

A compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issues a practical completion certificate.

Condition reason: To comply with legislation

96. Restoration of Public Roads

Prior to the principal certifying authority issuing Practical Completion, any restoration of the public road pavement required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant.

Condition reason: To comply with legislation

97. Road Safety Audit – Post Construction

Prior to Council or the appointed Principal Certifier issuing Practical Completion, a detailed road safety audit (RSA) is to be undertaken for the design of the proposed roadworks and traffic facilities by an independent road safety auditor.

Condition reason: To comply with legislation

98. Council Fees and Charges

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

Condition reason: To comply with Council's requirements

99. Council Inspection & Site Handover

A representative of Campbelltown City Council (authorised by the Executive Manager Open Space (or equivalent)) is required to attend site for the purposes of inspection, identification of defects and approval prior to written Practical Completion. As such, Campbelltown City Council are to be notified in writing of the intention to seek Practical Completion. The maintenance program, maintenance manuals, log books and warranties for all items within the site shall be submitted to Council at this time.

Written approval of handover of the site shall be provided to Council, including notification in writing of the intention to handover the site. A representative of Campbelltown City Council (authorised by the Executive Manager Open Space (or equivalent)) is required to attend site for the purposes of inspection and identification of defects.

Written approval of handover will not be provided by Campbelltown City Council until all identified defects are rectified to Council's satisfaction and all works as executed drawings are provided.

Condition reason: To comply with Council's requirements

ADVISORY NOTES

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

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

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

Advice 2. Tree Preservation Order

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

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

Advice 3. Retaining Walls

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

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

Advice 4. Filling on Site

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

Advice 5. Inspections – Civil Works

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

- a. EROSION AND SEDIMENT CONTROL –
 - i. Direction/confirmation of required measures.
 - ii. After installation and prior to commencement of earthworks.

iii. As necessary until completion of work.

- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

Advice 6. Inspection within Public Areas

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

Advice 7. Adjustment to Public Utilities

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

END OF CONDITIONS