

**RECOMMENDED CONDITIONS**

## General

### 1.1 - General Conditions

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

Approved plans			
Number	Title	Drawn by	Date
<b>Subdivision Plans</b>			
320-22G L01 [04] - 1 of 3	Plan of proposed subdivision of Lot 50 in DP.....	Colliers	Amend: 04, date: 7/08/2025.
320-22G L01 [04] - 2 of 3	Plan of proposed subdivision of Lot 50 in DP.....		Amend: 04, date: 7/08/2025.
320-22G L01 [04] - 3 of 3	Plan of proposed subdivision of lot 194 in DP....		Amend: 04, date: 7/08/2025.
320-22G 186 L03 [02] - 186	Plan of subdivision lot 186 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 187 L04 [02] - 187	Plan of subdivision lot 187 in DP unregistered		Amend: 01, date: 7/07/2025.
320-22G 188 L05 [02] - 188	Plan of subdivision lot 188 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 189 L06 [02] - 189	Plan of subdivision lot 189 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 190 L07 [02] - 190	Plan of subdivision lot 190 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 191 L08 [02] - 191	Plan of subdivision lot 191 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 192 L09 [02] - 192	Plan of subdivision lot 192 in DP unregistered		Amend: 02, date: 7/08/2025.

320-22G 193 L10 [02] - 193	Plan of subdivision lot 193 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 273 L11 [02] - 273	Plan of subdivision lot 273 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 274 L12 [02] - 274	Plan of subdivision lot 274 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 275 L13 [02] - 275	Plan of subdivision lot 275 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 276 L14 [02] - 276	Plan of subdivision lot 276 in DP unregistered		Amend: 02, date: 7/08/2025.
320-22G 277 L15 [01] - 277	Plan of subdivision lot 277 in DP unregistered		Amend: 01, date: 7/07/2025.
<b>Engineering Plans</b>			
320-22C-DA-A01-0001	Cover sheet, locality plan and index sheet	Colliers	Rev: G, date: 06/09/2025.
320-22C-DA-A01-0002	General notes		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0003	Legend and abbreviations		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0004	Key plan		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0010	Road hierarchy plan		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0051	Site sections & retaining wall layout plan sheet 1 of 2		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0052	Site sections & retaining wall layout plan sheet 2 of 2		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0061	Site longitudinal sections sheet 1 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0062	Site longitudinal sections sheet 2 of 9		Rev: G, date: 06/09/2025.

320-22C-DA-A01-0063	Site longitudinal sections sheet 3 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0064	Site longitudinal sections sheet 4 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0065	Site longitudinal sections sheet 5 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0066	Site longitudinal sections sheet 6 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0067	Site longitudinal sections sheet 7 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0068	Site longitudinal sections sheet 8 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0069	Site longitudinal sections sheet 9 of 9		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0101	Road and drainage plan sheet 1 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0102	Road and drainage plan sheet 2 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0103	Road and drainage plan sheet 3 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0104	Road and drainage plan sheet 4 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0105	Road and drainage plan sheet 5 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0151	Road typical cross sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0201	Road A01 longitudinal sections sheet 1 of 2		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0202	Road A01 longitudinal sections sheet 2 of 2		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0203	Road A02 longitudinal sections sheet 1 of 2		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0204	Road A02 longitudinal sections sheet 2 of 2		Rev: G, date: 06/09/2025.

320-22C-DA-A01-0205	Road A03 longitudinal sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0206	Road A04 longitudinal sections sheet 1 of 3		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0207	Road A04 longitudinal sections sheet 2 of 3		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0208	Road A04 longitudinal sections sheet 3 of 3		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0209	Road A05 longitudinal sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0210	Road A06 longitudinal sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0211	Road A07 longitudinal sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0212	Road A08 longitudinal sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0213	Road A09 longitudinal sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0214	Road A10 longitudinal sections		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0215	Road A11 longitudinal sections sheet 1 of 4		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0216	Road A11 longitudinal sections sheet 2 of 4		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0217	Road A11 longitudinal sections sheet 3 of 4		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0218	Road A11 longitudinal sections sheet 4 of 4		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0501	Pavement, signage and linemarking plan sheet 1 of 5		Rev: G, date: 06/09/2025.

320-22C-DA-A01-0502	Pavement, signage and linemarking plan sheet 2 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0503	Pavement, signage and linemarking plan sheet 3 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0504	Pavement, signage and linemarking plan sheet 4 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0505	Pavement, signage and linemarking plan sheet 5 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0701	External catchment plan		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0801	Retaining wall plan and details sheet 1 of 2		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0802	Retaining wall plan and details sheet 2 of 2		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0901	Sediment and erosion control plan sheet 1 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0902	Sediment and erosion control plan sheet 2 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0903	Sediment and erosion control plan sheet 3 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0904	Sediment and erosion control plan sheet 4 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0905	Sediment and erosion control plan sheet 5 of 5		Rev: G, date: 06/09/2025.
320-22C-DA-A01-0906	Sediment and erosion control detail		Rev: G, date: 06/09/2025.
Public domain landscape plans			
Street Tree DA - Stage 01+10 - Sheet 1	Cover sheet	McGregor Coxall	Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 2	Stage 1 + 10 Context & Road Typologies		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 3	Collector Road		Rev: H, date: 16/09/2025.

Street Tree DA - Stage 01+10 - Sheet 4	Local Roads - Special Heritage Road		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 5	Typical Local Road - Type A		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 6	Typical Local Road - Type B		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 7	Typical Local Road - Type C		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 8	Typical Local Road - Type D		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 9	Roundabouts		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 10	Context Plan - Scale 1: 3000 A3		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 11	Study Area 1 - Scale 1: 1500 A3		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 12	Study Area 2 - Scale 1: 1500 A3		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 13	Planting Schedule		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 14	Typical Street Tree Detail		Rev: H, date: 16/09/2025.
Street Tree DA - Stage 01+10 - Sheet 15	Typical Planting Details		Rev: H, date: 16/09/2025.
Architectural Plans			
MM1_DA_0_0-00	Cover sheet	DC8 Studio	Rev: C, date: 11/09/2024.
MM1_DA_0_0-02	Lot type key plan		Rev: G, date: 11/09/2024.
MM1_DA_0_0-07	Render & materials application - sheet 1		Rev: C, date: 11/09/2024.
MM1_DA_0_0-08	Render & materials application - sheet 2		Rev: C, date: 11/09/2024.
MM1_DA_0_0-09	Fencing & bin enclosure details		Rev: A, date: 01/05/2025

MM1_DA1_E_2-00	East overall ground floor plan		Rev: C, date: 11/09/2024.
MM1_DA1_E_2-01	East overall first floor plan		Rev: C, date: 11/09/2024.
MM1_DA1_E_2-02	East overall roof plan		Rev: C, date: 11/09/2024.
MM1_DA1_E_2-03	East ground floor plan part a		Rev: F, date: 08/09/2025.
MM1_DA1_E_2-04	East first floor plan part a		Rev: D, date: 11/09/2024.
MM1_DA1_E_2-05	East roof plan part a		Rev: D, date: 11/09/2024.
MM1_DA1_E_2-06	East ground floor plan part b		Rev: F, date: 08/09/2025.
MM1_DA1_E_2-07	East first floor plan part b		Rev: D, date: 11/09/2024.
MM1_DA1_E_2-08	East roof plan part b		Rev: D, date: 11/09/2024.
MM1_DA1_E_2-09	East ground floor plan part c		Rev: G, date: 08/09/2025.
MM1_DA1_E_2-10	East first floor plan part c		Rev: E, date: 11/09/2024.
MM1_DA1_E_2-11	East roof plan part c		Rev: E, date: 11/09/2024.
MM1_DA1_E_2-12	East ground floor plan part d		Rev: G, date: 08/09/2025.
MM1_DA1_E_2-13	East first floor plan part d		Rev: E, date: 11/09/2024.
MM1_DA1_E_2-14	East roof plan part d		Rev: E, date: 11/09/2024.
MM1_DA1_E_2-15	East ground + first floor plan part e		Rev: G, date: 08/09/2025.
MM1_DA1_E_2-16	East roof plan part e		Rev: D, date: 11/09/2024.
MM1_DA1_E_3-00	East street elevations - sheet 01		Rev: D, date: 08/09/2025.
MM1_DA1_E_3-01	East street elevations - sheet 02		Rev: D, date: 08/09/2025.
MM1_DA1_E_3-10	East sections		Rev: C, date: 11/09/2024.
MM1_DA2_W_2-00	West overall ground floor plan		Rev: E, date: 11/09/2024.

MM1_DA2_W_2-01	West overall first floor plan		Rev: D, date: 11/09/2024.
MM1_DA2_W_2-03	West overall roof plan		Rev: D, date: 11/09/2024.
MM1_DA2_W_2-04	West ground floor plan part a		Rev: F, date: 08/09/2025.
MM1_DA2_W_2-05	West first floor plan part a		Rev: D, date: 11/09/2024.
MM1_DA2_W_2-06	West roof plan part a		Rev: D, date: 11/09/2024.
MM1_DA2_W_2-07	West ground floor plan part b		Rev: F, date: 08/09/2025.
MM1_DA2_W_2-08	West first floor plan part b		Rev: D, date: 11/09/2024.
MM1_DA2_W_2-09	West roof plan part b		Rev: D, date: 11/09/2024.
MM1_DA2_W_2-10	West ground floor plan part c		Rev: E, date: 08/09/2025.
MM1_DA2_W_2-11	West first floor plan part c		Rev: D, date: 11/09/2024.
MM1_DA2_W_2-12	West roof plan part c		Rev: D, date: 11/09/2024.
MM1_DA2_W_3-00	West street elevations		Rev: F, date: 08/09/2025.
MM1_DA2_W_3-10	West sections		Rev: C, date: 11/09/2024.
MM1_DA_3_2-20	Th01 - facade a & b		Rev: G, date: 11/09/2024.
MM1_DA_3_2-21	Th02 facade a & b		Rev: F, date: 11/09/2024.
MM1_DA_3_2-22	Th02 facade c & d		Rev: C, date: 11/09/2024.
MM1_DA_3_2-23	Th02 facade ci & di		Rev: C, date: 11/09/2024.
MM1_DA_3_2-24	Th 03 - facade a		Rev: G, date: 01/05/2025.
MM1_DA_3_2-25	Th 03 - facade b (split)		Rev: E, date: 01/05/2025.
MM1_DA_3_2-26	Th 03 - facade c		Rev: D, date: 01/05/2025.
MM1_DA_3_2-27	Th 03 - facade d (split)		Rev: D, date: 01/05/2025.
MM1_DA_3_2-28	Th04 - facade a		Rev: H, date: 01/05/2025.



MM1_DA_3_2-29	Th05 - facade a & b		Rev: F, date: 11/09/2024.
MM1_DA_3_2-30	Th05 - facade c & d		Rev: F, date: 11/09/2024.
MM1_DA_3_2-31	Th05 - facade e		Rev: C, date: 11/09/2024.
MM1_DA_3_2-32	Th06 - facade a		Rev: H, date: 01/05/2025.
MM1_DA_3_2-33	Th 07- facade a		Rev: F, date: 01/05/2025.
MM1_DA_3_2-34	Th08 - facade a		Rev: E, date: 11/09/2024.
MM1_DA_3_2-35	House 09- facade type a		Rev: E, date: 11/09/2024.
MM1_DA_3_2-36	House 09- facade type b		Rev: E, date: 11/09/2024.
MM1_DA_3_2-37	House 09- facade type c		Rev: E, date: 11/09/2024.
MM1_DA_3_2-38	Zip 01- facade a		Rev: F, date: 01/05/2025.
MM1_DA_3_2-39	Zip 04 - facade a		Rev: F, date: 01/05/2025.
MM1_DA_3_2-40	Zip 04 - facade b		Rev: F, date: 01/05/2025.
MM1_DA_3_2-41	Strata studio dwelling - facade a		Rev: D, date: 11/09/2024.
MM1_DA_3_2-42	Garage - facade a & b		Rev: D, date: 01/05/2025.
Residential landscape plans			
SK0X	Coversheet	Umbaco Landscape Architects	Issue: D, date: 05/2024.
SK01A	Landscape masterplan - west		Issue: D, date: 05/2024.
SK01B	Landscape masterplan - east		Issue: D, date: 05/2024.
SK02	Typical lot layouts		Issue: D, date: 05/2024.
SK03	Typical lot layouts		Issue: D, date: 05/2024.
SK04	Typical lot layouts		Issue: D, date: 05/2024.
SK05	Typical lot layouts		Issue: D, date: 05/2024.

SK06	Landscape treatments - access lane to garages		Issue: D, date: 05/2024.
SK07	Plant material		Issue: D, date: 05/2024.
SK08	Typical planting arrangements		Issue: D, date: 05/2024.

Approved documents		
Title	Prepared by	Date
Subdivision Noise Impact Assessment, ref 20230678.2, revision: 5	Acoustic Logic	27 September 2024
Bushfire Hazard Assessment, Project: J3342, Version: 1.6	Blackash Bushfire Consulting	18 June 2025
Report on Salinity Investigation and Salinity Management Plan, Project 76742.04, Revision 2	Douglas Partners	10 September 2024
Waste Management Plan – Mt. Maryland Estate Precinct A Bulk Earthworks	Colliers	September 2024
Vegetative Management Plan, Project no: 42379, Version: Final v01	Biosis	18 March 2025
BASIX certificate (lot 01): 1764210S	EcoMode Design	12 September 2024.
BASIX certificate (lot 02): 1764189S	EcoMode Design	12 September 2024.
BASIX certificate (lot 03): 1764190S	EcoMode Design	12 September 2024.
BASIX certificate (lot 04): 1764192S	EcoMode Design	12 September 2024.
BASIX certificate (lot 05): 1764198S	EcoMode Design	12 September 2024.
BASIX certificate (lot 06): 1764201S	EcoMode Design	12 September 2024.
BASIX certificate (lot 07): 1764203S	EcoMode Design	12 September 2024.
BASIX certificate (lot 08): 1764207S	EcoMode Design	12 September 2024.
BASIX certificate (lot 09): 1764299S	EcoMode Design	12 September 2024.
BASIX certificate (lot 10): 1764298S	EcoMode Design	12 September 2024.
BASIX certificate (lot 11): 1764297S	EcoMode Design	12 September 2024.
BASIX certificate (lot 12): 1764296S	EcoMode Design	12 September 2024.

BASIX certificate (lot 13): 1764295S	EcoMode Design	12 September 2024.
BASIX certificate (lot 14): 1764293S	EcoMode Design	12 September 2024.
BASIX certificate (lot 15): 1764292S	EcoMode Design	12 September 2024.
BASIX certificate (lot 16): 1764290S	EcoMode Design	12 September 2024.
BASIX certificate (lot 17): 1764289S	EcoMode Design	12 September 2024.
BASIX certificate (lot 33): 1764288S	EcoMode Design	12 September 2024.
BASIX certificate (lot 34): 1764287S	EcoMode Design	12 September 2024.
BASIX certificate (lot 35): 1764286S	EcoMode Design	12 September 2024.
BASIX certificate (lot 36): 1764285S	EcoMode Design	12 September 2024.
BASIX certificate (lot 37): 1764283S	EcoMode Design	12 September 2024.
BASIX certificate (lot 38): 1764282S	EcoMode Design	12 September 2024.
BASIX certificate (lot 61): 1764281S	EcoMode Design	12 September 2024.
BASIX certificate (lot 62): 1764280S	EcoMode Design	12 September 2024.
BASIX certificate (lot 63): 1764279S	EcoMode Design	12 September 2024.
BASIX certificate (lot 64): 1764278S	EcoMode Design	12 September 2024.
BASIX certificate (lot 65): 1764277S	EcoMode Design	12 September 2024.
BASIX certificate (lot 66): 1764276S	EcoMode Design	12 September 2024.
BASIX certificate (lot 90): 1764274S	EcoMode Design	12 September 2024.
BASIX certificate (lot 91): 1764273S	EcoMode Design	12 September 2024.
BASIX certificate (lot 92): 1764272S	EcoMode Design	12 September 2024.
BASIX certificate (lot 93): 1764271S	EcoMode Design	12 September 2024.
BASIX certificate (lot 94): 1764270S	EcoMode Design	12 September 2024.
BASIX certificate (lot 95): 1764269S	EcoMode Design	12 September 2024.
BASIX certificate (lot 120): 1764268S	EcoMode Design	12 September 2024.
BASIX certificate (lot 121): 1764267S	EcoMode Design	12 September 2024.
BASIX certificate (lot 122): 1764266S	EcoMode Design	12 September 2024.
BASIX certificate (lot 123): 1764265S	EcoMode Design	12 September 2024.

BASIX certificate (lot 124): 1764263S	EcoMode Design	12 September 2024.
BASIX certificate (lot 125): 1764262S	EcoMode Design	12 September 2024.
BASIX certificate (lot 152): 1764300S	EcoMode Design	12 September 2024.
BASIX certificate (lot 153): 1764261S	EcoMode Design	12 September 2024.
BASIX certificate (lot 154): 1764260S	EcoMode Design	12 September 2024.
BASIX certificate (lot 155): 1764259S	EcoMode Design	12 September 2024.
BASIX certificate (lot 156): 1764258S	EcoMode Design	12 September 2024.
BASIX certificate (lot 157): 1764257S	EcoMode Design	12 September 2024.
BASIX certificate (lot 158): 1764256S	EcoMode Design	12 September 2024.
BASIX certificate (lot 206): 1764310S	EcoMode Design	12 September 2024.
BASIX certificate (lot 207): 1764255S	EcoMode Design	12 September 2024.
BASIX certificate (lot 208): 1764254S	EcoMode Design	12 September 2024.
BASIX certificate (lot 209): 1764252S	EcoMode Design	12 September 2024.
BASIX certificate (lot 210): 1764251S	EcoMode Design	12 September 2024.
BASIX certificate (lot 211): 1764301S	EcoMode Design	12 September 2024.
BASIX certificate (lot 212): 1764250S	EcoMode Design	12 September 2024.
BASIX certificate (lot 213): 1764249S	EcoMode Design	12 September 2024.
BASIX certificate (lot 214): 1764247S	EcoMode Design	12 September 2024.
BASIX certificate (lot 215): 1764246S	EcoMode Design	12 September 2024.
BASIX certificate (lot 216): 1764245S	EcoMode Design	12 September 2024.
BASIX certificate (lot 217): 1764243S	EcoMode Design	12 September 2024.
BASIX certificate (lot 218): 1764242S	EcoMode Design	12 September 2024.
BASIX certificate (lot 219): 1764241S	EcoMode Design	12 September 2024.
BASIX certificate (lot 220): 1764240S	EcoMode Design	12 September 2024.
BASIX certificate (lot 221): 1764239S	EcoMode Design	12 September 2024.
BASIX certificate (lot 222): 1764238S	EcoMode Design	12 September 2024.
BASIX certificate (lot 223): 1764237S	EcoMode Design	12 September 2024.

BASIX certificate (lot 224): 1764302S	EcoMode Design	12 September 2024.
BASIX certificate (lot 225): 1764304S	EcoMode Design	12 September 2024.
BASIX certificate (lot 226): 1764235S	EcoMode Design	12 September 2024.
BASIX certificate (lot 227): 1764234S	EcoMode Design	12 September 2024.
BASIX certificate (lot 228): 1764233S	EcoMode Design	12 September 2024.
BASIX certificate (lot 229): 1764231S	EcoMode Design	12 September 2024.
BASIX certificate (lot 230): 1764230S	EcoMode Design	12 September 2024.
BASIX certificate (lot 231): 1764229S	EcoMode Design	12 September 2024.
BASIX certificate (lot 232): 1764312S	EcoMode Design	12 September 2024.
BASIX certificate (lot 233): 1764309S	EcoMode Design	12 September 2024.
BASIX certificate (lot 234): 1764226S	EcoMode Design	12 September 2024.
BASIX certificate (lot 235): 1764225S	EcoMode Design	12 September 2024.
BASIX certificate (lot 236): 1764224S	EcoMode Design	12 September 2024.
BASIX certificate (lot 237): 1764223S	EcoMode Design	12 September 2024.
BASIX certificate (lot 238): 1764222S	EcoMode Design	12 September 2024.
BASIX certificate (lot 239): 1764219S	EcoMode Design	12 September 2024.
BASIX certificate (lot 240): 1764217S	EcoMode Design	12 September 2024.
BASIX certificate (lot 241): 1764216S	EcoMode Design	12 September 2024.
BASIX certificate (lot 242): 1764214S	EcoMode Design	12 September 2024.
BASIX certificate (lot 243): 1764213S	EcoMode Design	12 September 2024.
BASIX certificate (lot 244): 1764211S	EcoMode Design	12 September 2024.
BASIX certificate (lot 245): 1764210S	EcoMode Design	12 September 2024.
BASIX certificate (lot 246): 1764227S	EcoMode Design	12 September 2024.

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

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

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

1. General Terms of Approval issued by New South Wales Rural Fire Service dated 5 September 2025 with reference DA20241001004043-S38-2.
2. General Terms of Approval issued by Department of Planning and Environment-Water's dated 4 December 2024 with reference IDAS-2024-10701.
3. General Terms of Approval issued by Department of Climate Change, Energy, the Environment and Water dated 6 November 2024 with reference DOC24/811039-35.

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

- (3) **Approved tree work** - All trees not specifically identified on the approved plans for removal shall be retained and protected strictly in accordance with the imposed Conditions of the subject Development Consent and the Australian Standard (AS4970-2009) Protection of trees on development sites.

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

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

1. BASIX development.

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

- (5) **Engineering specifications** - The development must be designed and constructed in accordance with Council's engineering specifications.

**Condition reason:** To ensure the development complies with Council's engineering specifications.

## Building Work

### 2.1 - Before Issue of a Construction Certificate

- (1) **Design amendments** - Before the issue of a construction certificate, amended plans must be prepared to the satisfaction of Council's Heritage and Urban Design Advisor that demonstrate the following:

1. For lots 1 -17, 33 – 38, 61 – 66, 90 - 95, 120 – 125, 152 – 158 and 206 - 211 (i.e. the lots with a frontage to Maryland Estate), the materials and colours used for building design must be neutral and non-reflective to ensure minimal visual impact on the heritage setting and its cultural landscape.

**Condition reason:** To require minor amendments to the plans.

- (2) **Compliance with odour criteria** – Prior to the issue of a construction certificate, the consent authority must be satisfied that steps have been taken to mitigate potential

odour impacts upon the development. This shall be demonstrated by submission of a Level 3 Technical Odour impact assessment report prepared in accordance with the Technical Notes and Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW (November 2006) by the then Department of Environment and Conservation NSsEW (now the NSW Environment Protection Authority).

The Odour Impact Assessment must be submitted to Council for review and acceptance prior to issue of a Construction Certificate. The report shall demonstrate that the proposed development will not be impacted by odour above 2 Odour Unit criteria as defined in Table 3.1 of the Technical Framework.

**Condition reason:** To ensure that the development achieve compliance with odour requirements.

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

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

- (4) **Bush fire protection (design)** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the following detailed design requirements:

1. The proposed dwellings are to be constructed to comply with the National Construction Code (2019), Australian Standard AS 3959:2018 Construction of buildings in bush fire-prone areas and/or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 and Section 7.5 of Planning for Bush Fire Protection 2019 on a performance basis to the extent identified in Table 2 and Figure 14 of the Bush Fire Assessment Report prepared by Blackash Bushfire Consulting, Version 1.6, dated 18 June 2025.

2. Water, electricity and gas supply that comply with Planning for Bush Fire Protection 2019.

**Condition reason:** To ensure that the development is designed to resist bush fire threats.

- (5) **Stormwater drainage for attached dwellings** - Before the issue of a construction certificate, if a drainage line(s) is proposed to pass underneath an attached dwelling, a drainage design certificate with associated hydraulic plans must be prepared by a suitably qualified hydraulic engineer, to the satisfaction of the certifier. The design certificate must certify that:

1. The stormwater drainage design can dispose of stormwater from the dwelling and the site to Council's stormwater system in a controlled manner.



2. Any surcharge of stormwater or surface water will not enter the dwelling or adjoining properties.

The design certificate must be accompanied by a copy of the hydraulic engineer's professional indemnity insurance.

**Condition reason:** To ensure that stormwater and surface water will not inundate the dwelling or adjoining properties.

- (6) **Special infrastructure contribution payment** - Before the issue of a construction certificate, a special infrastructure contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

Evidence of payment of the SIC shall be provided to Council and the certifier.

Alternatively, the applicant must obtain written confirmation from the Department of Planning, Housing and Infrastructure that the SIC is not required to be paid for the approved development.

#### **More information**

A request for assessment by the Department of Planning, Housing and Infrastructure of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal

(<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to [SIContributions@planning.nsw.gov.au](mailto:SIContributions@planning.nsw.gov.au).

**Condition reason:** To require a special infrastructure contribution to be paid.

- (7) **Driveway design** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the approved driveway(s) will comply with AS 2890 - Parking Facilities and Council's Access Driveway Specifications or Heavy Duty Industrial Commercial Vehicle Crossing (as applicable to the development).

A driveway crossing approval must be obtained from Council before the issue of a construction certificate. Evidence of the approval must be provided to the certifier.

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

- (8) **Salinity management** - Before the issue of a construction certificate, an additional detailed salinity investigation is required to determine specific lot requirements as per the recommendations outlined under Section 12 of Report on Salinity Investigation and Salinity Management Plan, prepared by Douglas Partners, dated 10 September 2024, Revision 2, Project 76742.04.

Information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the specific lot requirements.

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



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

1. Plans which detail each dwellings stormwater design in accordance with Council's engineering specifications. The plans must be prepared by a suitably qualified and experienced civil engineer Stormwater plans for every dwelling.

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

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

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

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

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

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

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

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

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

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

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

## 2.2 - Before Building Work Commences

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

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

- (2) **Sydney Water approval** - Before any building work commences within the zone of influence of a Sydney Water asset (undertake a 'Before You Dig Australia' services search), the approved construction certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit [www.sydneywater.com.au/tapin](http://www.sydneywater.com.au/tapin) to apply. The Sydney Water approval must be provided to the principal certifier.

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

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

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

1. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
  - a. Road carriageways.
  - b. Kerbs.
  - c. Footpaths.
  - d. Drainage structures.
  - e. Street trees.

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

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

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

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

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

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

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

1. Undertake a 'Before You Dig Australia' services search and liaise with the relevant utility owners.
2. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners' directions.

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

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

This condition does not apply:

1. To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.

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

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

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

The sign must be:

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

This condition does not apply in relation to:

1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building.

2. Crown building work certified to comply with the *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

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

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

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

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

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

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

## 2.3 - During Building Work

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

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

Unless otherwise approved in writing by Council.

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

- (2) **Fill material (dwellings)** - Before the importation and placement of any fill material on the site, an assessment report and sampling location plan for the material must be prepared by a person with experience in both contamination and geotechnical assessments. The report and plan must demonstrate, to the satisfaction of the principal certifier, that:

1. For virgin excavated natural material, the report and plan have been prepared in accordance with:
  - a. The Department of Land and Water Conservation publication 'Site investigation for Urban Salinity', and
  - b. The Department of Environment and Conservation - Contaminated Sites Guidelines 'Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW'.
  - c. A minimum of 2 samples from different locations is required.
2. For excavated natural material, the report and plan have been prepared in accordance with:
  - a. The Resource Recovery Exemption under Part 9, Clauses 91, 92 and 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
  - b. The NSW Environment Protection Authority Resource Recovery Order under Part 9, Clause 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
  - c. The Excavated Natural Material Order and Exemption 2014.
3. The fill material has had its salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'), and that it is compatible with any salinity management plans approved for the site.

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

- (3) **Stormwater collection and discharge** - While building work is being carried out, the roof of the approved building work must be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, must be conveyed in accordance with the stormwater plan required to be prepared by this consent.

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

Connection to the street gutter or drainage easement must only occur at the designated connection point for the site. New connections that require work to an easement pipe or kerb must only occur with Council's approval.

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

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

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

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

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

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

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

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

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

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

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

- (8) **Redundant driveway laybacks** - While building work is being carried out, all redundant driveway laybacks along all of the site's road frontages must be sealed and restored to match the existing standards along those roads, to the satisfaction of the principal certifier.

**Condition reason:** To ensure that road frontages are provided with consistent conditions.

- (9) **Material sampling and testing** - While building work is being carried out and before any material is delivered to the site, sampling and testing of all material in accordance with Council's engineering specifications must be completed by a suitably qualified testing organisation, to the satisfaction of the principal certifier. The testing results must include a certificate from the testing organisation that certifies compliance with the criteria in Council's engineering specifications. The testing results must be updated every 3 months or when the material source changes.

**Condition reason:** To ensure that material used in construction complies with Council's engineering specifications.



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

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

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

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

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

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

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

This condition does not apply:



1. To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.

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

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

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

This condition does not apply if:

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

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

## 2.4 - Before Issue of an Occupation Certificate

- (1) **House numbering** - Before the issue of an occupation certificate, the dwellings on the site (existing and approved, primary and secondary) must be readily identifiable from the adjoining road by displaying their Council allocated house numbers, to the satisfaction of the principal certifier. E-mail Council at [sis.mailbox@camden.nsw.gov.au](mailto:sis.mailbox@camden.nsw.gov.au) to obtain the allocated house numbers.

**Condition reason:** To ensure the dwellings on the site are officially and clearly numbered.

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

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

- (3) **Lot registration** - Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that the approved lots have been registered with NSW Land Registry Services.

**Condition reason:** To ensure that the approved lots have gained legal title before the approved building(s) thereon are occupied.

- (4) **Contributions payment evidence** - Before the issue of an occupation certificate, a document from Council certifying that the payment of section 7.11 contributions:

1. is not required at any time before the issue of an occupation certificate, or
2. is required and the requirement has been met,

must be provided to the principal certifier.

An occupation certificate must not be issued unless the principal certifier has received a copy of the document and has confirmed with Council that:

1. Council issued the document.
2. No contributions or levies have been required since the document was issued.

**Condition reason:** To require evidence that section 7.11 contributions have been paid if required.

- (5) **Driveway crossing construction** - Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a driveway crossing has been constructed in accordance with this development consent and the driveway crossing approval.

**Condition reason:** To ensure that the building(s) is provided with vehicular access.

- (6) **Defects and liability bond** - Before the issue of an occupation certificate, a defects and liability bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the principal certifier.

**Condition reason:** To ensure that the cost to rectify defects and liabilities in new public infrastructure works is captured.

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

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

## 2.5 - Occupation and Ongoing Use

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

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

## Subdivision Work

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

- (1) **Prerequisite works** – Before the issue of a subdivision works certificate, any prerequisite works approved under development consent DA/2024/465/1 that are required for this development must be completed.
- (2) **Validation report** - Before the issue of a subdivision works certificate, a validation report endorsed by a certified contaminated land consultant must be provided to Council within 90 days following completion of the remediation work approved under separate consent DA/2024/465/1 which demonstrate, to the satisfaction of Council, that:
  1. Compliance with the approved remediation action plan (RAP) has been achieved.
  2. The remediation acceptance criteria (in the approved RAP) has been fully complied with.
  3. All completed remediation work comply with the *Contaminated Lands Management Act* 1997, the contaminated land planning guidelines, State Environmental Planning Policy (Resilience and Hazards) 2021 and Council's Management of Contaminated Lands Policy.

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

1. Works as-executed plans prepared by a registered surveyor that identify the extent of the completed remediation work (including any encapsulation work) within the boundary of this DA.
  2. A notice of completion of remediation work as required by State Environmental Planning Policy (Resilience and Hazards) 2021.
  3. A statement confirming that following the remediation work the section within the boundary of this DA is suitable for the proposed use.
  4. A map that delineates the extent of the remediated land, as identified in the validation report and/or the site audit statement required by this development consent, for integration into Council's mapping system. The map must be provided in digital GIS format (ESRI shape, .dxf or .dwg) and the data projection coordinate must be in GDA94/MGA Zone 56.
- (3) **Design amendments** - Before the issue of a subdivision works certificate, the certifier must ensure the subdivision works certificate plans and specifications detail the following required amendments to the approved plans and documents:
    1. The approved 0.9m easements for access, maintenance and support must be increase to 1.2m where it benefits a two storey zero lot boundary.
    2. The north-south section of Road A04 must be widened so that it achieves a minimum carriageway width of 7.6 metres and an overall width of 12.1 metres.

3. The entry signage shown on the approved landscape plans must be deleted.

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

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

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

- (5) **Special infrastructure contribution payment** - Before the issue of a subdivision works certificate, a special infrastructure contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

Evidence of payment of the SIC shall be provided to Council and the certifier.

Alternatively, the applicant must obtain written confirmation from the Department of Planning, Housing and Infrastructure that the SIC is not required to be paid for the approved development.

#### **More information**

A request for assessment by the Department of Planning, Housing and Infrastructure of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal

(<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to [SICcontributions@planning.nsw.gov.au](mailto:SICcontributions@planning.nsw.gov.au).

**Condition reason:** To require a special infrastructure contribution to be paid.

- (6) **Salinity management** - Before the issue of a subdivision works certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the salinity management plan outlined under Section 11 of Report on Salinity Investigation and Salinity Management Plan, prepared by Douglas Partners, dated 10 September 2024, Revision 2, Project 76742.04.

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

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

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

- (8) **Street lighting** - Before the issue of a subdivision works certificate, a design brief for the development's detailed street lighting design must be obtained from Council. E-mail Council at [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au) to request the design brief. The design brief must be provided to the certifier.

**Condition reason:** To ensure that the safety and amenity of road users is protected.

- (9) **Subdivision works certificate information** - Before the issue of a subdivision works certificate, the following information must be prepared by a suitably qualified person to the certifier's satisfaction:

1. All battleaxe driveways are to be shown on the subdivision works certificate plans with appropriate drainage infrastructure in place.
2. Drainage outlet structures for Lots 1861 to 1867 are to be provided.
3. The GPT is to be located 3 metres from the kerb and accessible to the rear of the waste vehicle.
4. Details demonstrating that the proposed roundabout is suitable for buses.

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

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

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

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

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

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

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

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

1. Erosion and sediment control measures, including compliance with the NSW Department of Planning, Housing and Infrastructure document 'Guidelines for erosion and sediment control on building sites' and the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book)' (as applicable and as amended from time to time).
2. Earthworks.
3. Water quantity and quality facilities:
  - a. A detailed on-site detention and water quality report.
  - b. An electronic stormwater model
  - c. A validated Camden Council MUSIC-link report with electronic model.
4. Details of any required augmentation of existing drainage systems to accommodate drainage from the development.
5. Kerb outlets or street pit stubs must be provided where lots drain to public roads.
  - a. The outlets must be located within 2m of the prolongation of the lot corner with the lowest reduced level.
  - b. Outlets must be extended under the road verge and capped within the lot boundaries with surface identifier markers.
6. Where lots drain to an inter-allotment drainage pit a stub for future connection must be provided within the pit.
7. For roads and car parks:
  - a. Pavement design.
  - b. Traffic management devices.
  - c. Line marking.
8. Temporary turning facilities at the end of all temporary or staged dead-end roads (including the provision of reflective guideposts spaced 1.5m apart and 'No Stopping' regulatory signage around the turning head).
9. Clearly delineate the extent/location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such (only if the site is flood affected). The FPL is defined in Council's Flood Risk Management Policy.

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

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

- (14) **Dam and/or watercourse beds desilting** - Before the issue of a subdivision works certificate, a geotechnical report must be prepared by a suitably qualified

geotechnical engineer and detail, to the satisfaction of the certifier, the works required to desilt the dam or watercourse beds.

**Condition reason:** To ensure that the works required to desilt dam and/or watercourse beds are documented.

- (15) **Pavement design report** - Before the issue of a subdivision works certificate, a pavement design report in accordance with Council's engineering specifications must be prepared by a suitably qualified person, to the certifier's satisfaction.

**Condition reason:** To ensure that pavement designs are in accordance with Council's engineering specifications.

- (16) **De-watering plan** - Before the issue of a subdivision works certificate, a de-watering plan for the site's waterbodies that are approved to be removed must be prepared by a suitably qualified person to the certifier's satisfaction.

**Condition reason:** To ensure that a plan is in place to regulate how waterbodies will be de-watered.

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

1. Provide an in-road median planting specification for the Collector Road, specifically designed to industry standard to accommodate the proposed tree plantings.
2. Trees are to be minimum 75 litre pot size. All shrubs and ground covers planted as part of the approved landscape plan are to be minimum 200mm pot size.
3. Any species that need substituting requires confirmation from Council.
4. Installation of street trees to be in accordance with clause B.2.3, Appendix B of Camden DCP 2019 and Council's Engineering Design Specifications including root barrier installed 450-600 mm deep by minimum of 1.5 m wide, installed between tree and kerb and footpaths where applicable.
5. Landscaping shall incorporate the relevant ESD and WSUD principals as outlined in Camden Growth Centres DCP Cl. 6.5, and coordinate this with stormwater.
6. All tree stock shall be compliant with AS2303-2018, with certification to be provided to the Principal by the grower. Uncertified tree stock will not be accepted by Council.
7. Street trees sourced in accordance with the tests and measurements contained within AS2303-2018 – Tree Stock for Landscape Use.
8. Street trees not to be positioned within 10m of road intersections, beneath street lighting or adjacent to stormwater inlets.

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



- (18) **Temporary turning heads staging** - Before the issue of a subdivision works certificate, information detailing temporary turning heads staging during works must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that temporary turning heads will be retained during the construction of road extensions beyond the turning heads and only be removed once those road extensions connect to other roads that will provide turning heads.

**Condition reason:** To ensure that turning heads are retained until suitable replacement turning heads are available.

- (19) **Waste bin collection points** - Before the issue of a subdivision works certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, the following detailed design requirements:

1. A waste bin collection point for 3 Council waste bins for each approved lot.
2. Each collection point must have dimensions of 3m wide by 1m deep, a minimum vertical clearance of 3.9m and be clear of the positioning of driveways, trees (including tree canopies), street lighting and other fixtures.

**Condition reason:** To ensure that suitably designed waste bin collection points are provided for new lots.

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

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

## 5.2 - Before Subdivision Work Commences

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

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

- (2) **Sydney Water approval** - Before any subdivision work commences within the zone of influence of a Sydney Water asset (undertake a 'Before You Dig Australia' services search), the approved subdivision works certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit [www.sydneywater.com.au/tapin](http://www.sydneywater.com.au/tapin) to apply. The Sydney Water approval must be provided to the principal certifier.

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

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



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

1. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):
  - a. Road carriageways.
  - b. Kerbs.
  - c. Footpaths.
  - d. Drainage structures.
  - e. Street trees.

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

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

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

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

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

1. Erosion and sediment control measures, including compliance with the NSW Department of Planning, Housing and Infrastructure document 'Guidelines for erosion and sediment control on building sites' and the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book)' (as applicable and as amended from time to time).
2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate

compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.

5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
7. Ensuring that vehicles transporting material to and from the site:
  - a. Cover the material so as to minimise sediment transfer.
  - b. Do not track soil and other waste material onto any public road.
  - c. Fully traverse the site's stabilised access point.
8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
9. Hazardous materials management.
10. Work health and safety.
11. Complaints recording and response.

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

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

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

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

1. Undertake a 'Before You Dig Australia' services search and liaise with the relevant utility owners.
2. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners' directions.

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

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

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

The sign must be:

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

This condition does not apply in relation to:

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

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

- (8) **Separate approvals** - Before any subdivision work commences, the applicant is to determine if any separate approval is required under the Heritage Act 1997 and if so, must receive such approvals if required.

**Condition reason:** To ensure any necessary separate approvals are obtained.

### 5.3 - During Subdivision Work

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

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

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

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

Unless otherwise approved in writing by Council.

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

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

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

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

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

‘WARNING UP TO \$30,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (13 22 63) - Solution to Pollution.’

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

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

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

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

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

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

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

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

- (7) **Fill assessment report** - While subdivision work is being carried out, a fill assessment report must be prepared by a suitably qualified person each month. The report must facilitate, to the satisfaction of the principal certifier, a monthly audit of compliance with the approved fill management plan.

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

- (8) **Fill delivery register** - Once subdivision work is completed, the delivery register for the site work must be submitted to Council.

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

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

1. The report and plan have been endorsed by a practising engineer with specific area of practice in subdivisional geotechnics.
2. For virgin excavated natural material, the report and plan have been prepared in accordance with:
  - a. The Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'.
  - b. The Department of Environment and Conservation - Contaminated Sites Guidelines 'Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW'.
3. For excavated natural material, the report and plan have been prepared in accordance with:
  - a. The Resource Recovery Exemption under Part 9, Clauses 91, 92 and 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
  - b. The NSW Environment Protection Authority Resource Recovery Order under Part 9, Clause 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
  - c. The Excavated Natural Material Order and Exemption 2014.
4. The fill material:
  - a. Provides no unacceptable risk to human health and the environment.
  - b. Is free of contaminants.
  - c. Has had its salinity characteristics identified in the report and specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication 'Site investigation for Urban Salinity').

- d. Is suitable for its intended purpose and land use.
  - e. Has been lawfully obtained.
5. The sampling of the material for salinity complies with:
- a. Less than 6,000m<sup>3</sup> - 3 sampling locations.
  - b. Greater than 6,000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2,000m<sup>3</sup> or part thereof.
  - c. A minimum of 1 sample from each sampling location must have been provided for assessment.
6. The sampling of the material for contamination must comply with:
- a. Virgin excavated natural material (1,000m<sup>3</sup> or part thereof) - 1 sampling location. For volumes less than 1,000m<sup>3</sup>, a minimum of 2 separate samples from different locations must be taken.
  - b. Excavated natural material - Refer to the Resource Recovery Exemption.

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

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

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

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

- (11) **Fill compaction (subdivision)** - While subdivision work is being carried out, a suitably qualified geotechnical engineer must supervise the placement of all fill material and certify that the work has, to the satisfaction of the principal certifier, been:

- 1. Carried out to level 1 inspection and testing responsibility in accordance with Appendix B of AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments.
- 2. Compacted in accordance with Council's engineering specifications.

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

- (12) **Material sampling and testing** - While subdivision work is being carried out and before any material is delivered to the site, sampling and testing of all material in

accordance with Council's engineering specifications must be completed by a suitably qualified testing organisation, to the satisfaction of the principal certifier. The testing results must include a certificate from the testing organisation that certifies compliance with the criteria in Council's engineering specifications. The testing results must be updated every 3 months or when the material source changes.

**Condition reason:** To ensure that material used in construction complies with Council's engineering specifications.

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

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

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

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

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



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

- (15) **Local transport forum approval** - Before the installation of or any changes to regulatory road signage, line marking and/or devices, approval must be obtained from Council via the Local Transport Forum for the installation of or any changes to regulatory road signage, line marking and/or devices. Evidence of the approval must be provided to the principal certifier.

**Condition reason:** To ensure that regulatory road elements are formally approved.

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

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

This condition does not apply if:

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

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

## 5.4 - Before Issue of a Subdivision Certificate

- (1) **Compliance with odour criteria** - Prior to the issue of a subdivision certificate, the consent authority must be satisfied that steps have been taken to mitigate potential odour impacts upon the development. This shall be demonstrated by submission of a Level 3 Technical Odour impact assessment report prepared in accordance with the Technical Notes and Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW (November 2006) by the then Department of Environment and Conservation NSW (now the NSW Environment Protection Authority).

The Odour Impact Assessment must be submitted to Council for review and acceptance prior to issue of a Subdivision Certificate. The report shall demonstrate that the proposed development will not be impacted by odour above the 2 Odour Unit criteria as defined in Table 3.1 of the Technical Framework.

**Condition reason:** To ensure that the development achieve compliance with odour requirements.

- (2) **Sub-arterial road** - Prior to the issue of the Subdivision Certificate, the sub-arterial road is to be constructed in accordance with the plans submitted under development application DA/2024/467 so that access is available to this development. All



associated regional drainage infrastructure, including works addressing water quality and quantity, must be fully completed to the satisfaction of the Certifying Authority.

**Condition reason:** To ensure that the subject development has access to the road network.

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

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

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

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

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

- (5) **Defects and liability bond** - Before the issue of a subdivision certificate, a defects and liability bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the principal certifier.

**Condition reason:** To ensure that the cost to rectify defects and liabilities in new public infrastructure works is captured.

- (6) **Fill plan** - Before the issue of a subdivision certificate, a fill plan (in .pdf format) must be prepared by a suitably qualified person and detail, to the principal certifier's satisfaction, the following information:

1. Lot boundaries.
2. Road, drainage and public reserves.
3. Street names.
4. Final fill contours and boundaries.

5. Total filling depth in maximum 0.5m increments.

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

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

- (7) **Surveyor's certificate** - Before the issue of a subdivision certificate, a certificate must be prepared by a registered surveyor and certify, to the principal certifier's satisfaction, that:

1. All drainage lines, services, retaining walls, accessways and basins have been laid within their proposed easements.
2. No services or accessways encroach over the proposed boundaries other than those provided for by easements as created by the final plan of subdivision.

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

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

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

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

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

- (10) **Section 73 compliance certificate** - Before the issue of a subdivision certificate, a section 73 compliance certificate demonstrating that satisfactory arrangements have been made with Sydney Water for the supply of water and sewer services must be provided to the principal certifier's satisfaction. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to the [Sydney Water website](#) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

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

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

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

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

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

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

1. Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56.
2. Verify that any water management basins have been completed in accordance with the approved plans and provide the following details:
  - a. Levels and dimensions to verify the storage volume of any water management facilities.
  - b. Levels and other relevant dimensions of:
    - i. Internal drainage pipes.
    - ii. Orifice plates.
    - iii. Outlet control devices and pits.
    - iv. Weirs (including widths).
  - c. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
  - d. Verification that trash screens are installed.
3. Where the site is flood affected, the plans must clearly delineate the extent of the flood planning levels. The plans must clearly delineate the extent and location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such. The FPL is defined in Council's Flood Risk Management Policy.

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

- (14) **Stencilling** - Before the issue of a subdivision certificate, stencilling must occur as described below to the satisfaction of the principal certifier:

1. Lot numbers and street names on the face of kerb or in alternative locations as directed by the principal certifier. The stencil medium must be of a good quality UV stabilised paint and comply with the following requirements:
  - a. Lot numbers must have a white number on a brunswick green background and be located on the prolongation of both common lot boundaries.

- b. Street names must have white lettering on a brunswick green background and be located at kerb and gutter tangent points.
2. Pit lintels must be labelled with permanent stencilled signs in accordance with Council's engineering specifications.

**Condition reason:** To ensure that lot numbers, street names and pit lintels can be identified.

- (15) **Existing and identified easements, restrictions and/or covenants** - Before the issue of a subdivision certificate, the final plan of subdivision must detail the following elements to the satisfaction of the principal certifier:

1. All existing easements and covenants.
2. Any required easements and covenants identified following approval of the development application.

**Condition reason:** To ensure that all existing and identified easements, restrictions and/or covenants are detailed on the final plan of subdivision.

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

1. Future dwellings on Lots 18-22, 48-51, 76-79, 106-109, 137-140, 185-196, and 225-231 are subject to the construction requirements for Zone A as outlined in *Stage A01 and A10, LD1.8 Precinct, Mt Maryland Estate, Subdivision Noise Impact Assessment*, prepared by Acoustic Logic, revision 5, dated 27 September 2024, ref 20230678.2
2. Future dwellings on Lots 209-224 are subject to the construction requirements for Zone B as outlined in *Stage A01 and A10, LD1.8 Precinct, Mt Maryland Estate, Subdivision Noise Impact Assessment*, prepared by Acoustic Logic, revision 5, dated 27 September 2024, ref 20230678.2
3. Easements for services.
4. Positive covenants and restrictions for retaining wall maintenance and support.
5. Reciprocal right of carriageway.
6. Access denial for lots 225-231 and 206-211 to any road other than Road A04.
7. Restriction as to user on all lots adjoining pram ramps or other road related infrastructure prohibiting the construction of a driveway within 1m of the pram ramps or in locations where it would conflict with other road related infrastructure.
8. Restriction as to user on lot which stipulates that footings must be designed by a suitably qualified civil and/or structural engineer.
9. Restriction as to user creating an easement for maintenance and support 0.9m (single storey) and 1.2m (two storey) wide adjoining the 'zero' lot line wall.

10. Positive covenant relating to dwellings on lots that are identified in the approved acoustic report as requiring windows to be kept closed to meet internal noise criteria. These dwellings must provide alternative ventilation (possibly mechanical provided there is fresh air intake) that meets the standards of the Building Code of Australia (BCA) to habitable rooms on those facades to ensure fresh airflow inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that compliance with the BCA and AS 1668 - The Use of Ventilation and Air Conditioning in Buildings is achieved may be required. Compliance with this requirement must be demonstrated for each dwelling application on the affected lots.
11. Easements, restrictions and/or covenants to required by the General Terms of Approval issued by the Rural Fire Service.

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

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

1. Hard copy reports and electronic reports in a format directed by the principal certifier.
2. The CCTV inspection must be carried out in accordance with the Water Services Association of Australia publications 'Sewer Inspection Report Code of Australia' and the 'Sewerage Code of Australia' (Sydney Water Edition).
3. CCTV field assessors must have National Association of Testing Authorities accreditation under the Sydney Water Field Testing Services Program for CCTV inspections and have adequate professional indemnity insurance to cover the value of the works they are inspecting.
4. A minimum of two CCTV reports must be undertaken. The first report must be completed after the placement of AC pavement layer and not more than 2 weeks before the final inspection date. The second report must be completed at the end of the defects and liability period.
5. As a minimum, stormwater pipes must be inspected and the following must be reported on:
  - a. Horizontal alignment.
  - b. Vertical alignment.
  - c. Cracks and defects.
  - d. Pipe joints.
  - e. Joints in manholes and other pipes (including both existing and new).
  - f. Ovality.

6. The camera must stop perpendicular to all cracks, defects, intrusions, joints and manholes and pan 360 degrees. The camera speed must not exceed 0.2m/sec (or as agreed by the principal certifier).
7. The reports and camera footage must be in colour.

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

- (18) **Landscaping works completion** - Before the issue of a subdivision certificate, all of the landscaping works approved by this development consent and the subdivision works certificate must be completed to the satisfaction of the principal certifier. This must include the provision of certification from the supplier of all trees certifying that the trees comply with AS 2303 - Tree Stock for Landscape use.
- (19) **Public domain tree assets** - Before the issue of a subdivision certificate, the applicant must provide to Council an inventory of all trees planted in the public domain as GIS features in .shp or .csv format. The following attributes must be recorded:
  1. Latitude (GDA2020)
  2. Longitude (GDA2020)
  3. Botanic Name
  4. Date Planted

**Condition reason:** To allow for efficient handover of tree assets to Council.

- (20) **Battle-axe driveways** – Before the issue of a subdivision certificate for Superlots 186 and 189 as shown on the approved DA plans 320-22G 186 L03 & 320-22G 189 L06, the battle-axe driveways shall be fully constructed by the developer.

**Condition reason:** To ensure that the battle-axe driveways are constructed up front by the developer.

- (21) **Naming of roads and parks** – Before the issue of a subdivision certificate, the applicant must demonstrate to the satisfaction of the principal certifier that reasonable steps have been taken to ensure the naming of local roads, parks and recreation areas feature reference to local Aboriginal culture and occupation of the land where relevant.

**Condition reason:** To ensure compliance with Section 2.6 in Schedule 6 of the Camden Growth Centre Precincts Development Control Plan.

- (22) **Section 7.11 contributions** - Before the issue of a subdivision certificate, contributions must be made to Council for the following services and amounts under section 7.11 of the *Environmental Planning and Assessment Act 1979*:

Camden Growth Areas Contributions Plan (Amendment 3) - Lowes Creek Maryland Precinct		
Contribution type	Indexed rate	Amount payable

Open Space Land	\$22,038.00 per lot or dwelling	\$5,421,348.00
Open Space Works	\$19,317.00 per lot or dwelling	\$4,751,982.00
Community Facilities Land	\$203.00 per lot or dwelling	\$49,938.00
Roads Land	\$133,546.00 per net developable hectare	\$1,600,936.00
Roads Works	\$287,926.00 per net developable hectare	\$3,451,628.00
Drainage Land	\$151,183.00 per net developable hectare	\$1,812,367.00
Drainage Works	\$282,433.00 per net developable hectare	\$3,385,779.00
Plan Administration Allowance	\$14,632.00 per net developable hectare	\$175,407.00
<b>Total cash contributions</b>		<b>\$20,649,385.00</b>

A copy of the Camden Growth Areas Contributions Plan (Amendment 3) - Lowes Creek Maryland Precinct may be inspected at Council's office at 70 Central Avenue, Oran Park or can be accessed on Council's website at [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

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

The entire contributions amount must be paid prior to the issue of any subdivision certificate. Alternatively, if agreed to in writing by Council, the payment of contributions may be broken down based on each proposed stage of development.

Evidence of the contribution payment must be provided to the certifier.

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

## 5.5 - Ongoing Use

- (1) **Public domain landscaping works establishment period** - Following the completion of all civil works, soil preparation and treatment, initial weed control, planting, turf and street tree installation and mulching, the developer must maintain the landscaping works for 12 months. At the conclusion of this period all landscaping works must be in an undamaged, safe and functional condition and all plantings must have signs of healthy and vigorous growth.

**Condition reason:** To ensure that approved public domain landscaping works are established to an appropriate standard.



- (2) **Future open space** - The future embellishment and dedication of the RE1 Public Recreation Park identified as P.16 must comply with the requirements of the Camden Growth Areas Contribution Plan or Voluntary Planning Agreement should one apply at the time of determination and the park must be delivered generally in accordance with the location identified in the ILP. The future embellishment and dedication of P16 must form part of a future Development Application.