**General Conditions**

1. **Integrated Development & External agencies**
2. The General Terms of Approval issued by the NSW Rural Fire Service dated 20 February 2025 (Reference DA20241011004221-Original-1) are attached and form part of the consent conditions for this approval.
3. The conditions provided by Endeavour Energy dated 16/10/2024 reference DA0409/24 are attached and form part of the conditions of consent for this approval.
4. **Approved Plans and Supporting Documentation**

The development must be carried out generally in accordance with the approved plans and supporting documentation listed below, except where amended in red on the plans and/or amended by other conditions of consent:

* + 1. Plans Reference under DA0409/24:

|  |  |  |  |
| --- | --- | --- | --- |
| **Drawing Name** | **Prepared by** | **Drawing No. and****Revision No.** | **Date** |
| Title Sheet | JMD Design | L01/B | January 2025 |
| Path Hierarchy Masterplan | JMD Design | L02/B | January 2025 |
| Streetscape Plan 01 | JMD Design | L03/B | January 2025 |
| Street Tree Hierarchy Plan 01 | JMD Design | L04/B | January 2025 |
| Streetscape Plan 02 | JMD Design | L05/B | January 2025 |
| Street Tree Hierarchy Plan 02 | JMD Design | L06/B | January 2025 |
| Streetscape Plan 03 | JMD Design | L07/B | January 2025 |
| Street Tree Hierarchy Plan 03 | JMD Design | L08/B | January 2025 |
| Streetscape Plan 04 | JMD Design | L09/B | January 2025 |
| Street Tree Hierarchy Plan 04 | JMD Design | L010/B | January 2025 |
| Streetscape Section A | JMD Design | L011/B | January 2025 |
| Streetscape Section B | JMD Design | L012/B | January 2025 |
| Street Scape Sections C-D | JMD Design | L013/B | January 2025 |
| Streetscape Section E | JMD Design | L014/B | January 2025 |
| Indicative Plant/Material Schedule | JMD Design | L015/B | January 2025 |
| Indicative Street Tree Palette 01 | JMD Design | L016/B | January 2025 |
| Indicative Street Tree Palette 02 | JMD Design | L017/B | January 2025 |
| Cover Sheet | J. Wyndham Prince | 110995-002-CD001/C | 30/08/2024 |
| Index, Notes & Legend | J. Wyndham Prince | CD002/F | 31/01/2025 |
| General Arranagement Plan | J. Wyndham Prince | CD003/C | 30/08/2024 |
| Overall Site Plan | J. Wyndham Prince | CD004/C | 30/08/2024 |
| Stage DA1 – Substages | J. Wyndham Prince | CD006/C | 30/08/2024 |
| Road Hierarchy Plan | J. Wyndham Prince | CD007/D | 17/01/2025 |
| Typical Road Sections | J. Wyndham Prince | CD010/C | 30/08/2024 |
| Cut and Fill Plan | J. Wyndham Prince | CD050/C | 30/08/2024 |
| Engineering Plan Sheet 1 | J. Wyndham Prince | CD100/C | 30/08/2024 |
| Engineering Plan Sheet 2 | J. Wyndham Prince | CD101/C | 30/08/2024 |
| Engineering Plan Sheet 3 | J. Wyndham Prince | CD102/C | 30/08/2024 |
| Engineering Plan Sheet 4 | J. Wyndham Prince | CD103/C | 30/08/2024 |
| Engineering Plan Sheet 5 | J. Wyndham Prince | CD104/C | 30/08/2024 |
| Engineering Plan Sheet 6 | J. Wyndham Prince | CD105/C | 30/08/2024 |
| Engineering Plan Sheet 7 | J. Wyndham Prince | CD106/C | 30/08/2024 |
| Engineering Plan Sheet 8 | J. Wyndham Prince | CD107/C | 30/08/2024 |
| Engineering Plan Sheet 9 | J. Wyndham Prince | CD108/C | 30/08/2024 |
| Engineering Plan Sheet 10 | J. Wyndham Prince | CD109/C | 30/08/2024 |
| Engineering Plan Sheet 11 | J. Wyndham Prince | CD110/C | 30/08/2024 |
| Engineering Plan Sheet 12 | J. Wyndham Prince | CD111/C | 30/08/2024 |
| Engineering Plan Sheet 13 | J. Wyndham Prince | CD112/C | 30/08/2024 |
| Engineering Plan Sheet 14 | J. Wyndham Prince | CD113/C | 30/08/2024 |
| Engineering Plan Sheet 15 | J. Wyndham Prince | CD114/C | 30/08/2024 |
| Engineering Plan Sheet 16 | J. Wyndham Prince | CD115/C | 30/08/2024 |
| Engineering Plan Sheet 17 | J. Wyndham Prince | CD116/C | 30/08/2024 |
| Engineering Plan Sheet 18 | J. Wyndham Prince | CD117/C | 30/08/2024 |
| Engineering Plan Sheet 19 | J. Wyndham Prince | CD118/C | 30/08/2024 |
| Engineering Plan Sheet 20 | J. Wyndham Prince | CD119/C | 30/08/2024 |
| Engineering Plan Sheet 21 | J. Wyndham Prince | CD120/F | 31/01/2025 |
| Site Sections | J. Wyndham Prince | CD130/A | 30/08/2024 |
| Spinks Road Roundabout Sections | J. Wyndham Prince | CD131/B | 10/03/2025 |
| Road Longitudinal Sections Sheet 1 | J. Wyndham Prince | CD200/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 2 | J. Wyndham Prince | CD201/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 3 | J. Wyndham Prince | CD202/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 4 | J. Wyndham Prince | CD203/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 5 | J. Wyndham Prince | CD204/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 6 | J. Wyndham Prince | CD205/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 7 | J. Wyndham Prince | CD206/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 8 | J. Wyndham Prince | CD207/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 9 | J. Wyndham Prince | CD208/C | 30/08/2024 |
| Road Longitudinal Section Sheet 9 [10] | J. Wyndham Prince | CD209/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 11 | J. Wyndham Prince | CD210/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 12 | J. Wyndham Prince | CD211/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 13 | J. Wyndham Prince | CD2012/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 14 | J. Wyndham Prince | CD213/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 16 | J. Wyndham Prince | CD215/A | 26/06/2024 |
| Road Longitudinal Sections Sheet 16 | J. Wyndham Prince | CD215/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 17 | J. Wyndham Prince | CD216/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 18 | J. Wyndham Prince | CD217/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 19 | J. Wyndham Prince | CD218/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 20 | J. Wyndham Prince | CD219/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 21 | J. Wyndham Prince | CD220/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 22 | J. Wyndham Prince | CD221/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 23 | J. Wyndham Prince | CD222/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 24 | J. Wyndham Prince | CD223/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 25 | J. Wyndham Prince | CD224/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 26 | J. Wyndham Prince | CD225/C | 30/08/2024 |
| Road Longitudinal Sections Sheet 27 | J. Wyndham Prince | CD226/D | 17/01/2025 |
| Catchment Plan – Stage DA1 | J. Wyndham Prince | CD300/C | 30/08/2024 |
| Ultimate Catchment Plan | J. Wyndham Prince | CD301/C | 30/08/2024 |
| Basin Details – Basin & Bioretention 1 Sheet 1 | J. Wyndham Prince | CD400/C | 30/08/2024 |
| Basin Details – Basin & Bioretention 2 Sheet 2 | J. Wyndham Prince | CD401/C | 30/08/2024 |
| Bioretention Details – Basin & Bioretention 3 Sheet 3 | J. Wyndham Prince | CD402/C | 30/08/2024 |
| Basin Details – Bioretention 4 Sheet 4 | J. Wyndham Prince | CD403/C | 30/08/2024 |
| Basin Details – Interim Bioretention 5 Sheet 5 | J. Wyndham Prince | CD404/C | 30/08/2024 |
| Basin Typical Details | J. Wyndham Prince | CD405/C | 30/08/2024 |
| Soil & Water Management Plan Sheet 1 | J. Wyndham Prince | CD600/B | 30/08/2024 |
| Soil & Water Management Plan Sheet 2 | J. Wyndham Prince | CD601/B | 30/08/2024 |
| Soil & Water Management Plan Sheet 3 | J. Wyndham Prince | CD602/B | 30/08/2024 |
| Soil & Water Management Plan Sheet 4 | J. Wyndham Prince | CD603/B | 30/08/2024 |
| Soil & Water Management Details | J. Wyndham Prince | CD604/B | 30/08/2024 |
| Turning Path Plan Sheet 1 | J. Wyndham Prince | CD700/C | 30/08/2024 |
| Turning Path Plan Sheet 2 | J. Wyndham Prince | CD701/C | 30/08/2024 |
| Turning Path Plan Sheet 3 | J. Wyndham Prince | CD702/C | 30/08/2024 |
| Turning Path Plan Sheet 4 | J. Wyndham Prince | CD703/C | 30/08/2024 |
| Turning Path Plan Sheet 5 | J. Wyndham Prince | CD704/C | 30/08/2024 |
| Turning Path Plan Sheet 6 | J. Wyndham Prince | CD705/C | 30/08/2024 |
| Turning Path Plan Sheet 7 | J. Wyndham Prince | CD706/C | 30/08/2024 |
| Turning Path Plan Sheet 8 | J. Wyndham Prince | CD707/C | 30/08/2024 |
| Turning Path Plan Sheet 9 | J. Wyndham Prince | CD708/C | 30/08/2024 |
| Turning Path Plan Sheet 10 | J. Wyndham Prince | CD709/C | 30/08/2024 |
| Turning Path Plan Sheet 11 | J. Wyndham Prince | CD710/C | 30/08/2024 |
| Turning Path Plan Sheet 12 | J. Wyndham Prince | CD711/B | 17/01/2025 |
| Signage and Linemarking Plan Sheet 1 | J. Wyndham Prince | CD800/A | 30/08/2024 |
| Signage and Linemarking Plan Sheet 2 | J. Wyndham Prince | CD801/A | 30/08/2024 |
| Signage and Linemarking Plan Sheet 3 | J. Wyndham Prince | CD802/A | 30/08/2024 |
| Signage and Linemarking Plan Sheet 4 | J. Wyndham Prince | CD803/A | 30/08/2024 |
| Signage and Linemarking Plan Sheet 5 | J. Wyndham Prince | CD804/A | 30/08/2024 |
| Signage and Linemarking Plan Sheet 6 | J. Wyndham Prince | CD805/A | 30/08/2024 |
| Siange and Linemarking Plan Sheet 7 | J. Wyndham Prince | CD806/B | 17/01/2025 |
| Demolition & Tree Removal Plan Sheet 1 | J. Wyndham Prince | CD900/C | 30/08/2024 |
| Demolition & Tree Removal Plan Sheet 2 | J. Wyndham Prince | CD901/C | 30/08/2024 |
| Demolition & Tree Removal Plan Sheet 3 | J. Wyndham Prince | CD902/C | 30/08/2024 |
| Demolition & Tree Removal Plan Sheet 4 | J. Wyndham Prince | CD903/C | 30/08/2024 |
| Staging Plan | Proust & Gardner | 24516-Staging/A | 19/08/2024 |
| Stage 1A |  | 24516-SUB1A/A | 19/08/2024 |
| Stage 1A |  | 245160-SUB1A/A | 19/08/2024 |
| Stage 1B |  | 24516-SUB1B/A | 19/08/2024 |
| Stage 1C |  | 24516-SUB1C/A | 19/08/2024 |
| Stage 2A |  | 24516-SUB2A/A | 19/08/2024 |
| Stage 2A |  | 24516-SUB2A/A | 19/08/2024 |
| Stage 2B |  | 24516-SUB2B/A | 19/08/2024 |
| Stage 2C |  | 24516-SUB2C/A | 19/08/2024 |
| Stage 3A |  | 24516-SUB3A/A | 19/08/2024 |
| Stage 3A |  | 24516-SUB3A/A | 19/08/2024 |
| Stage 3B |  | 24516-SUB3A/A | 19/08/2024 |
| Stage 3C |  | 24516-SUB3A/A | 19/08/2024 |

* + 1. Document Reference:

|  |  |  |  |
| --- | --- | --- | --- |
| **Document Title** | **Reference** | **Prepared By** | **Date** |
| IDAS-2023-10576 – Integrated Development Referral – General Terms of Approval | IDAS-2023-10576 | Department of Planning and Environment | 30 November 2023 |
| Design Report - Glossodia WestDevelopment Application DA1Stage 1-3 | 110995.002-External Design Report – Glossodia West DA01 | J. Wyndham Prince | 30 August 2024 |
| StormwaterManagementStrategy - Glossodia West Stages 1-3 | 110995.002 – Glossodia Stormwater Management Strategy | J. Wyndham Prince | 30 August 2024 |
| The Design PartnershipCrime prevention throughEnvironmental design (CPTED) report | CPTED Report\_ Glossodia West Residential Subdivision | The Design Partnership | August 2024 |
| Glossodia developmentStage DA1 ResidentialSubdivsionTraffic Impact Assessment | Glossodia Development – Stage DA1 Residential Subdivision | SCT Consulting | 28 August 2024 |
| Road Safety Audit | P:\BTE-240015\51 - Reports\Final RSA Report\BTE-240015-DOC-RSA\_CD\_REPORT\_FINAL\_Rev2. | BTE Consulting | 4 September 2024 |
| Bushfire AssessmentResidential SubdivisionGlossodia West DA1 Stages 1-3 | Ref: 24061 | Peterson Bushfire Expert Consulting Services | 27 August 2024 |
| Aboriginal Heritage Impact Permit 5241 – Jacaranda Subdivision and Residential Development | DOC24/137119 | Department of Climate Change, Energy, the Environment and Water | 4 May 2024 |
| Completion of Archaeological FieldworkPace Jacaranda Subdivision and Residential DevelopmentAboriginal Heritage Impact Permit 5241 | Completion of Archaeological Fieldwork | Kelleher Nightingale | 25 July 2024 |
| EDC Cost Report | Glossodia West DA1 (Stages 1-3) – Subdivision | Mitchell Brandtman | 2 September 2024 |
| Statement of Environmental Effects | Proposed 256 Lot Subdivision STATEMENT OF ENVIRONMENTAL EFFECTS | PSA Consulting | 11 September 2024 |

1. **Subdivision Works Certificate Required**

Before construction works are carried out a Subdivision Works Certificate must be obtained for this development covering the:

1. Earthworks;
2. Road and associated works;
3. Stormwater drainage;
4. Temporary\* Water management facility control (quantity and quality control),
5. Landscaping;
6. Retaining walls;
7. Erosion and sedimentation control;
8. Driveway crossing; and
9. Traffic Control.

The plans and accompanying information submitted with the Subdivision Works Certificate must comply with the relevant stage conditions included in the consent.

## Notes:

* If the Subdivision Works Certificate is issued by a Principal Certifier that is not Council it will be necessary to lodge the Subdivision Works Certificate and other approved documents with Council within two days of such approval (a registration fee is payable upon lodgement).
* (\*) ‘Temporary’ refers to the period of time from when the subdivision is registered until the time that permanent public infrastructure has been constructed to cater for the subdivisions public local road network and the future public drainage system. Temporary structures may be made redundant and decommissioned upon connection to permanent public infrastructure with Council approval.
1. **Section 6.4 Certificates Required**

The Certifier shall provide copies of all Section 6.4 Certificates issued under the *Environmental Planning and Assessment Act 1979* relevant to this development to Council within seven days of issuing the certificate.

**Note:** A registration fee applies

1. **Commencement of Subdivision Work - Appointment of a Principal Certifier**

Any civil works associated with this consent must not commence before the following matters are addressed:

* + 1. a Subdivision Works Certificate has been issued;
		2. a Principal Certifier has been appointed;
		3. the Principal Certifier has provided notification to Council of its appointment no later than two days before the subdivision work is proposed to commence; and
		4. the person having the benefit of the consent has given at least two days’ notice to Council of the person's intention to commence the subdivision work.
1. **Civil Works Specification Compliance**

All civil construction works required by this consent shall be undertaken in accordance with

*Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification (Part 2 – Construction Specification).*

 and the following requirements:

1. Future public stormwater drainage pipes must be Rubber Ringed jointed concrete pipes. Fibre-reinforced Concrete (FRC) pipes are not preferred due to prevalence of defective installations of FRC pipes.
2. Where recycled road pavement material is used for road construction, 2 (two) coat PMB bitumen primer seal is required to be placed prior to laying of AC surfacing. This should also be clearly noted in the subdivision works certificate plans and in the pavement design
3. CCTV footage of pipe installed under road is recommended~~quired~~ prior to laying of concrete for kerb and gutter.

Inspections shall be carried out and compliance certificates issued by the Principal Registered Certifier . New infrastructure assets intended to be dedicated to council must be inspected and certified by the Council’s Development Engineer.

1. **Works on Public Land - Not Permitted Without Approval**

No work can be undertaken within public lands (i.e. Roads, Parks, Reserves) without the prior written consent of Council or other relevant authority. In this regard the person having benefit of the consent is to contact Council prior to the commencement of any design works or preparation of a Construction and Traffic Management Plan.

The developer must bear the cost of all works associated with the development that occurs on public land, including the restoration of damaged areas and comply with any other conditions required by Council.

1. ***Roads Act 1993* Approval**

A separate *Roads Act 1993* (Section 138) approval is required from a Roads Authority before any work is carried out within Public Roads*.*

The contractor undertaking the subdivision construction work is responsible for instructing sub- contractors or service authority providers of this requirement.

1. **Excavation - Archaeology**

All persons responsible for the management of the site must ensure that all staff, contractors and others involved in construction and maintenance related activities on site are aware of the statutory legislation protecting sites or places of significance including the *National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010*, under the *National Parks and Wildlife Act 1974*.

If any Aboriginal or European object (including evidence of habitation or remains) is uncovered during the course of the work:

1. all work must stop immediately in that area; and
2. the NSW Office of Environment and Heritage and Council must be advised of the discovery.

**Note:** Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further work can continue.

If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the *National Parks and Wildlife Act 1974*.

1. **Tree Removal - Approved Works**

Approval is granted for the removal of trees required for the construction of subdivision infrastructure works (road, drainage, sewerage, others service installations) and other approved earth works as shown on the approved subdivision plan.

Waste resulting from the approved clearing of the site shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control and/or site rehabilitation. Non-salvageable material such as roots, stumps or declared weed species shall be disposed of in an approved manner.

No vegetative material is to be disposed of by burning on-site.

NOTE: this condition relates to trees referred to in the development consent and not to any trees located in the road reserve which will require Roads Act approval.

1. **Certificate Fees Payable**

Should Council be nominated as the Principal Certifier for the Subdivision Works Certificate, the Applicant shall pay applicable Fees in accordance with Council's adopted fees and charges.

Fee quotation will be provided upon lodgment of the Subdivision Works Certificate via the NSW Planning Portal.

1. **Cost of Decommissioning of Temporary Structures/Easements/Restrictions**

All costs associated with decommissioning, reinstatement, relocation or adjustment of public infrastructure and removal of any restriction or easement shall be borne by the developer.

1. **Refund of Security Bonds**

A written request to Council’s Development Engineer must be made for the refund of any security bonds Council has accepted after the satisfactory completion of any bonded works.

1. **Street Tree Establishment and Maintenance Period**

The street trees and their protective guards shall be installed and maintained for a period of 12 months commencing from the installation date.

At the completion of the 12 month establishment and maintenance period all street trees planting must have signs of healthy and vigorous growth and all protective guards must be in an undamaged, safe and functional condition.

Should trees be identified as defective or damaged at end of the establishment and maintenance period, replacement tree planting of the same species is to be provided within one (1) month of identification.

**Note:** The replacement of tree planting as required under this condition is applicable to trees that have not shown signs of healthy and vigorous growth. Damage to trees cause by the builders at a subsequent stage are to be covered under a dilapidation report under a subsequent application.

**Prior to the Issue of any Subdivision Works Certificate – All Stages**

**Note:** Conditions are to be applied to each individual stage of the approved subdivision.

1. **Subdivision Works Certificate**

Subdivision works are not to commence until a Subdivision Works Certificate has been issued by The Principal Certifier. One printed and one electronic set of plans (High Resolution PDF) is required to be submitted with the Subdivision Works Certificate application.

The Subdivision Works Certificate application shall include a consent condition compliance checklist. The checklist must list all consent conditions that are required to be satisfied prior to the issue of Subdivision Works Certificate and a response statement as to how the application complies with the consent requirements.

1. **Consent Compliance Report/Checklist**

Prior to the issue of a Subdivision Works Certificate, the Applicant, or any party acting upon this consent, shall submit to the The Principal Certifier a report addressing compliance with all relevant conditions required prior to the issue of a Subdivision Works Certificate of this consent.

1. **Design Report**

A Civil Engineering Design Report is required to be submitted to the The Principal Certifier prior to the issue of a subdivision works certificate. The report shall summarise the requirements for subdivision works approval. The report shall detail the following:

1. Civil Engineering Details (earthworks, retaining structure, road grading, road cross sections and partial road construction, foot paving, bike paths);
2. Stormwater Drainage (existing drainage and catchments, proposed drainage strategy, hydrological modelling, detention basins and flooding);
3. Stormwater Quality (WSUD water quality modelling, water quality treatment, rainfall data, catchment parameters, rainwater tanks, MUSIC modelling);
4. Proposed Utility Servicing Infrastructure (Potable water reticulation, Sewer reticulation, Electrical reticulation, Telecommunications Reticulation and Gas reticulation);
5. Proposed safety in design elements; including proposed design for temporary and permanent subdivision street signposting and line marking;
6. Assumptions applied for design purposes, and
7. Confirmation that the subdivision works are consistent with the levels and subdivision design works approved under the Concept Masterplan DA0266/23.
8. **Works on Adjoining Land**

Where the works included in the scope of this approval extend into adjoining private land, such as the removal of fences, earthworks or the removal of vegetation, written consent from all affected adjoining property owners must be obtained and submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Stormwater Discharge to Natural Watercourse or Legal Point of Discharge**

Stormwater discharge point to the natural watercourse or other legal point of discharge must be protected against erosion.

Details demonstrating compliance with this requirement must be submitted The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Earthworks – Staging**

The earthworks shall be completed in stages where required to minimise the area exposed at any one time. Each section is to be stabilised by grassing immediately prior to moving onto the next section.

The staging plan, satisfying the above criteria, must be submitted to The Principal Certifier for approval prior to issue of the Subdivision Works Certificate.

**Note:** Bulk earthworks may be completed in one stage providing works are undertaken generally in accordance with the approved plans.

1. **Site Remediation Action Plan**

The Remediation Action Plan (reference 54396/143829 prepared by JBS&G) dated 19/12/20224 as endorsed under DA0266/23 must be reviewed by a Site Auditor, accredited by the NSW Environmental Protection Authority under the *Contaminated Land Management Act 1997*, and written confirmation provided by the Site Auditor is to be provided to The Principal Certifier that the Remediation Action Plan, if followed, is adequate when implemented to render the site suitable for its proposed.

Detail satisfying the above criteria is to be submitted to The Principal Certifier for approval prior to issue of a Subdivision Works Certificate for the stages requiring remediation.

1. **Residential Layback or Kerb Crossing**

A draft plan to demonstrate the location of driveway layback/kerb crossings is to be provided to the satisfaction of Council. Each lot and must:

1. be in consistent with the Hawkesbury Development Control Plan 2002 Part E Chapter 9 Jacaranda at Glossodia or any public design brief endorsed.
2. not interfere with existing public infrastructure.

Details satisfying compliance with the above requirements are to be submitted to Council and the Principal Certifier for approval prior to the release of a subdivision works certificate.

1. **Temporary Water Management Facility (Quantity and Quality Control)**

Stormwater run-off from the development will ultimately discharge from the site into the downstream stormwater network as endorsed under the Civil and Stormwater Strategy as endorsed under the Concept Development Application DA0266/23.

In the absence of completed downstream stormwater drainage network the individual subdivision and development is required to construct a temporary water management facility within the subdivision to manage the stormwater quantity and quality run-off from the development prior to release into existing natural discharge point. This control is required to mitigate any potential negative impacts on downstream natural depression areas.

To satisfy this requirement the developer must design, construct and maintain a temporary water management facility to capture run-off from the subdivision catchment, provide adequate storage and discharge, controlled flow to mimic pre-development conditions for all storm events from 1:1 to 1:100yr Average Recurrence Interval.

Initially the water management facility will function as sediment basin and water quantity control facility. Upon 80% of dwelling construction within the development the facility must be upgraded for water quality treatment in addition to water quantity control.

A detailed water management design report for the temporary water quantity and quality elements is to be provided.

The summary design details are to be included on the submitted plans for a Subdivision Works Certificate, along with an electronic copy of the design models to The Principal Certifier.

The temporary water facility must be retained and maintained by the developer until the permanent downstream water management infrastructure is fully operational.

Details satisfying the above criteria are to be submitted to The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

Should the temporary stormwater discharge point be located away from existing low point, a temporary drainage easement over the tail out works on downstream property may require to be created benefiting the council and burdening the affected lot.

1. **Detailed Drainage Design**

A detailed drainage design of the subdivision must be submitted. The detailed Stormwater Management Strategy must:

1. be generally in accordance with DA DA-approved plans; and the Stormwater Management Strategy prepared by J.Wyndham Prince Consulting Engineer, dated 30 August 2024.
2. indicate the method of disposal of all storm water and must include existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines;
3. show details of any overflow drainage paths that are designed to cater for 1 in 100 year ARI storm event; and comply with the *Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification (Part 2 – Construction Specification).* and Australian Standard AS 3500 - 'Plumbing and Drainage' unless a variation is specifically noted and approved by the Development Application concept drainage plan.
4. be to the satisfaction of the The Principal Certifier

In the event 1:100 year overland surcharge flow cannot be contained within the roadway the pipe may be designed for 1:20 year ARI.

Details satisfying the above criteria must be submitted to the The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Overland Flow**

The development shall not create adverse impacts to neighbouring properties in relation to overland flow and must meet the following requirements:

a) water flowing from the property must not be redirected or concentrated to adjoining properties;

b) water flowing into the property from adjoining lots shall not be impeded or diverted; and

c) water flow shall follow the natural flow directions without increasing velocity.

Details satisfying the above criteria shall be provided to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Spinks Road Intersection works**

The Spinks road intersection work is required to be carried out in accordance with the approved documents. Any changes endorsed by the Local Traffic Committee is to be included and updated on documents prior to the submission of a Subdivision Works Certificate.

Details demonstrating compliance with the above requirement must be submitted to the Council prior to the issue of the Subdivision Works Certificate.

1. **Concept Masterplan Approval.**

This development consent has been approved as part of the concept masterplan approval given under DA0266/23. As such, general conditions (conditions 1-27) under DA0266/23 also apply to this consent to the extent where they apply under Precincts C & D.

1. **Retaining Wall - Along Boundary**

Construction of retaining walls or associated drainage work along common boundaries must not compromise the structural integrity of any existing structure. Any retaining walls on common boundaries are to be supported with an easement for maintenance 900mm wide on the low side of land.

Safety fence must be installed along the top of any retaining structure where the fall is 1 metre and above.

Details demonstrating compliance with the above requirements must be submitted to the The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Structural Engineers Design - Retaining Walls**

Any retaining walls having a height exceeding 600mm proposed in conjunction with the development are required to be designed and certified by a suitably qualified and practicing structural engineer.

Details demonstrating compliance with this requirement must be submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Traffic Management Plan**

A Traffic Management Plan must be submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate indicating how construction vehicles will safely enter and exit the site in a practical manner whilst minimising any negative effects on the surrounding roads and community. The Traffic Management Plan must include the following:

1. a temporary bitumen sealed haulage road (or otherwise approved by Council in writing following a pre-commencement meeting with Council officers and the contractor responsible for the carrying out of bulk earthworks) is to be constructed and maintained to the satisfaction of the The Principal Certifier to a distance of 30 metres along the main construction access route to the development internal access road to the development from the Council public road until the completion of all subdivision work;
2. the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site;
3. all loaded vehicles entering or leaving the site must have their loads covered;
4. the proposed method of access to and egress from the site for vehicles is to be safe and practical; and
5. any associated Traffic Control Plans must be prepared by an appropriately qualified person in accordance with the Roads and Traffic Authority publication 'Traffic Control at Worksites'.

Details demonstrating compliance with the above requirement is to be submitted to the The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Soil and Water Management Plan**

The applicant must submit to and obtain approval from the Council of a Soil and Water Management Plan (SWMP) prior to the issue of a Subdivision Works Certificate. The SWMP must take into account the requirements of Landcom's publication 'Managing Urban Stormwater

- Soils and Construction (2004)' and shall contain, but not be limited to:

1. clear identification of site features, constraints and soil types;
2. compliance or otherwise with the recommendations of the Preliminary Geotechnical and Salinity Assessment and Salinity Management Plan submitted with the application;
3. details of a strategy for phasing of construction works so that land disturbances are confined to areas of a manageable size and kept to a minimum;
4. erosion and sediment control plans shall be provided for three phases of construction:
	* + 1. prior to commencement of works;
			2. during bulk earthworks;
			3. post drainage construction;
5. any temporary sediment basins shall be as a minimum designed to a five day 85th percentile rainfall event and soil type in calculations shall be confirmed by a geotechnical engineer;
6. Erosion and Sediment Control Plans shall provide site-specific management measures, including details of short and long-term measures to be employed to minimise soil erosion and the discharge of sediment to land and/or waters including the locations and capacities of sediment fencing/straw bales, temporary sediment basins, sediment filters, filter barriers and other controls;
7. a strategy for progressive revegetation and rehabilitation of disturbed areas of earth as rapidly as practicable after completion of earthworks;
8. identification of all potential sources of water pollution and a detailed description of the remedial action to be taken or management systems to be implemented to minimise emissions of these pollutants from all sources within the subject site;
9. measures to handle, test, treat, re-use and dispose of stormwater and contaminated water and soil;
10. procedures for the re-use, treatment and disposal of water from sedimentation basins; and
11. a program for reporting on the effectiveness of the operational and construction sedimentation and erosion control system against performance goals.

Details satisfying the above criteria are to be submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Construction Environmental Management Documents Required**

The following documents are to be submitted to the Council prior to issue of a Subdivision Works Certificate.

1. A Construction Environmental Management Plan prepared in accordance and consistent with the CEMP provided under Concept DA DA0266/23.
2. A Weed Eradication and Management Plan specifying how weeds are to be removed, suppressed and prevented from spreading.
3. **Waste Management Plan Required**

A waste management plan is required to be prepared:

* + 1. identifying all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site;
		2. identifying the quantity of waste material to be:
			1. reused on-site;
			2. recycled on-site and off-site;
			3. disposed of off-site;
		3. if waste materials are to be reused or recycled on-site - specify how the waste material will be reused or recycled on-site; and
		4. if waste materials are to be disposed of or recycled off-site - specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.

A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

Details satisfying the above criteria are to be submitted to the The Principal Certifier prior to issue of a Subdivision Works Certificate.

1. **Safety by Design Evaluation**

To minimise the opportunity for crime and public safety and in accordance with 'Crime Prevention Through Environmental Design' principles, the development shall incorporate the following design changes:

* + 1. Install measures to prevent access into large drainage pipe, headwall and pit structures;
		2. Perimeter safety fence around stormwater basin; and
		3. Safety fence along retaining structures where vertical drop exceeds 1.0m.

Details satisfying the above criteria are to be submitted to the The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Roads – Naming**

A written application for road naming must be submitted to Council for approval. Evidence of submission is to be provided to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

Current road names available for use from the list may be obtained by contacting council’s GIS coordinator.

Details satisfying the above criteria are to be submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

**Note:** Fees are payable for this service as specified in Council's Fees and Charges Policy.

1. **Street Trees**

Street trees must be provided for the new roads fronting the development and spaced between 7 metres and 10 metres apart with a minimum of one tree per lot frontage. Each tree must be provided with appropriated tree root directors, soil capacity and minimum 1.2m clear trunk. The location of street trees must consider driveways, services, drainage pits and sight lines at intersections.

The species and size of street trees must comply with Council’s indicative street tree species plan. A street tree establishment and maintenance bond must be paid to Council upon completion of the street tree planting.

Detailed Landscape Plan for street trees planting prepared by a suitably qualified landscape designer or Landscape Architect demonstrating compliance with the above requirements must be submitted to The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Geotechnical Report Compliance**

The recommendations of the Geotechnical Site Investigation Report, as endorsed by the Concept Masterplan DA0266/23 (reference 13429/3-AA prepared by Geotechnique Pty Ltd dated 22/03/2022) must be incorporated into the engineering design details prepared in relation to the approved development.

Details demonstrating compliance with the above requirement must be submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Public Lighting Design Brief**

The developer must submit a Public Lighting Design Brief to Council for approval for the provision of street lighting on all new public roads intended to be dedicated to Council prior to the issue of a Subdivision Works Certificate.

The street lighting design plan must be prepared by an accredited service provider for contestable works in NSW and submitted to the energy provider for approval prior to construction.

All street lighting must comply with the electricity service provider's Street Lighting Policy and illumination requirements. All costs associated with the installation of street lighting must be borne by the developer.

Details demonstrating compliance with the above requirements must be submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Works within Road Verge**

The following works are required to be undertaken in the road verge along the frontage of the development. This work must be carried out at the developer’s expense, including all alterations of public infrastructure where necessary:

* + 1. Construction of footpaths in accordance with the approved plans.
		2. Removal of poor quality soil to a depth of 100mm within the road verge and replacement with rich topsoil and placement of turf (couch or buffalo variety); and
		3. Street Tree Planting in accordance with the approved Landscape Plan.

Details of the above are to be included on plans submitted to the Certifier prior to the issue of a Subdivision Works Certificate.

1. **Local Traffic Committee approval**

A detailed plan for all signage, line marking and intersection treatment (Roundabout) must be approved by the council Local Traffic Committee (LTC). The approved plan must be submitted with the design plans for the Subdivision Works Certificate.

Application to council LTC for approval of signage and line marking plan must be supported with a Road Safety Audit and a summary report.

The Independent Pre-Construction Concept Road Safety Audit by BTE Consulting submitted by the Applicant is to be updated to reflect the current Civil Engineering Works – Spinks Road Western Intersection by J.Wyndham Prince Consulting Civil Engineers & Project Mangers (Project No. 110995-002) and submitted to Council prior to the submission of the design to the Local Traffic Committee.

This plan must show location of street name signs, regulatory signs (such as no parking or give way signs), directional signs and posts (such as chevron signs), speed limit signs and pavement line marking where required. Any temporary signage and line marking required due to partial road construction are to be identified and marked as temporary so that these can be removed upon full width road construction.

If the traffic committee approval recommends changes to signage that include road speed limit signage, then approval is to be obtained from TfNSW for changes to road speed limits.

Thermoplastic line marking must be used for any permanent works. Any temporary line marking must be removed with a grinder once it is no longer required, it cannot be painted over.

Street name signage and posts must be provided in accordance with the *Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification (Part 2 – Construction Specification).*

Details demonstrating compliance with the above requirements must be submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **New Western Intersection Roundabout at 361 Spinks Road, Glossodia**

The proposed Western Intersection Roundabout at 361 Spinks Road, Glossodia shall be designed in accordance with **current speed limit**, Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification, and concurrence provided by an Independent Pre-Construction Concept Road Safety Audit*.*

Accordingly, should there is any road speed limited amendment required along the Spinks Road to satisfy the new intersection design, approval from relevant authority – TfNSW is to be obtained. Consideration of a change to the speed limit is not under the purview of the Local Traffic Committee and approval for the change to the speed limit must be obtained from TfNSW initially prior to the submission of plans for consideration by the Local Traffic Committee.

A detailed plan for all signage and line marking in association with the Western Intersection Roundabout, must be approved by the Council's Local Traffic Committee (LTC). The approved plan must be submitted with the design plans for the Subdivision Works Certificate.

An application to council LTC for approval of signage and line marking plan must be supported with an Independent Road Safety Audit and a summary report.

Details demonstrating compliance with this requirement must be submitted to the The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Road Verge Formation**

The grading, trimming, topsoiling and turfing of the road verge along the development frontage shall have a finished gradient between 2% to 4% falling from the lot boundary and top of the kerb. This work must include the construction of any retaining walls necessary to ensure complying grades within the road verge area. All retaining walls, associated footings and subsoil drainage must be contained wholly within the private property. Any necessary adjustment or relocation of services are to be carried out to the requirement of the relevant service authority. All service pits and lids must match the finished surface level.

A minimum of 500mm between the back of kerb and lot boundary must be turfed.

Details demonstrating compliance with the above requirements must be submitted to the The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Paved Pedestrian Pathway**

A concrete footpath, including access ramps at all road intersections, must be provided along street frontages of local roads in accordance with the *approved documents and endorsed Concept Masterplan under DA0266/23.*

Details demonstrating compliance with the above requirements must be submitted to the The Principal Certifier for approval prior to issue of a Subdivision Works Certificate.

1. **Pedestrian and Bicycle Shared Path**

A pedestrian and bicycle shared concrete path, including access ramps at all road intersections, must be provided along the Southern side of Road No. 1 in in accordance with the *Hawkesbury City Council Development Control Plan 2002 Part E, Chapter 9 Jacaranda at Glossodia figure 8.*

Details demonstrating compliance with the above requirements must be submitted to the Principal Certifier for approval prior to issue of a Subdivision Works Certificate.

1. **Service Conduits**

Service conduits are required to be installed to service each of the proposed new subdivision lots. The conduits must be laid in strict accordance with the relevant service authority’s requirements. Services locations must be shown on the engineering plans. All services must be located along the road verge.

Details demonstrating compliance with the above requirements must be submitted to the The Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Long Service Levy Payment**

The payment of a long service levy as required under Part 5 of the *Building and Construction Industry Long Service Payments Act 1986* is required. Evidence that the levy has been paid is to be submitted to the Certifier prior to the issue of any Subdivision Works Certificate.

**Note:** All building works in excess of $25,000 are subject to the payment of a Long Service Levy at the rate of 0.35%. Payments can be made at Long Service Payments Corporation offices or most Councils.

1. **Road Reserve Sewer Backfill**

Backfill of all trenches including sewer that is within the zone of influence of the pavement shall be stabilised sand compacted to 98% standard.

Details demonstrating compliance with the above requirements are to be included on plans submitted to the Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Fencing of Temporary Water Management Facility/Basin**

A chain wire safety fence (cyclone fence) minimum 1.8 metres in height must be installed around the perimeter of the temporary basins. Fence posts is to be installed at maximum spacing of 3m with appropriate bracing at corners and bends. Flood hazard signage must be installed along each side of fence line. A minimum 3 metres wide lockable gate must be installed along the front of access ramp to the basin.

Details demonstrating compliance with the above requirements must be submitted to the Principal Certifier prior to the issue of a Subdivision Works Certificate.

1. **Inter-allotment Drainage**

Any lots that do not drain directly to Council's stormwater drainage systems shall be provided with an inter-allotment drainage system that complies with

*Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification (Part 2 – Construction Specification).*

and Australian Standard AS3500 – Plumbing and Drainage. Stormwater drainage easements must be created over the inter-allotment drainage system. Council is to be nominated as the party empowered to release, vary or modify the easement.

The inter-allotment drainage details are to be included on the detailed drainage plans submitted to the Principal Certifier prior to issue of a Subdivision Works Certificate.

1. **Construction Water Quality Assessment and Monitoring Plan**

A Construction Water Quality Assessment and Monitoring Plan for construction works shall be prepared by a suitably qualified and experienced environmental consultant and submitted to the The Principal Certifier prior to the issue of a Subdivision Works Certificate. The plan shall include;

1. Detailed description of runoff water quality monitoring to be undertaken during the preconstruction and construction stages of the development including base line monitoring, identification of locations where monitoring will be carried out and procedures for analysing the degree of contamination of potentially contaminated water.
2. An analysis of potential areas of contaminated soils at the site and measures to control the disturbance of such soils in order to protect water quality.
3. Assessment of the negative effects of runoff from disturbed areas on local waterways during storm events specifically looking at the size of disturbed areas, volume of runoff, the amount of both coarse and fine material carried by runoff and the size of receiving waterway.
4. Recommendations to the maximum area of disturbed area that should be permitted at any one time in order safeguard local waterways from permanent adverse effects during construction.

Details demonstrating compliance with the above requirement is to submitted to the The Principal Certifier prior to issue of a Subdivision Works Certificate

1. **Road and Drainage Plans**

Road and drainage plans prepared in accordance with *Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification (Part 2 – Construction Specification).*

must be signed-off by a registered professional civil engineer. The plans must be submitted to the PrincipalCertifier for approval. Proposed subdivision road and drainage works must be constructed in accordance with Council's construction specifications.

All stormwater pipes within the road reserves and within drainage easements that are intended to be dedicated to Council for public benefit must be installed generally to the HS3 standard in accordance with the current edition of *AS 3725 - Design for Installation of Buried Concrete Pipe*.

Details demonstrating compliance with the above requirement is to be submitted to the Principal Certifier for approval prior to the issue of a Subdivision Works Certificate.

1. **Road Construction - Full Width**

Full road width construction must comply with the dimensions shown in the table below.

|  |  |  |
| --- | --- | --- |
| **Road Name:** | **Road Type**  | **Formation: (Road Verge/Carriageway/ Road Verge) metres (m)** |
| Road No. 01Road No. 2, 3 partial, 5 partial, and 8Road No. 4, 5 partial, 6, 8, 9, 10, 11, 12, 13, 14, and 15Road No. 7 partialRoad No.7 partialSpinks Road South of RABSpinks Road North of RAB | Medium Collector RoadLocal Perimeter road Type ALocal & Minor Collector RoadLocal & Minor Collector Road (Key Green Street)Local Perimeter road Type B & Minor Collector Road | 4.5m/13m/3.5mFuture 4m varies shared path (within open space), 1.0m/8.0m/3.5m 3.5m/8.0m/3.5m5.0m/8.5m/5.0mFuture 4m varies shared path (within open space), 1.0m/8.5m/5.0m4.25m & varies/ 1.0m/9.0m/1.0m/4.75m & varies4.25m & varies/ 1.0m/9.0m/1.0m/4.75m & varies |

All roads and associated infrastructure shall be designed in accordance with the relevant requirements of *Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification (Part 2 – Construction Specification) and the Hawkesbury Development Control Plan 2002, Part E Chapter 9 Jacaranda at Glossodia*. Plans lodged with the Subdivision Works Certificate must be signed-off by a registered professional civil engineer.

Works are to include required kerb and gutter, drainage, road pavement, , pavement markings, street name signage, street trees, road verge landscaping, paved footpath or shared bicycle path (where applicable) along the frontage of all proposed lots.

Details demonstrating compliance with the above requirements must be submitted to the Principal Certifier prior to issue of a Subdivision Works Certificate.

1. **Temporary Turning Head**

A temporary turning head will require to be constructed at end of Road No. 1 & 9 in accordance with *Western Sydney Engineering Design Manual Document WS190098 EDM Rev: PCG\_03, April 2021 and Hawkesbury Development Control Plan 2002 – Appendix E Civil Works Specification (Part 2 – Construction Specification*and the conditions included under the General Terms of Approval issued by the NSW Rural Fire Service attached to this consent if the road located though the neighbouring development has not been constructed and dedicated as public road.

Details demonstrating compliance with the above requirements must be submitted to the Registered Certifier for approval prior to issue of a Subdivision Works Certificate.

**Prior to the Issue of a Subdivision Works Certificate – Stage 3**

1. **Temporary Drainage – Decommissioning**

A decommissioning plan for temporary drainage must be submitted to Council for an approval prior to the issue of a Subdivision Works Certificate for stage 3.

The decommissioning plan must confirm that the development can connect to the regional detention basin downstream of the site and the stormwater from the development can be connected to this permanent facility.

The plan must identify all temporary facilities including all associates re-work to pits, pipes structure will be required to be decommissioned.

The plan must be supported by a contamination assessment, remediation plan and proposed demolition material disposal to the satisfaction of Council.

All costs associated with decommissioning, reinstatement, relocation, adjustment of temporary works and/or removal of any restriction or easements must be borne by the developer.

**Prior to Commencement of Works – All Stages**

1. **Appointment of Principal Certifier**

Council must be appointed the Principal Certifier for compliance inspection of works approved under the subdivision works certificate prior to commencement of works.

1. **Council acceptance of appointment of Principal Certifier**

Upon appointment of Principal Certifier and payment of associated compliance inspection fees a notification of acceptance of Principal Certifier appointment will be issued by council.

1. **Security Bond for Public Asset Protection (presents C & D)**

The security bond as required under condition 33 of DA0266/23 of $100,000.00 must be submitted to Council to guarantee the protection of the road pavement and other public assets impacted by the subdivision works.

The Bond is fully refundable upon written application to Council on completion of the

subdivision works, subject to satisfactory restoration of any damages to public assets to the

satisfaction of Council Development Engineer. Fees for the lodgement of the bond applies in

accordance with Council’s Annual Fees and Charges schedule.

Details demonstrating compliance with the above requirements must be submitted to the

Principal Certifier prior to commencement of any works.

Note: Pre and Post subdivision works dilapidation survey may be used to identify any damage to existing public assets.

For any damage to public assets e.g. roads located outside of the immediate frontage of the

development Council may apportion, at its discretion, the cost of repair of damages to multiple

developers along the construction traffic route considering soil cartage volume and extent of development.

1. **Dilapidation Survey - Damage to Public Infrastructure**

A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant detailing the pre-developed condition of public infrastructure (road, drainage, poles, utility boxes, pits). Particular attention must be paid to accurately recording any pre-developed damaged areas so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development.

Specifically, dilapidation report must include construction machinery access and fill haulage routes.

Details demonstrating compliance with the above requirements must be submitted to the Certifier prior to commencement of any works.

**Note:** The developer may be held liable for all damages to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre- existing under the requirements of this condition.

1. **Notice of Commencement**

No work shall commence until a notice of commencement has been provided to Council. This notice is to be provided not less than two (2) days from the date on which it is proposed to commence work associated with this Development Consent. The notice must also contain:

* + 1. details of the appointment of a Principal Certifier (PC) providing name, address and telephone number; and
		2. details of the name, address and licence details of the contractor.
1. **Pre-commencement Site Meeting**

A site meeting with Council’s Development Engineer, Developer and the contractor must be held prior to commencement of work.

The meeting is to introduce and exchange contacts, establish inspection regime, notification procedure for inspection, certification requirements and clarify other procedures.

1. **Principal Certifier Site Sign**

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

* + 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 any subdivision work and a telephone number on which that person may be contacted outside working hours; and
		3. stating that unauthorised entry to the work site is prohibited.

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

1. **Protection of Adjoining Public Land**

The public land adjoining the site shall not be affected by site works, construction materials stockpiles, waste, building products and debris, site sheds, spoil placement or the like.

No access for vehicles, machinery or goods to the site shall be gained across public land (other than the road reserve) without a prior written approval from Council.

1. **Restriction of Site Access to Prevent Unauthorised Material**

The construction site entry and exit points shall be secured at all times to prevent the unauthorised entry of vehicles, and to ensure that the site manager can control and prevent dumping of waste and potentially contaminated material whilst fill material is being imported or managed on site.

1. **Toilet Facilities**

Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

* + 1. be a standard flushing toilet connected to a public sewer, an approved on-site effluent disposal system or temporary chemical closet that is regularly maintained; and
		2. provide appropriate facilities for the disposal of sanitary items within the toilet.
1. **Site to be Maintained Clean and Tidy During Construction**

The site shall be kept clean and tidy during the construction period and all unused building materials and rubbish shall be removed from the site upon completion of the project. The following restrictions apply during construction:

* + 1. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
		2. Construction operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken only within the site.
		3. Construction waste must not be burnt or buried on site. All waste must be contained and removed to an authorised Waste Disposal Depot.
1. **Construction Environment Management Plan**

A Construction Environment Management Plan shall be submitted prior to commencement of works.

The Construction Environment Management Plan must address the following matters:

* + 1. Summary

Provide a concise summary of key points from all documentation.

* + 1. Background

Provide details of the proposed works including the extent, staging and proposed timing of the works.

* + 1. Consultation

The manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process and the establishment of a protocol for complaints handling and management.

* + 1. Noise

Details in relation to how works will be undertaken in accordance with the Interim Construction Noise Guideline published by the NSW Environment Protection Authority. Outside of standard work hours for float deliveries will need to have RMS written approval and Council and affected neighbours must be notified in writing.

* + 1. Dust

Details in accordance with the Dust Management Measures condition requirements.

* + 1. Vibration

A Vibration Compliance Letter in accordance with the relevant vibration condition requirements.

* + 1. Traffic

A Detailed Traffic Management Plan (for internal and external to site) in accordance with the Traffic Management Plan condition requirements. This needs to consider site access and delivery routes with respect to the surrounding road network.

* + 1. Detailed Soil and Water Management Plan and Sediment and Erosion Control plan in accordance with the Soil and Water Management Plan condition requirements.
		2. Any site specific Heritage and Archaeological Management.
		3. Any site specific Ecological Impact Mitigation Measures.
		4. Public and Private asset protection plan/measures, dilapidation survey condition requirement.
		5. Stockpile management, both temporary and non-temporary.
		6. Tree/ vegetation protection.
		7. Fauna (and fauna habitat) protection, recovery and relocation.
		8. Dam dewatering (water quality, contamination and aquatic fauna).
1. **Construction Hours**

Clearing of land, running of machinery, excavation, and/or earthworks, building works and the delivery of building materials shall be carried out between the following hours:

* + 1. between 7am and 6pm, Mondays to Fridays inclusive;
		2. between 8am and 4pm, Saturdays;
		3. no work on Sundays and public holidays;
		4. works may be undertaken outside these hours where:
			1. the delivery of vehicles, plant or materials is required outside these hours by the Police or other authorities;
			2. it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and
			3. a variation is approved in advance in writing by Council.
1. **Demolition – General**

All demolition works must be carried out in accordance with the following:

* + 1. all demolition work shall be carried out strictly in accordance with Australian Standard AS 2601 - 'The Demolition of Structures';
		2. demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current Safe Work NSW 'Demolition License' and Safe Work NSW 'Class 2' (Restricted) Asbestos License and comply with Safe Work NSW 's 'Guide to Working with Asbestos';
		3. site safety/security fencing shall be provided prior to commencement of any work on-site and shall be removed only when all hazards, including site waste, have been removed. The site safety/security fencing shall comply with the following Australian Standards:
			1. Demolition Sites - Australian Standard AS 2601 - 'Demolition of structures';
			2. Construction Sites - Australian Standard AS 4687 - 'Temporary fencing and hoardings';
			3. Ongoing Site Safety/Security - Australian Standard AS 1725 - 'Chain-link fabric security fencing and gates';
		4. demolition work shall be carried out only between the hours of 7am to 6pm Mondays to Fridays and 8am to 4pm Saturdays. No work is to be carried out on Sundays or public holidays;
		5. no trees shall be removed from the site unless they are shown for removal on the approved plans, or separately approved by Council;
		6. erosion and sediment control measures shall be installed prior to any demolition works commencing and maintained in accordance with the requirements contained in *Hawkesbury Development Control Plan 2002 - Appendix E - ‘Civil Works Specification’*;
		7. all waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water;
		8. public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council;
		9. any materials stored on site must be stored away from any drainage path or easement, natural watercourse;
		10. demolition activity shall not cause damage to or adversely affect the structural integrity of adjoining buildings;
		11. waste must be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation;
		12. no material is to be burnt on site;
		13. details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) should be kept on site as evidence of approved methods of disposal and recycling; and
		14. the site shall be grassed or otherwise rendered erosion resistant immediately upon completion of demolition.
1. **Demolition – Notice**

Notice is to be given to Council of the date on which it is proposed to commence demolition. This notice shall:

* + - 1. be given not less than two days before the date on which it is proposed to commence demolition work;
			2. provide details of the name, contact details of the demolisher/contractor undertaking the work;
			3. provide the relevant Safe Work NSW license details of the demolisher/contractor; and
			4. f the demolisher/contractors current Public Liability/Risk Insurance Policy providing for a minimum cover of $20 million.
		1. Notice is to be given to adjoining property owners of the date on which it is proposed to commence demolition. This notice shall:
			1. be given not less than two days before the date on which it is proposed to commence demolition work;
			2. provide details of the name, contact details of the demolisher/contractor undertaking the work; and
			3. provide the telephone number of Safe Work NSW Asbestos/Demolition Hotline - 1800 672 718.
1. **Restriction of Site Access – Fencing**

The site is to be secured by a fence, in accordance with Safe Work NSW requirements, to prevent unauthorised access during the period of all works.

The property entry and exit points shall be secured at all times to prevent the unauthorised entry of vehicles, and to ensure that the site manager can control and prevent dumping of waste and potentially contaminated material whilst fill material is being imported or managed on site.

1. **Construction Noise**

The works must be undertaken in accordance with the *Interim Construction Noise Guideline*

published by the NSW Environment Protection Authority.

**During Construction – All stages**

1. **Inspections by Certifier**

Inspections shall be carried out and compliance certificates issued by Council or an accredited certifier for the components of construction detailed in *Hawkesbury Development Control Plan 2002 - Appendix E - ‘Civil Works Specification’* Part II, Table 1.1.

Where works within the development site or an adjoining private property, relates to existing or proposed future Council infrastructure assets, inspections shall be carried out and compliance certificates issued by Council.

1. **Earthworks - General Requirements**

All earthworks on site must comply with the following:

* + 1. topsoil shall be stripped only from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping;
		2. once the topsoil has been removed the natural batter should be suitably stepped, scarified or roughened to prevent slipping and the fill is to be keyed in to hold the toe of the fill batter in place;
		3. filling shall comprise of uncontaminated Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM);
		4. a ticketing system is to accompany any material being brought to the site. A register is to be kept on site to cross reference against the source records. An independent auditor is to be engaged to undertake appropriate certification regarding the monitoring and validation of the fill material imported to the site as being sound, suitable for the proposed use and free of contamination;
		5. where batters exceed a ratio of three horizontal to one vertical, retaining walls, stoneflagging or terracing shall be constructed;
		6. all fill within the site shall be placed in layers not exceeding 300mm thickness and compacted to achieve a minimum dry density ratio of 98% when tested in accordance with Australian Standard AS1289 'Methods of testing soils for engineering purposes unless otherwise specified'; and
		7. all disturbed areas are to be stabilised/revegetated, using a minimum 300mm surface layer of topsoil, as soon as practicable after the completion of filling works.
1. **Placing of Fill**

All fill shall be placed in accordance with the standards specified in Table 5.1 of Australian Standard AS 3798 - 'Guidelines on Earthworks for Commercial and Residential Developments'.

1. **Compaction – Landfill**

All fill including existing fill must be compacted in accordance with a compaction ratio of 98% as specified in Table 5.1 of Australian Standard AS 3798 - 'Guidelines on Earthworks for Commercial and Residential Developments'.

1. **Dust Management Measures**

All reasonable measures to minimise dust generated during construction are to be implemented. This includes but is not limited to:

* + 1. When wind velocity exceeds 10m/sec (36 km/hr) for more than 10 minutes, cease construction activity that generates dust unless dust is adequately controlled by water or other acceptable means clearly.
		2. Install and maintain dust screen around the perimeter of the site for the duration of works.
		3. The use of water trucks to regularly wet down areas.
		4. Stabilisation of stockpiles.
		5. Dust Management Measures are to be incorporated into the Construction Management Plan.
		6. Disturbed areas are to be revegetated progressively.
		7. Plan work to minimise amount of disturbed ground (which is exposed to dry winds) for access tracks, working area, excavation and stockpiles.
		8. Over site stockpiles and remove surplus material from site promptly.
		9. Keep truck movements to a minimum. Trucks should use firm, tight surfaces (preferably sealed) wherever possible to minimise dust generation.
1. **Implementation of Construction Environment Management Plan**

All aspects of the Construction Environment Management Plan must be implemented and maintained until the completion of works.

1. **Topsoil and Stockpiles of Materials**

Topsoil shall only be stripped from approved areas and shall be stockpiled for re-use during site rehabilitation and landscaping.

Stockpiles of topsoil, sand, aggregate, spoil or other material stored on the site that is capable of being moved by running water shall be stored clear of any drainage line or easement, natural watercourse, footpath, kerb, and/or road surface.

Suitable sediment and erosion control devices shall be installed prior to the stockpile being created. The stockpile shall be treated so its surface is erosion resistant to wind and water action.

1. **Implementation and Maintenance of Soil and Water Management Plan (SWMP)**

The measures required in the Soil and Water Management Plan must be implemented as a priority over general construction works. The controls must be maintained at all times during each stage of the development and checked for adequacy daily. The controls must not be removed until the development is completed and the disturbed areas have been stabilised.

Maintenance must include but is not limited to ensuring:

* + 1. all sediment fences, sediment traps and socks are properly placed and are working effectively; and
		2. drains, gutters and roads are maintained clear of sediment at all times.

**Note:** It is an offence under the *Protection of the Environment Operations Act 1997* to allow soil or other pollutants to fall or be washed into any waters or be placed where it is likely to fall or be washed into any waters. Substantial penalties may be issued for any offence.

1. **Management of Overland Flow**

The works associated with the development shall ensure that:

* + 1. all natural water flow from adjoining properties is not impeded or diverted; and
		2. surface and subsurface water flows are not redirected or concentrated onto adjoining properties.
1. **Installation of Traffic Management Devices**

Traffic Management Devices must be installed and maintained for the duration of the proposed works in compliance with the approved Traffic Management Plan.

1. **Construction Water Quality Monitoring Results**

Results from water quality monitoring shall be provided to the Certifier on a monthly basis as minimum or on request from the Certifier, to identify any maintenance required for necessary remedial action to ensure its operating in accordance with the design.

1. **Road Drainage, Sewer and Service Conduit Crossings**

Drainage lines, sewer lines and services conduit crossings must be placed across carriageways prior to the placing of any sub-base pavement material. In this regard, a copy of the services plans must be submitted to the Certifier prior to the placement of sub-base pavement material. Alternatively, the services crossings must be under bored.

1. **Earthworks - Removal, Management and Transportation of Fill**

All excavated fill material that is to be removed from the site shall only be sent to:

* + 1. a NSW Office of Environment and Heritage licensed waste disposal facility. A copy of the receipts from the waste disposal facility shall be kept and shall be provided to the Certifier prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, or authorised officer of Council upon request; or
		2. a site which has a current development consent for the importation of fill material. A copy of the current development consent for the site to which the material is proposed to be distributed must be provided to the Certifier prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, or authorised officer upon request.

All removed excavated material shall be transported and disposed of in accordance with the NSW Office of Environment and Heritage guidelines applicable at the time of removal.

1. **Temporary Drainage Provisions**

In order to mitigate stormwater ponding along the stormwater grates up until the time when a second layer of asphalt is placed, the following provisions are to be incorporated:

* + 1. small temporary bitumen water diverters 100mm wide, 200mm long and 40mm high at an angle of 45 degrees from the gutter edge must be placed on the road surface just upstream of all kerb inlet pits on grade. These are to be removed prior to the final asphalt layer.
		2. all pit grates shall have drainage slots along the side of grate facing the road pavement to prevent water ponding.
		3. pits at low points (sag pits) must have provisions to drain water off the road to avoid long periods of ponding.
1. **Imported Fill Material**

Imported fill must be certified as either uncontaminated Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM). Contamination certificates for all source material shall be provided to the Registered Certifier prior to placing any fill on site

A suitably qualified environmental consultant or geotechnician must inspect the material imported to the site and ensure it matches the description provided in the report and that it is free from visible contamination.

Imported material that does not meet the requirements of this condition must not be used on the site.

**Prior to Certification of Subdivision Works Completion – All Stages**

1. **Subdivision Works Completion Certificate**

Upon completion of all subdivision works and a satisfactory final inspection a Subdivision Work Completion Certificate will be issued by Councils Development Engineer certifying that “works completed under the Subdivision Works Certificate complies with approved plans and specifications”.

1. **Subdivision Work - Final Inspection and Compliance Certificates**

Upon practical completion of subdivision works an application for final inspection must be submitted to Council minimum five (5) working days prior to the final inspection date.

The application must be accompanied with following documentation and relevant certifications:

1. Works as Executed Plans;
2. Stormwater Drainage CCTV and a written report;
3. Pavement Density Test Report;
4. Pavement Design Certification;
5. Site Filling Geotechnical Report;
6. Structural Engineer Certification of structural elements; and
7. Construction material compliance certificates for:
	1. Drainage pits, pipes, box culvert, headwall, grates, subsoil pipe,
	2. filling sand and road sub-base and base materials, and
	3. Pavement surfacing bituminous material.
8. Certification of street tree compliance.

Final inspection will be carried out by Council’s Development Engineer who must be accompanied by applicant and/or contractor representatives.

1. **Completion of Landscaping Works**

Landscaping works shall be completed in accordance with the approved landscaping plan. The use of alternative vegetation species must be agreed to in writing by Council's Parks Project Officer.

The submission of a verification statement prepared by a suitably qualified and experienced landscape designer, or Arborist confirming compliance with the approved scheme and this condition is required, prior to the final inspection.

1. **Street Name Signs**

Street name signs shall be provided at the junction of the new roads prior to the final inspection.

1. **Road Infrastructure – Signposting and Line Marking**

A sign posting and line marking works are to be completed in accordance with the Approved Plan prior to the final inspection. Line marking works must be completed on both the first and final layer of asphalt surfacing where applicable.

Shared pedestrian and bicycle paths are to be marked and sign posted in accordance with current Council standards and relevant Australia Standards.

1. **Road Infrastructure - Street Lighting**

The street lighting works are to be completed in accordance with the approved plan prior to the final inspection.

1. **Temporary Water Management Facility Compliance**

A compliance certificate from a suitably qualified person stating that the temporary water management facility has been constructed and complies with the approved design plan is required to be submitted prior the final inspection.

1. **Security Bond for Any Incomplete or Deferred Subdivision Works**

Deferral of any subdivision approved works for completion at a later date is at discretion of council. For any council agreed deferral works the applicant will be required to submit a quote from a registered contractor for completing the work for council acceptance. Council will apply a minimum of 50% premium over and above the accepted quote to determine the required security bond value.

**Prior to Issue of Subdivision Certificate – All Stages**

1. **Subdivision Certificate Review**

Prior to the submission of a Subdivision Certificate application a draft copy of the final plan, administration sheet and Section 88B instrument (where applicable) must be submitted to Council in order to establish that all conditions have been complied with.

Street addresses for the lots within this subdivision will be allocated as part of this preliminary check process, for inclusion on the administration sheet.

1. **Subdivision Certificate Consent Compliance Checklist**

Subdivision certificate application must be accompanied by a Subdivision Certificate Consent Compliance checklist. The checklist is a ready reckoner which lists the consent conditions and a short response as to how the applicant has complied with the consent conditions.

1. **Subdivision Certificate Application**

Subdivision Certificate application is required to be lodged via NSW Planning Portal The following is required to be submitted:

1. the final plan of subdivision prepared to the requirements of NSW Land Registry services and incorporating Council approved road names; and
2. the 88B Instrument and Administration Sheet.
3. All certificates and supplementary information required by this consent.
4. **Vegetation Removal – Compliance with Consent Conditions**

Prior to the issue of a Subdivision Certificate the applicant must submit details prepared by an ecologist demonstrating compliance with the dam decommissioning, Tree Removal, Fauna Protection and weed eradication condition/s of this consent.

1. **Site Fencing**

Proposed future stages must be securely fenced off from the public in order to prevent unauthorised access, vehicular access, and illegal dumping. Fencing must consist of a permanent chain wire safety fence (cyclone fence) 1.8 metres in height and incorporate gates for access and maintenance.

Fencing must be completed prior to the release of the Subdivision Certificate.

1. **Plan of Management – Temporary Water Management Facility**

A Plan of Management for the temporary water quantity and quality management facilities shall be submitted to and approved by the Council. The Plan of Management shall set out all design and operational parameters for the facility, including design levels, hydrologic and hydraulic details, inspection and maintenance regime, and procedures.

A covenant requiring adherence to this plan of management must be registered on the title of the affected lot.

1. **Completion of Landscaping Works**

Landscaping works shall be completed in accordance with the approved landscaping plan. The use of alternative vegetation species must be agreed to in writing by Council's Parks Project Officer.

The submission of a verification statement prepared by a suitably qualified landscape designer, confirming compliance with the approved scheme and this condition is required, prior to the release of the Subdivision Certificate.

1. **Road/Street Naming Approval**

The road names must be approved by Council and evidence provided prior to the issue of the Subdivision Certificate.

1. **Lot Creation Geotechnical Report**

A suitably qualified Geotechnical Engineer's report must be submitted to the Principal Certifier with the Subdivision Certificate application. The report must include the following:

* + 1. the classification of the proposed lots in accordance with the Australian Standard AS2870 'Residential Slabs and Footings' or subsequent amendments;
		2. the classification of the lots in relation to risk of slope instability;
		3. the required site preparation and construction constraints within the building envelope of the lot appropriate to the assessed risk of slope instability; and
		4. A statement certifying that “All lots within the subdivision are unconditionally suitable for residential use”.
1. **Dedication of Splay Corner**

The plan of subdivision must show a 4 metre x 4 metre splay corner at the intersection of all roads to Council. The dedication is to be undertaken at no cost to Council.

1. **Defects Maintenance Bond**

A defects maintenance bond to the value of 5% of the total cost of the subdivision works or minimum amount of $5,000.00 must be submitted to Hawkesbury City Council prior to issue of the Subdivision Certificate. The bond will be held for a minimum defect liability period of twelve (12) months from the date of registration of the Subdivision Certificate at Land Registry Services upon which the road and associated infrastructure is dedicated to Council. The maintenance period may be extended to allow for the completion of necessary maintenance or in the case of bonded works until the completion of bonded works.

The bond is refundable on application to Council and upon satisfactory final inspection.

1. **Temporary Water Management Facility - Maintenance Bond**

A bond to the value of $50,000.00 shall be submitted with Council in order to ensure that the temporary water management facilities are maintained in accordance with the Plan of Management. The bond is to be released upon decommissioning of water management facility and satisfactory final inspection by the Council's Development Engineer.

Failure to maintain the facility in accordance with the Plan of Management may render the Council calling up the bond and using the fund to carry out necessary maintenance work at the full discretion of the Council.

1. **Confirmation of Pipe Locations**

A letter from a registered surveyor must be provided with the works as executed plans certifying that all pipes and drainage structures are contained within the proposed drainage easements.

1. **Sydney Water Section 73 Compliance Certificate**

A Section 73 Compliance Certificate issued under the *Sydney Water Act 1994* must be provided confirming satisfactory arrangements have been made for the provision of potable water prior to issue of the Subdivision Certificate. For details refer to Sydney Water's website. The certificate must refer to this development consent and all of the lots created.

**Note:** The certificate must clearly state that water services are connected.

1. **Altogether Group Wastewater & Recycled Water Compliance Certificate**

An Altogether Group Compliance Certificate under the requirements of the Water Industry Competition Act 2006, confirming satisfactory arrangements have been made for the provision of wastewater, is to be provided prior to the issue of the Subdivision Certificate. The certificate must refer to this development consent and all of the lots created.

**Note:** The certificate must clearly state that sewerage services are connected.

1. **Telecommunications Provider Certificate**

Documentary evidence from a telecommunications carrier confirming that services are available for the development shall be provided to the Principal Certifier prior to issue of the Subdivision Certificate.

1. **Energy Provider Certificate**

Documentary evidence from an Energy Provider confirming that satisfactory arrangements have been made to provide electrical services to the proposed development shall be provided to the Principal Certifier prior to the issue of the Subdivision Certificate. This must include the under-grounding of the existing electrical services fronting the site and removal of all redundant poles and cables, unless otherwise approved by Council in writing. The certificate must refer to this development consent and all of the lots created.

1. **National Broadband Network**

Telecommunications infrastructure shall be installed to comply with the following:

* + 1. the requirements of the Telecommunications Act 1997;
		2. for a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
		3. for a line that is to connect a lot to telecommunications infrastructure external to the premises, the line is to be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of installation, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

A certificate from all relevant service providers that the telecommunications infrastructure is installed in accordance with all applicable legislation, shall be submitted to the Principal Certifier.

1. **Dedication of Road and Public Reserves**

The applicant shall arrange, at the time of registration of the Final Plan of Subdivision, for the dedication of the road and public reserves and all associated infrastructure to the public at no cost to Council.

1. **Easements and Restrictions**

Lots affected by new easements must be burdened with easements and restrictions on the use of land to the satisfaction of the Principal Certifier and the relevant utility provider prior to release of the Subdivision Certificate.

1. **Easement – Private Stormwater Drainage**

Inter-allotment drainage easements must be created to ensure each and every lot is provided with a legal point of discharge. Easement widths must comply with Council’s specifications.

1. **Easement – Temporary Public Stormwater Drainage**

A temporary public drainage easement must be created for temporary water management facility and tail out works benefiting the Council upon registration of the plan of subdivision.

1. **Validation Report and Site Audit Statement**

Prior to the release of a Subdivision Certificate a Validation Report must be submitted to Council’s Manager – Environment and Health. The validation report must include the following:

* The degree of contamination and contamination originally present;
* The type of remediation that has been completed; and
* A statement which clearly confirms that the land is suitable for residential use.

Where remediation works have been undertaken on the site a Site Audit Statement prepared by a NSW EPA Accredited Site Auditor must be provided to confirm that the site is suitable for residential use prior to the release of a Subdivision Certificate.

1. **Subdivision Works – Submission Requirements**

Once the subdivision works are complete, the following documentation (where relevant/ required) must be prepared and submitted to Council’s Development Engineer for acceptance:

* Works as Executed Plans;
* Stormwater Drainage CCTV Recording and the report;
* Pavement Density Test Results;
* Pavement Certification;
* Concrete Core Test Results;
* Site Fill Results;
* Structural Certification; and
* Construction material compliance certificates for concrete and plastic pipes, precast pits, headwalls, subsoil drainage pipes, filling sand and road sub-base and base materials.

All piped stormwater drainage systems and ancillary structures which are to be dedicated as public assets must be inspected by CCTV. A copy of the actual recording must be submitted electronically for checking along with a written report.

1. **Temporary Water Management Facility Compliance**

A compliance certificate from a suitably qualified person stating that the temporary water management facility has been constructed and complies with the approved design plan is required to be submitted.

1. **Works As Executed Plans – Subdivision**

Works As Executed plans prepared and certified by a Registered Surveyor must be submitted to the Principal Certifier prior to release of the Subdivision Certificate.

The Works As Executed dimensions and levels must be shown in red on a copy of the approved Subdivision Works Certificate plans. As a minimum the plan must show:

* + 1. compliance with the approved design plans of all road and drainage works within Council land, road reserve and drainage easements including connection into the subject lot/s, surface and invert levels of all pits, invert levels and sizes of all pipelines;
		2. certification from a registered surveyor that all storm water pipes and other services are wholly within an appropriate easement;
		3. compliance with the approved design plans of paved areas within rights of carriageway/easement for access and road reserve;
		4. the extent, depth and final levels of filling;
		5. the location of all underground service conduits;
		6. all deviations from the approved Subdivision Works Certificate Plans;
		7. provision of Works As Executed plan in a format compatible with Council geographic information system (GIS) to assist in seamless data entry into the Council asset management database.
1. **NSW Rural Fire Service**

Details must be submitted to the Principal Certifier prior to issue of a Subdivision Certificate demonstrating that the development complies with conditions included under the General Terms of Approval issued by the NSW Rural Fire Service attached to this consent.

1. **Completion of Subdivision Works**

All Subdivision Works for each stage must be completed in accordance with approved plans, approved specifications and a final inspection completed by Council’s Development Engineer prior to the issue of a subdivision certificate.

1. **Subdivision Certificate - Final Plan of Subdivision and 88B Instrument**

Prior to the Issue of a Subdivision Certificate (for the relevant stage) the subdivision plan and Section 88B Instrument must provide for the following:

* + 1. Restrictions on Lots

The following dwelling restrictions must be registered on title:

1. A restriction must be placed on all allotments for the restriction of subdivision to approved lots. This is to ensure consistency with the total of 580 allotments released as part of the Concept Masterplan consent DA0266/23.
	* 1. Asset Protection zones

All asset protection zones as required by the RFS are to be imposed under an 88B restriction on the relevant allotments.

* + 1. Restriction on use of land

No building shall be erected or permitted to remain erected on each lot without the prior written consent of the Developer to the plans and specifications for the building. Consent shall not be withheld if:

* + 1. The plans and specifications have attached to it a report from a registered surveyor, architect, building designer or licensed builder certifying that on completion in accordance with the plans and specifications, the proposed building will comply with the Hawkesbury Development Control Plan ("DCP), and the Hawkesbury Development Control Plan Special Character or any such public design brief prepared by the developer: Jacaranda at Glossodia and Landscape Guidelines; and
		2. the Developer in its absolute discretion considers that the plans substantially comply with the DCP and the Special Character: Jacaranda at Glossodia Design and Landscape Guidelines or any such public design brief prepared by the developer.
		3. Alterations

No alterations or additions may be made to any lot or any change to any building erected on any lot altering its colour, the materials used in its construction or the façade which does not comply with the requirements of the DCP and the Design and Landscape Guidelines. Nothing in this restriction shall prevent any work in the nature of repair or refurbishing that is consistent with the original construction.

* + 1. Display Homes

No building shall be erected on a burdened lot or permitted to remain on a burdened lot which is used or intended to be used as a Display Home, other than by the Developer, or with the approval of the Developer (which approval will be given or withheld in the Developer's absolute discretion.)

* + 1. Wastewater

The use of an on-site wastewater system is not permitted. Connections for wastewater services are to be made via altogether group.