

GENERAL CONDITIONS

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

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

1. Approved Development

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

Plan	Issue	Prepared by	Date
Locality Plan Sheet, GE-000	4	Egis	March 2024
Drawing Schedule Sheet, GE-001	6	Egis	17/05/2024
General Notes, Sheet GE-002	6	Egis	17/05/2024
Overview Plan, Sheet GE-003	6	Egis	17/05/2024
Typical Cross Sections, Sheet GE-010	6	Egis	17/05/2024
Typical Cross Sections, Sheet GE-011	6	Egis	17/05/2024
Pavement Details, Sheet PV-001	6	Egis	17/05/2024
Pavement Plan, Sheet PV-101	6	Egis	17/05/2024
Pavement Plan, Sheet PV-102	6	Egis	17/05/2024
Pavement Plan, Sheet PV-103	6	Egis	17/05/2024
Pavement Plan, Sheet PV-104	6	Egis	17/05/2024
Pavement Plan, Sheet PV-105	6	Egis	17/05/2024
Pavement Plan, Sheet PV-106	6	Egis	17/05/2024
Road Alignment, Sheet RA-001	6	Egis	17/05/2024
Kerb Alignment Plan, Sheet RA-101	6	Egis	17/05/2024
Kerb Alignment Plan, Sheet RA-102	6	Egis	17/05/2024
Kerb Alignment Plan, Sheet RA-103	6	Egis	17/05/2024
Kerb Alignment Plan, Sheet RA-104	6	Egis	17/05/2024
Kerb Alignment Plan, Sheet RA-105	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-101	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-102	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-103	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-104	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-105	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-106	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-107	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-108	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-109	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-201	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-202	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-301	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-302	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-303	6	Egis	17/05/2024
Road Cross Sections, Sheet RC-304	6	Egis	17/05/2024
Road Detail Plan, Sheet RD-001	6	Egis	17/05/2024

Road Detail Plan, Sheet RD-002	6	Egis	17/05/2024
Road Detail Plan, Sheet RD-003	6	Egis	17/05/2024
Road Detail Plan, Sheet RD-004	6	Egis	17/05/2024
Road Detail Plan, Sheet RD-005	6	Egis	17/05/2024
Road Detail Plan, Sheet RD-006	6	Egis	17/05/2024
Bulk Earthworks Plan, Sheet RD-050	6	Egis	17/05/2024
Road Works Plan, Sheet RD-060	6	Egis	17/05/2024
Longitudinal Section, Sheet RD-101	6	Egis	17/05/2024
Longitudinal Section, Sheet RD-102	6	Egis	17/05/2024
Longitudinal Section, Sheet RD-201	6	Egis	17/05/2024
Longitudinal Section, Sheet RD-301	6	Egis	17/05/2024
Road Furniture Plan, Sheet RF-101	6	Egis	17/05/2024
Road Furniture Plan, Sheet RF-102	6	Egis	17/05/2024
Road Furniture Plan, Sheet RF-103	6	Egis	17/05/2024
Road Furniture Plan, Sheet RF-104	6	Egis	17/05/2024
Road Furniture Plan, Sheet RF-105	6	Egis	17/05/2024
Road Furniture Plan, Sheet RF-106	6	Egis	17/05/2024
Stormwater Management, Sheet SM-001	6	Egis	17/05/2024
Stormwater Management, Sheet SM-002	6	Egis	17/05/2024
Stormwater Management, Sheet SM-003	6	Egis	17/05/2024
Stormwater Management, Sheet SM-004	6	Egis	17/05/2024
Stormwater Management, Sheet SM-005	6	Egis	17/05/2024
Stormwater Management, Sheet SM-006	6	Egis	17/05/2024
Stormwater Longitudinal Sections, Sheet SM-050	6	Egis	17/05/2024
Stormwater Longitudinal Sections, Sheet SM-051	6	Egis	17/05/2024
Stormwater Longitudinal Sections, Sheet SM-052	6	Egis	17/05/2024
Stormwater Longitudinal Sections, Sheet SM-053	6	Egis	17/05/2024
Stormwater Drainage Catchment Plan, Sheet SM-200	6	Egis	17/05/2024
Stormwater Drainage Calculations, Sheet SM-301	6	Egis	17/05/2024
Stormwater Drainage Calculations, Sheet SM-302	6	Egis	17/05/2024
Utilities, Sheet UT-001	6	Egis	17/05/2024
Utilities, Sheet UT-002	6	Egis	17/05/2024
Utilities, Sheet UT-003	6	Egis	17/05/2024
Utilities, Sheet UT-004	6	Egis	17/05/2024
Utilities, Sheet UT-005	6	Egis	17/05/2024
Utilities, Sheet UT-006	6	Egis	17/05/2024
Signalised Intersection Subdivision, Plan 1	06	Craig & Rhodes	29/08/2023
Signalised Intersection Subdivision, Plan 2	06	Craig & Rhodes	29/08/2023

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

2. Transport for NSW Conditions

The development shall be undertaken in accordance with the requirements as detailed in TfNSW's letter of concurrence dated 29 October 2024 (TfNSW Ref: SYD24/00280/05).

Condition reason: To ensure compliance with the requirements of TfNSW.

3. Subsidence Advisory NSW Conditions

The development shall be undertaken in accordance with the general terms of approval issued by Subsidence Advisory NSW dated 29 September and 4 October 2023 (Ref: TBA23-02931 and TSUB23-00325).

Condition reason: To ensure compliance with the relevant general terms of approval.

4. Voluntary Planning Agreement – Council

The development must be consistent with the requirements of the Menangle Park Release Area Planning Agreement between Dahua Group Sydney Project 2 Pty Ltd / Dahua Group Sydney Project 3 Pty Ltd and Campbelltown City Council (CCC), dated 15 August 2024, or as amended or otherwise agreed by the parties. The provision and timing of infrastructure as detailed in the Planning Agreement must be undertaken by the Applicant in accordance with that Agreement throughout the Agreement's operation.

Condition reason: To ensure compliance with the relevant planning agreement.

5. Electrical Substations

Substations are not permitted to be installed on land to be dedicated to Council as a part of this determination.

Condition reason: To ensure relevant approvals are obtained, where required.

6. Weed Management

Weed dispersion must be minimised and weed infestations must be managed at all stages of the development. Any priority or environmentally invasive weed infestations that occur during or after works must be fully suppressed and destroyed by appropriate means. New infestations of priority weeds listed for Greater Sydney must be reported to Council.

Pursuant to the Biosecurity Act 2015 and the Biosecurity Regulation 2017, the applicant must at all times ensure that machinery, vehicles and other equipment entering or leaving the site are clean and free of priority weed material to prevent the spread of weeds to and from the development site.

Weed control activities are to be undertaken in accordance with the Greater Sydney Regional Strategic Weed Management Plan 2023 – 2027.

Condition reason: To ensure appropriate weed management.

7. Engineering Design Works

The design of engineering works for any part of the development to be dedicated to Council shall be carried out in accordance with the requirements detailed in the *Campbelltown (Sustainable City) DCP Vol 2 (as amended)*.

Note: all other works are to be carried out in accordance with the requirements of Transport for NSW.

Condition reason: To comply with the relevant requirements for engineering works.

8. Subdivision Works Certificate

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

- a. the applicant shall obtain a subdivision works certificate for the particular works;
- b. the applicant shall appoint a principal certifier; and
- c. the private certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

Condition reason: To comply with legislation.

9. Construction Certificate

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

- a. the applicant shall obtain a construction certificate for the particular works;
- b. the applicant shall appoint a principal certifier; and
- c. the private certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

Condition reason: To comply with legislation.

PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE/CONSTRUCTION CERTIFICATE

10. Geotechnical Report

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, and where proposed excavation and/or filling exceeds 900mm in depth, or where the subject site is identified as being filled land, a geotechnical report prepared by a NATA registered laboratory shall be submitted, which indicates that the land will not be subject to subsidence, slip, slope failure or erosion.

11. Road Construction (New)

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the applicant shall submit engineering details for the construction of roads to be dedicated to Council. Construction shall be in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the design requirements detailed in the *Campbelltown (Sustainable City) DCP (as amended)*. All inspections are to be undertaken by Council and the principal certifier shall not issue a subdivision certificate until Council has issued a compliance certificate for the road construction.

Note: all other works are to be carried out in accordance with the requirements of Transport for NSW.

Condition reason: To ensure roads are constructed in accordance with Council requirements.

12. Intersection Construction

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the applicant shall submit engineering details of the required intersection construction, in accordance with Transport for NSW requirements.

Condition reason: To ensure roads are constructed in accordance with TfNSW requirements.

13. Traffic Committee

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting, for any part of the development to be dedicated to Council.

Condition reason: To ensure the relevant approval is obtained.

14. Stormwater Management Plan

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the applicant shall submit engineering details of a formal drainage system designed to conform with the design requirements detailed in the *Campbelltown (Sustainable City) Development Control Plan*, including the creation of appropriate drainage reserves and/or easements, for any part of the development to be dedicated to Council. Where adjacent properties are affected, drainage formalisation shall be extended to include these properties to the satisfaction of the adjacent owners and Council.

Note: all other works are to be carried out in accordance with the requirements of Transport for NSW.

Condition reason: To ensure suitable drainage is achieved.

15. Dilapidation Report

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the applicant shall submit to the principal certifier a dilapidation report for all buildings in the vicinity of the subject works and for any other infrastructure that may be affected by the works on the subject site.

Condition reason: To ensure there is a record of the condition of existing works.

16. Work on Public Land

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

15. Landscaping

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the applicant is to prepare landscape plans, to the satisfaction of Council, for areas to be dedicated or maintained by Council. Landscape plans are to be consistent with the final detailed design of the intersection, and are to incorporate the following where allowable:

- a. For any part of the nature strip within the northern leg of the intersection 1.8m wide or less, *Lophostemon confertus* is to be planted as a street tree, spaced 7m apart and a minimum 850mm from the back of kerb.
- b. For any part of the nature strip within the northern leg of the intersection greater than 1.8m wide, *Melaleuca quinquenervia* and *Allocasuarina torulosa* are to be planted as street trees, in an alternate arrangement spaced 7m apart along the centreline of the nature strip.
- c. For the nature strips within the southern leg of the intersection, *Melaleuca quinquenervia* and *Allocasuarina torulosa* are to be planted as street trees, in an alternate arrangement spaced 7m apart along the centreline of the nature strip.
- d. A mix of the following species as street trees in the Menangle Road reserve, planted in an informal configuration a minimum of 5m from the back of kerb:
 - *Angophora floribunda*
 - *Corymbia maculata*
 - *Eucalyptus crebra*
 - *Eucalytus tereticornis*
 - *Melaleuca quinquenervia*

Each species is to account for an equal portion of the final planting schedule.

Turf is to be applied to all other soft landscaping areas. Understorey areas of the road reserve batters may be regenerated with turf seed.

Street tree planting is to be in accordance with Campbelltown City Council's '*Menangle Park Recommended Street Tree Planting Details and Specification Notes*', Revision A, dated September 2024.

Condition reason: To ensure street tree planting is in accordance with Council's requirements, and results in a diverse range of street tree species through Menangle Park.

17. Road Safety Audit

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, a detailed road safety audit (RSA) shall be carried out by an independent road safety auditor for the design of the roadworks and traffic facilities, to the satisfaction of the principal certifier.

Condition reason: To ensure road safety.

18. Street Lighting – Council

Prior to the principal certifier issuing a subdivision works certificate, street lighting design plans shall be prepared by a suitable Accredited Service Provider (ASP) and comply with/include the following:

- a) All street lighting is to be LED lighting to Council's specification. The lighting of residential roads and public places must comply with AS1158, AS3000, AS3008, AS3760, AS61439.
- b) The design and installation of street lighting is to be such that Council can take ownership of the street lighting in this subdivision (i.e. separate circuit to residential supply). Note:

street lighting and associated infrastructure in this subdivision is to be dedicated to Council, not the energy supplier.

- c) The power supply to street lighting shall meet the load requirements of Campbelltown City Council and be in accordance AS3000 and AS3008.
- d) The location of meters to service the street lighting network.
- e) Voltage drop calculations are to be completed to AS3000 and AS3008. Note: ABC phasing will impact voltage drop calculations and alternate cable sizes may be used to optimise voltage drop.
- f) The street lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lighting.
- g) Details of the number of electrical turrets and switchboards to be installed within the network.

Note: Electrical Turrets are to be situated no less than 3.6 meters from kerb centre point. Multiple Switch Board doors must be oriented toward the street for ease of access.

A copy of the street lighting design plans is to form part of the subdivision works certificate documents and provided to Council for its records.

Note: all other street lighting is to be in accordance with Transport for NSW requirements.

Condition reason: To ensure street lighting meets the relevant requirements.

19. Sydney Water

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

Condition reason: To ensure the development does not adversely affect Sydney Water assets..

20. Existing Easements

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the written approval of the authority for whose easement or physical infrastructure is to be changed or impacted, is to be obtained. No change or impact to existing easements or physical infrastructure shall occur without such written approval being obtained.

Condition reason: To ensure approval is obtained for any change to existing easements.

21. Retaining Structures

Prior to the principal certifier issuing a subdivision works certificate/construction certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 600mm in height. All retaining structures shall be constructed of a masonry material.

Condition reason: To ensure retaining structures are designed by a suitably qualified structural and geotechnical engineer.

PRIOR TO THE COMMENCEMENT OF WORKS

22. Traffic Control Plans

Prior to the commencement of works, the applicant shall prepare a Traffic Control Plan (TCP) in accordance with the RTA manual "Traffic Control at Work Sites" and Australian Standard AS 1742.3 (as amended) and obtain approval from an accredited person. A copy of the approved TCP shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and a copy shall be submitted to Council for its records.

Condition reason: To ensure suitable traffic management during works.

23. Public Property

Prior to the commencement of any works, the applicant shall advise Council of any damage to property managed or owned by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

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

24. Unexpected Finds Protocol

Prior to the commencement of works, an unexpected finds protocol must be prepared by a suitably qualified person and a copy provided to Council for its records.

Condition reason: To ensure unexpected finds are managed appropriately.

25. Civil Works under Section 138 Roads Act

Prior to the commencement of works, the applicant shall lodge a s138 Roads Act application for any civil works on public land.

For a s138 application lodged with Council, the application shall be accompanied with detailed engineering plans designed in accordance with the requirements detailed in Austroads Guides and Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Council's Engineering Design for Development Guide (as amended).

For a s138 application lodged with Transport for NSW, the application shall be accompanied with detailed engineering plans designed in accordance with the requirements of Transport for NSW.

Condition reason: To comply with legislation.

26. Erection of Construction Sign

Prior to the commencement of any works, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted outside working hours
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)

- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifier.

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

27. Toilet on Construction Site

Prior to the commencement of any works, toilet facilities are to be provided at or in the vicinity of the work site, at a rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

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

28. Trade Waste

Prior to the commencement of any works, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

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

29. Fence

Prior to the commencement of any works, a fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient.

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

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

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

DURING WORKS

30. Construction Work Hours

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

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 4.00pm
Sunday and public holidays	No Work.

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

31. Erosion and Sediment Control

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

Note: On the spot penalties of up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

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

32. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

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

33. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m² of the filled area (minimum 1 test per 300mm layer).

Condition reason: To ensure fill material is suitably compacted.

34. Dust Nuisance

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

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

35. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

Condition reason: To ensure amenity is maintained.

36. Excess Material

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

Condition reason: To ensure compliance with this development consent.

37. Earth Works / Filling Works

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

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

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

38. Imported 'waste derived' fill material

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

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

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

Condition reason: To ensure fill material is suitable..

39. Revegetation

Unless otherwise landscaped in accordance with this development consent, all disturbed areas are to be revegetated in accordance with the requirements of the manual – *'Soils and Construction (2004) (Bluebook)*, within seven days after completion of earthworks and shall be fully established prior to release of the maintenance security bond.

Condition reason: To ensure disturbed areas are appropriately revegetated.

40. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works that are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

Condition reason: To ensure compliance with the Australian Standard.

41. Compliance with Council Specification

All design and construction work shall be in accordance with:

- a) Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*;
- b) *Council's (Sustainable City) DCP Volumes 1 and 2 (as amended)*;
- c) *Soils and Construction (2004) (Bluebook)*; and
- d) Relevant Australian Standards and State Government publications.

Condition reason: To ensure compliance with the relevant specifications and Australian Standards.

42. Footpath Kerb and Gutter

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter, adjacent to the site. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be in accordance with the relevant specifications.

43. Pavement Thickness Determination

For roads to be dedicated to Council, a road pavement design and pavement thickness report, prepared by a N.A.T.A. registered laboratory and appointed by the applicant, shall be forwarded to Council and/or the principal certifier a minimum of 2 working days prior to the inspection of the exposed sub grade. The pavement design shall be prepared in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*.

Condition reason: To ensure compliance with Council's requirements.

44. Associated works

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

Condition reason: To ensure there is a smooth junction with existing development.

45. Vegetation Removal

Vegetation removal is to be undertaken in accordance with the Flora and Fauna Assessment report prepared by Cumberland Ecology, dated 20 July 2022.

Condition reason: To ensure compliance with this development consent.

46. Street Tree Planting

Street tree planting is to be undertaken in accordance with this development consent, and the Menangle Park Recommended Street Tree Planting Details and Specification Notes, Revision A, dated September 2024.

Condition reason: To ensure street tree planting is undertaken in accordance with Council's requirements.

47. National Metering Identifier

Prior to the submission of an application to Endeavour Energy for National Metering Identifier, written confirmation is to be obtained from Council's Executive Manager Infrastructure (or equivalent) regarding the location of electricity connections/meters required in the delivery of the private lighting network.

Condition reason: To ensure the relevant approval is obtained.

48. Asset Number Allocation

The developer shall submit street lighting design plans to Council's Executive Manager Infrastructure (or equivalent) to obtain Asset Numbers for Street Lighting Poles. Asset numbers to be provided by Council will need to be marked on the assets being installed.

Condition reason: To ensure asset numbers are obtained.

49. Commissioning of Private Lighting Network

Commissioning of the private lighting network to be dedicated to Council shall be undertaken in the presence of Council's Asset Management Engineer, or equivalent.

Condition reason: To ensure compliance with Council's requirements.

50. Inspections – Private Street Lighting

The following stages of street lighting installation shall be inspected by Council's Asset Management Engineer, or equivalent:

1. Open Trench with duct installation (prior to backfilling),
2. Ragbolt installation prior to concrete pour.
3. Concrete pour of light foundation/MSB foundation.
4. Standing of lights
5. Insulation Resistance (IR) and continuity testing.

Condition reason: To ensure compliance with Council's requirements.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

51. Voluntary Planning Agreement SVPA – 2017-8774

Prior to the release of a subdivision certificate, the persons having the benefit of this consent shall provide Council with documentary evidence that works and/or contributions the subject of SVPA- 2017-8774 have been undertaken and/or paid in full.

Condition reason: To ensure the requirements of the planning agreement are met.

52. Site Audit Statement for Land being dedicated to Council

Prior to the endorsement of a subdivision certificate that has the effect of dedicating land to Council, the applicant shall provide a Site Audit Statement in respect of the land to be dedicated to Council. The Site Audit Statement must outline the conclusions of a site audit and must contain an accompanying Site Audit Report that summarises the information reviewed by the auditor and provides the basis for the conclusions contained in the Site Audit Statement. The Site Auditor shall be accredited under Section 49 of the *Contaminated Land Management Act 1997*.

Council will not accept dedication of the land unless the Site Audit Statement demonstrates that the site is suitable for the uses listed in the Residential "A" Health Investigation Level in the National Environmental Protection (Assessment of Site Contamination) Measure.

Condition reason: To comply with the Australian Standard.

53. Bond (Outstanding Work)

Prior to the release of a subdivision certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, foot paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements.

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

Condition reason: To allow bonding of outstanding works.

54. Maintenance Security Bond

Prior to the release of a subdivision certificate, a maintenance security bond of 5% of the contract value or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

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

Condition reason: To ensure the completion of maintenance, minor outstanding works and full establishment of vegetation.

55. Works as Executed Plans

Prior to the release of a subdivision certificate, the applicant shall submit to Council the following documents for roads to be dedicated to Council:

- a) Two complete sets of fully marked up and certified work as executed plans.
- b) Two copies of lot classification reports, geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken.
- c) Two copies of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials.

All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer. All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting, and be collated and suitably bound.

Condition reason: To ensure there is a record of the works as executed.

56. Restoration of Public Roads

Prior to the release of a subdivision certificate, any restoration of the public road pavement, required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant.

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

57. Public Utilities

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

Condition reason: To ensure any changes to public utilities are completed.

58. Service Authorities

Prior to the release of a subdivision certificate, two copies of all servicing plans shall be forwarded to Council in accordance with the following:

Written advice from Sydney Water, Endeavour Energy and where applicable the relevant gas company, shall be submitted, stating that satisfactory arrangements have been made for the installation of either service conduits or street mains in road crossings, prior to the construction of road pavement for roads to be dedicated to Council. All construction work shall conform to the relevant authority's specifications.

The final seal for roads to be dedicated to Council shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as

security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

Condition reason: To ensure there is a record of servicing plans.

59. Certification of Retaining Structures

Prior to the release of a subdivision certificate, all retaining structures shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design. An electronic copy of all documentation shall be submitted to Council for its records.

Condition reason: To ensure retaining structures are appropriately certified.

60. Works as Executed – Electrical Network

Prior to the release of a subdivision certificate, the applicant shall submit to Council the following documents in relation to the private lighting network:

- a) ASP1 to provide complete warranty documentation, maintenance plans and manuals.
- b) ASP1 to provide a completed WAE plan with all GPS coordinates in pdf, dwg and CAD file types.
- c) ASP1 to document and provide photographs of the following:
 - Excavation works,
 - Laying of conduit/cable,
 - Ragbolt installations
 - Foundation
 - Standing Lights
 - Termination of cables
 - Backfilling
- d) Warranty documentation for all street lighting assets (24 months minimum from the time of commissioning the network).
- e) Location of assets and the corresponding asset numbers provided by Council.

Condition reason: To ensure there is a record of the works as executed.

61. Asset Number Implementation

Prior to the release of a subdivision certificate, all assets delivered in the private lighting network are to be marked in accordance with the asset allocation numbers provided by Council.

The identification label shall be mounted at least 2.4 metres above ground, but no higher than 3.0 metres above the ground, in black cast vinyl lettering with Class 2 Reflective white backing, numbers to be 50mm by 50mm in size and to be adhered to pole on a vertical axis.

All poles to be marked "Private Pole", with an emergency contact number (as shown below), in black cast vinyl lettering with Class 2 Reflective white backing below asset number, at a total size of 40mm x 40mm, adhered on a horizontal axis.

PRIVATE POLE

For Emergency
Contact
(02) 4645 4000

The surface of poles is to be cleaned with vinyl prep prior to adhering the numbering.

Condition reason: To ensure street lighting assets are suitably marked.

62. Road Safety Audit - Post Construction

Prior to the dedication of roads to Council, a Road Safety Audit of the completed works is to be undertaken by a suitably qualified person to identify any potential safety risks for the users of roads and pedestrian facilities (day to day usage and maintenance activities).

The objective of the audit is to identify potential risks to the users of roads and pedestrian facilities and to ensure compliance with the approved plans and that the measures to eliminate or reduce identified risks as suggested in the report have been implemented prior to the dedication of the roads to Council.

Condition reason: To ensure road safety.

63. Retaining

Prior to the release of a subdivision certificate, all excavated and filled areas shall be battered to a slope no greater than 1:2, or similarly be retained in accordance with the approved plans or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provisions for exempt development. Construction of retaining walls outside the scope of the State Environmental Planning Policy and not shown on the approved plans require lodgement of a separate development application.

Condition reason: To ensure suitable retention of excavation of filled areas.

64. Council Fees and Charges

Prior to the release of a subdivision certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

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