

ATTACHMENT 1 – Recommended Conditions of Consent

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

1. Approved development					
Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.					
Drawing Title	Drawing No/Ref	Issue/Revision	Author	Dated	
STAGE 1 - DA DRAWINGS	23-034-DA-01-C010	-	Infrastructure & Development Consulting	08.07.2025	
GENERAL ARRANGEMENT PLAN	23-034-DA-01-C100	D	Infrastructure & Development Consulting	08.07.2025	
NOTES AND LEGENDS SHEET	23-034-DA-01-C105	D	Infrastructure & Development Consulting	08.07.2025	
SITE CONTEXT PLAN	23-034-DA-01-C106	D	Infrastructure & Development Consulting	08.07.2025	
SEDIMENT AND EROSION CONTROL PLAN	23-034-DA-01-C120	D	Infrastructure & Development Consulting	08.07.2025	
SEDIMENT AND EROSION CONTROL DETAILS	23-034-DA-01-C140	D	Infrastructure & Development Consulting	08.07.2025	
CUT AND FILL PLAN	23-034-DA-01-C160	D	Infrastructure & Development Consulting	08.07.2025	
SITE SECTIONS SHEET 1	23-034-DA-01-C180	D	Infrastructure & Development Consulting	08.07.2025	
SITE SECTIONS SHEET 2	23-034-DA-01-C181	D	Infrastructure & Development Consulting	08.07.2025	

	ROAD ALIGNMENT CONTROL PLAN	23-034-DA-01-C200	D	Infrastructure & Development Consulting	08.07.2025
	TYPICAL ROAD SECTIONS SHEET 1	23-034-DA-01-C210	D	Infrastructure & Development Consulting	08.07.2025
	TYPICAL ROAD SECTIONS SHEET 2	23-034-DA-01-C211	D	Infrastructure & Development Consulting	08.07.2025
	TYPICAL ROAD SECTIONS SHEET 3	23-034-DA-01-C212	D	Infrastructure & Development Consulting	08.07.2025
	ROAD LONGITUDINAL SECTIONS SHEET 1	23-034-DA-01-C230	D	Infrastructure & Development Consulting	08.07.2025
	ROAD LONGITUDINAL SECTIONS SHEET 2	23-034-DA-01-C231	D	Infrastructure & Development Consulting	08.07.2025
	SITEWORKS PLAN SHEET 1	23-034-DA-01-C300	D	Infrastructure & Development Consulting	08.07.2025
	SITEWORKS PLAN SHEET 2	23-034-DA-01-C301	D	Infrastructure & Development Consulting	08.07.2025
	SITEWORKS PLAN SHEET 3	23-034-DA-01-C302	D	Infrastructure & Development Consulting	08.07.2025
	SITEWORKS PLAN SHEET 4	23-034-DA-01-C303	D	Infrastructure & Development Consulting	08.07.2025
	SITEWORKS PLAN SHEET 5	23-034-DA-01-C304	D	Infrastructure & Development Consulting	08.07.2025
	EXISTING CATCHMENT PLAN	23-034-DA-01-C400	D	Infrastructure & Development Consulting	08.07.2025
	PROPOSED CATCHMENT PLAN	23-034-DA-01-C410	D	Infrastructure & Development Consulting	08.07.2025
	MUSIC CATCHMENT	23-034-DA-01-C440	D	Infrastructure & Development Consulting	08.07.2025

	STORMWATER BASIN PLAN	23-034-DA-01-C650	D	Infrastructure & Development Consulting	08.07.2025
	SIGNAGE AND LINEMARKING PLAN	23-034-DA-01-C700	D	Infrastructure & Development Consulting	08.07.2025
	PAVEMENT PLAN	23-034-DA-01-C730	D	Infrastructure & Development Consulting	08.07.2025
	Legends and Planting Schedules	STG1.NL01	A	Environmental Partnership	17/12/24
	Survey	STG1.NL02	A	Environmental Partnership	17/12/24
	Key Plan	STG1.NL03	A	Environmental Partnership	17/12/24
	General Arrangement Plan - Overall	STG1.GA00	A	Environmental Partnership	17/12/24
	General Arrangement Plan - Sheet 1	STG1.GA01	A	Environmental Partnership	17/12/24
	General Arrangement Plan - Sheet 2	STG1.GA02	A	Environmental Partnership	17/12/24
	General Arrangement Plan - Sheet 3	STG1.GA03	A	Environmental Partnership	17/12/24
	General Arrangement Plan - Sheet 4	STG1.GA04	A	Environmental Partnership	17/12/24
	General Arrangement Plan - Sheet 5	STG1.GA05	A	Environmental Partnership	17/12/24
	General Arrangement Plan - Sheet 6	STG1.GA06	A	Environmental Partnership	17/12/24
	Tree Management Plan - Overall	STG1.TM01	A	Environmental Partnership	17/12/24
	Tree Coverage Plan - Overall	STG1.TM02	A	Environmental Partnership	17/12/24
	Planting Plan - Overall	STG1.PP00	A	Environmental Partnership	17/12/24
	Planting Plan - Sheet 1	STG1.PP01	A	Environmental Partnership	17/12/24
	Planting Plan - Sheet 2	STG1.PP02	A	Environmental Partnership	17/12/24
	Planting Plan - Sheet 3	STG1.PP03	A	Environmental Partnership	17/12/24
	Planting Plan - Sheet 4	STG1.PP04	A	Environmental Partnership	17/12/24

	Planting Plan - Sheet 5	STG1.PP05	A	Environmental Partnership	17/12/24
	Planting Plan - Sheet 6	STG1.PP06	A	Environmental Partnership	17/12/24
	Detailed Sections	STG1.SE01	A	Environmental Partnership	17/12/24
	Landscape Details - Sheet 1	STG1.LD01	A	Environmental Partnership	17/12/24
	Landscape Details - Sheet 2	STG1.LD02	A	Environmental Partnership	17/12/24
	PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD	2300982(1)-PS Sheet 1 of 3	B	Beveridge Williams	17-12-2024
	PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD	2300982(1)-PS Sheet 2 of 3	B	Beveridge Williams	17-12-2024
	PLAN OF PROPOSED SUBDIVISION OF LOT 2 IN DP1293342 ROY WATTS ROAD, GLENFIELD	2300982(1)-PS Sheet 3 of 3	B	Beveridge Williams	17-12-2024

Approved Documents:

- Station Character Area and Stage 1 DA Works Urban Design Report, Author: Hill Thalis A+UP, Dated: 18 December 2024, Pages: 1 – 47.
- Noise and Vibration Impact Assessment, Author: JHA Services, Dated: 17/12/2024, Pages: 1 – 53.
- Arboricultural Impact Assessment, Author: Ecological Australia Pty Ltd, Dated: 13/12/2024, Pages: 1 – 51.
- Engineering Report, Author: Infrastructure & Development Consulting, Revision: B, Dated: 27 June 2025, Pages: 1 – 89 (as updated by the Engineering Plans, Rev D, dated 08.07.2025 approved under this consent).
- Geotechnical Investigation for Bulk Earthworks, Author: Geotech Testing Pty Ltd, Dated: 30 April 2024, Pages: 1 – 75.
- Biodiversity Approvals Assessment Report, Author: Eco Logical, Dated: 18 December 2024, Pages: 1 – 72.
- Attachment A, Author: Transport for NSW, Dated: 13 August 2025, Pages: 2 – 4.

Endeavour Energy Documentation:

- Development Application and Planning Proposal Review NSW Planning Portal Concurrence and Referral, CNR-77969, Author: Endeavour Energy, Dated: 2/03/2025, Pages: 1 - 16.
- Standard Conditions for Development Applications and Planning Proposals, Author: Endeavour Energy, Version: 10, Dated: January 2025, Pages: 1 - 69.
- Best Practice Guide - Preventing Damage to Underground Services, Pages: 1 - 21.
- Asbestos Product Guide, Author: Ausgrid, Dated: October 2013, Pages: 1 - 22.
- Electrical Safety, Author: Endeavour Energy, Pages: 1 - 2.
- Overhead Construction Aerial Consumers Mains Minimum Clearances, Author: Endeavour Energy, Dated: 27-02-13.
- Terms of Restriction on the Use of Land - Fire Rating of Buildings, Author: Endeavour Energy, Dated: July 2021, Pages: 1 - 2.
- Terms of Positive Covenant - Fire Screen Wall, Pages: 1.
- Flood Response and Impacts on Electricity Distribution Network, Author: Endeavour Energy, Pages: 1 - 12.
- Underground Cable Easement Approved Conditions, Author: Endeavour Energy, Dated: 29/8/23, Pages: 1 - 4.
- General Restrictions Applying to Activities Near Overhead Powerlines, Author: Endeavour Energy, Dated: 1 July 2024, Pages: 1 - 4.
- Fencing, Regular Easement Maintenance, Retaining Walls, Author: Endeavour Energy, Dated: 20/2/24, Pages: 1 - 6.
- Land Interest Guidelines for Network Connection Works, Author: Endeavour Energy, Dated: December 2022, Pages: 1 - 52.
- Living with Easements, Author: Endeavour Energy, Pages: 1 - 9.
- Easements and Property Tenure, Author: Endeavour Energy, Dated: 06/03/2017, Pages: 1 - 52.
- Power Line Safety for Pilots, Author: Endeavour Energy, Pages: 1 - 2.
- Where to Draw the Line on Safety Clearances from Electricity Assets, Author: Endeavour Energy, Dated: March 2024, Pages: 1 - 18.
- Living Safely with Electricity, Author: Endeavour Energy, Pages: 1 - 2.
- Safety Plan for Plumbers, Author: Endeavour Energy, Pages: 1 - 2.
- Erection and Dismantling of Scaffolding in Proximity to Endeavour Energy Overhead Assets, Author: Endeavour Energy, Pages: 1 - 5.

	<ul style="list-style-type: none"> • Service and Installation Rules of New South Wales, Author: State of New South Wales, Dated: October 2019, Pages: 1 – 148. • Work Near Overhead Power Lines, Author: Workcover, Pages: 1 – 72. • Work Near Underground Assets – Guide, Author: Safework NSW, Dated: 2007, Pages: 1 – 63. <p><i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i></p>
2.	<p>General Terms of Approval from Approval Bodies</p> <p>The development must be undertaken in accordance with all the General Terms of Approval (GTA) of the following approval bodies under Section 4.46 of the Environmental Planning and Assessment Act 1979:</p> <ul style="list-style-type: none"> • Document reference: DA20250120000243-Original-1, Author: NSW Rural Fire Service, Pages: 1 – 5, Dated: 6 March 2025. • Document reference: IDAS-2025-10078, Author: Department of Planning and Environment-Water, Pages: 1 – 5, Dated: 16 April 2025. <p>The requirements of the GTA must be incorporated in the development before work commences and where required by the GTA relevant approvals must be granted before the issue of a subdivision certificate.</p> <p><i>Condition reason: To comply with requirements issued by approval bodies.</i></p>
3.	<p>Transport for NSW (Sydney Trains)</p> <p>The development must be undertaken in accordance with the conditions of approval issued by Transport for NSW forming part of this consent, and throughout the relevant stages of the development.</p> <p><i>Condition reason: To comply with Transport for NSW requirements.</i></p>
4.	<p>Endeavour Energy Requirements</p> <p>The development must be undertaken in accordance with the conditions of approval and all associated documents, guidelines and drawings issued by Endeavour Energy forming part of this consent, as relevant, and throughout the relevant stages of the development.</p> <p><i>Condition reason: To comply with Endeavour Energy requirements.</i></p>
5.	<p>Building Height</p> <p>Despite any provision of an environmental planning instrument limiting building height to 2 storeys, the following forms of future residential accommodation within the R3 Medium Density Residential zone are permitted to be 3 storeys high:</p> <ol style="list-style-type: none"> a. an attached dwelling b. a dual occupancy c. a dwelling house d. a dwelling that forms part of multi-dwelling housing e. a semi-detached dwelling f. a dwelling contained within a residential flat building

	<p>g. a dwelling that forms part of shop-top housing</p> <p><i>Condition reason: To permit 3 storey high residential development which enables a transition in buildings heights.</i></p>														
6.	<p>Floor Space Ratio</p> <p>The maximum floor space ratio for any building(s) on the nominated development lot is not to exceed the maximum floor space ratio as shown in the table below.</p> <table border="1"> <thead> <tr> <th>Development lot</th><th>Maximum Floor Space Ratio</th></tr> </thead> <tbody> <tr> <td>L1.1 (Future lot 10)</td><td>1.67:1</td></tr> <tr> <td>L2.1 (Future lot 11)</td><td>2.45:1</td></tr> <tr> <td>L2.2 (Future lot 12)</td><td>3.14:1</td></tr> <tr> <td>L3.1 (Future lot 13)</td><td>3.12:1</td></tr> <tr> <td>L3.2 (Future lot 14)</td><td>3.17:1</td></tr> <tr> <td>L4.1(Future lot 15)</td><td>3.04:1</td></tr> </tbody> </table> <p><i>Condition reason: To nominate a range of floor space ratio controls to provide a transition in built form and land use intensity.</i></p>	Development lot	Maximum Floor Space Ratio	L1.1 (Future lot 10)	1.67:1	L2.1 (Future lot 11)	2.45:1	L2.2 (Future lot 12)	3.14:1	L3.1 (Future lot 13)	3.12:1	L3.2 (Future lot 14)	3.17:1	L4.1(Future lot 15)	3.04:1
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L4.1(Future lot 15)	3.04:1														
7.	<p>Heritage NSW – General</p> <ol style="list-style-type: none"> All on-site personnel are to be made aware of their obligations under the National Parks and Wildlife Act 1974, this includes protection of Aboriginal sites and the reporting of any new Aboriginal, or suspected Aboriginal, heritage sites. This may be done through an onsite induction or other suitable format. No Aboriginal objects may be harmed without an approval from Heritage NSW under the National Parks and Wildlife Act 1974. If any Aboriginal object(s) are discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must: <ul style="list-style-type: none"> - Not further harm the object(s) - Immediately cease all work at the particular location - Secure the area so as to avoid further harm to the Aboriginal object(s) - Notify NSW Environment Line as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location - Not recommence any work at the particular location unless authorised in writing by Heritage NSW. If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit must be prepared and submitted to Heritage NSW before work may continue. In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted. <p><i>Condition reason: To ensure the protection of Aboriginal sites and no additional harm is caused should Aboriginal cultural heritage be encountered.</i></p>														
8.	<p>Tree Removal and Protection</p>														

	<p>a. 158 trees are approved for removal and 36 trees are approved for retention as outlined in Appendix D of the approved Arboricultural Impact Assessment. In addition, the small group of Casuarina trees are approved for removal to accommodate the maintenance track and turning circle leading to the stormwater basin.</p> <p>b. Tree protection measures shall be applied to all trees to be retained as outlined in Section 3.2, Section 4.3, Section 4.4, Table 4 and Appendix E of the approved Arboricultural Impact Assessment.</p> <p>c. Approved tree works should not be carried out before the installation of tree protection measures.</p> <p>d. All tree pruning (including roots), and removal is to be carried out by an arborist with a minimum AQF Level 3 qualification in Arboriculture.</p> <p>e. All tree work must be in accordance with Australian Standard AS 4373-2007, Pruning of Amenity Trees and the NSW WorkCover Code of Practice for the Amenity Tree Industry (1998).</p> <p>f. Any additional construction activities within the TPZ of the subject trees must be assessed and approved by the project arborist and must comply with AS 4970-2009 - Protection of trees on development sites.</p> <p>g. If any additional trees are proposed to be removed during the construction phase that are not identified for removal in this report (i.e. those in the 'retain' or 'retain if possible' categories), this will require additional approval by Council.</p> <p>h. A project arborist (AQF Level 5 Consulting Arborist) shall be engaged to supervise work within the TPZ of trees identified for retention.</p> <p>i. A copy of the approved Arboricultural Impact Assessment shall be available on-site before tree removal work commences and during tree removal works.</p> <p>j. Hold points are specified in the schedule of works below to ensure trees are adequately protected during construction. It is the responsibility of the principal contractor to complete each of the tasks.</p> <p>a. Trees that are approved for removal should be indicated clearly on site with spray paint on trunks. Trees identified for removal should not be removed until tree protection measures for retained trees are installed and deemed to be in accordance with AS 4970 Protection of Trees on Development Sites by the project arborist.</p> <p>b. An onsite meeting should be conducted with attendee's subject but not limited to the project arborist, site manager and construction personnel team to walkthrough the general tree protection measures installed for trees to be retained. This meeting should also be conducted to inspect trees listed in Section 3.2 of the approved Arboricultural Impact Assessment, to discuss work methodologies, to ensure retention remains viable, and/or to identify further protection measures required.</p> <p>c. The project arborist is to provide brief summary reports throughout works (i.e. following pre-construction stage, following monthly inspections, and at final sign-off), detailing tree protection measures and providing recommendations for further work or rectification of measures (if required).</p> <p><i>Condition reason: To manage the removal, retention and protection of trees.</i></p>
9.	Street Lighting - Public

	<p>The person or entity having the benefit of this consent must, at no cost to Council, provide LED public street lighting and pedestrian laneway lighting. Lighting is to comply with Australian Standard 1158 (AS 1158), and the standards and materials list of the local energy network provider.</p> <p>Notes:</p> <ul style="list-style-type: none"> • The Public Lighting Design Brief(PLDB) submitted to Council must include details of road types and widths. • The Notification of Change in Charges (NOCC) form is to be submitted to Council in .xlsx and .pdf format, and include a copy of the development consent, reticulation plan, duct trench and easement plan, and the Registered Lighting Practitioner's design and schedules. • The review of the PLDB and NOCC may incur a fee (refer to Council's Schedule of Fees and Charges at time of submission). • The applicant is to provide Council a complete Accredited Service Provider Level 3(ASP3) & Registered Lighting Practitioners drawing package in .xlsx, .pdf and .dwg file formats. • The applicant is to provide Council Works as Executed (WAE) drawings by the relevant Accredited Service Provider Level 1(ASP1)in both .pdf and .dwg file format. <p><i>Condition reason: To specify requirements for street lighting.</i></p>
10.	<p>Environmental Noise Emission Assessments</p> <p>Future development shall be designed to achieve compliance with the applicable environmental noise limits as outlined in the approved Noise and Vibration Impact Assessment. Further Environmental Noise Emission Assessments may be required to be undertaken to support future development applications.</p> <p><i>Condition reason: To provide an acceptable level of amenity.</i></p>
11.	<p>Engineering Design Works</p> <p>The detailed design for Construction Certification of all engineering works shall be generally in accordance with the layout and alignment of the approved plans and documents in Condition 1, and generally in accordance with the requirements of Council's Specification for Construction of Subdivisional Road and Drainage Works(as amended), Engineering Design for Development (as amended) guide and the Campbelltown (Sustainable City) DCP 2015 (as amended).</p> <p><i>Condition reason: To comply with the approved plans and Council requirements for engineering works.</i></p>

BEFORE WORK COMMENCES

12.	<p>Erection of signs</p> <p>Before work commences, signs must be erected in prominent positions on the site:</p> <ol style="list-style-type: none"> Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours Stating that unauthorised entry to the work site is prohibited
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	<p>c. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office)</p> <p>d. Stating the approved hours in which all works can occur</p> <p>e. Showing the name, address and telephone number of the Certifying Authority for the work.</p> <p>Any such signs are to be maintained while the work is being carried out but must be removed when the work has been completed.</p> <p><i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.</i></p>
13.	<p>Toilet on site</p> <p>Before work commences, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:</p> <p>a. A public sewer, or</p> <p>b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or</p> <p>c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.</p> <p><i>Condition reason: To ensure that appropriate toilets are provided for workers.</i></p>
14.	<p>Hoarding / fence</p> <p>Before work commences, a hoarding or 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, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.</p> <p>The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.</p> <p>A separate land use application under <i>Section 68 of the Local Government Act 1993</i> shall be submitted to and approved by Council prior to the erection of any hoarding on public land.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i></p>
15.	<p>Sydney Water</p> <p>Before work commences, 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.</p> <p>An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Certifying Authority before work commences.</p>

	<p>The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.</p> <p><i>Condition reason: To ensure the development does not adversely affect Sydney Water infrastructure and that appropriate arrangements have been made to connect to Sydney Water services.</i></p>
16.	<p>Utility servicing provisions</p> <p>Before work commences, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.</p> <p><i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</i></p>
17.	<p>Telecommunications Infrastructure</p> <ol style="list-style-type: none"> If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Certifying Authority before work commences. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer. <p><i>Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.</i></p>
18.	<p>Trade waste</p> <p>Before work commences, 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.</p> <p><i>Condition reason: To ensure all waste is moved off-site for disposal.</i></p>
19.	<p>Public property</p> <p>Before work commences on the land, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.</p> <p><i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i></p>
20.	<p>Heritage NSW – Exclusion Zone</p> <p>Before work commences, an exclusion zone is to be erected around culturally modified tree GS1ST (AHIMS # Pending) and the recorded GPS location of GPP IF6 (AHIMS #45-5-5899). The extent of the exclusion zone is to be at least 10 meters from the base for the tree and the find, respectively, and signified through an installed fence. The fenced exclusion zone is to be maintained until all works associated with Stage 1 have concluded.</p> <p><i>Condition reason: To ensure the protection of Aboriginal sites and no additional harm is caused should Aboriginal cultural heritage be encountered.</i></p>

21.	<p>Biodiversity Management Plan</p> <p>Before work commences, a Biodiversity Management Plan (BMP) shall be prepared and approved by a suitably qualified and experienced ecologist detailing actions to be undertaken to manage fauna during vegetation removal.</p> <p>The BMP shall be consistent with the Office of Environment and Heritage NSW "Code of Practice for Injured, Sick and Orphaned Protected Fauna" 2011.</p> <p>The BMP shall include:</p> <ul style="list-style-type: none"> a. Biodiversity management strategies to be implemented, including measures during the pre-clearing process. b. A fauna rescue and release procedure. During tree removal, a licensed wildlife carer or ecologist is required to be on site as a fauna handler/rescuer. c. A procedure for controlling the introduction and spreading of weeds and pathogens, including hygiene protocols and the arrangements for monitoring. d. Strategies to re-use tree hollows, logs, coarse woody debris and bush rock. <ul style="list-style-type: none"> i. Tree hollows to be removed are to be salvaged from trees and placed in retained or nearby bushland areas under the direction of an ecologist. ii. For tree hollows not able to be salvaged, they are to be replaced with nest boxes or artificial hollows at a ratio of two nest boxes/artificial hollows for every one tree hollow removed. e. A procedure for dealing with unexpected threatened species finds. As a minimum, the procedure shall include: <ul style="list-style-type: none"> i. stop work arrangements in the immediate area of the threatened species. ii. notification and communication protocol. iii. consultation with the specialists to assess the significance of the find. iv. any approvals, licences or permits required prior to recommencing works. <p>The development shall be carried out at all times in accordance with the approved BMP.</p> <p><i>Condition reason: To manage impacts to biodiversity.</i></p>									
22.	<p>Tree Compensation</p> <p>Before work commences, including vegetation removal, in accordance with Council's Koala Plan of Management, the applicant must pay Campbelltown City Council a fee of \$1,750 + CPI (50 x \$35 per replacement tree) to compensate for the removal of tree numbers: 12, 13 and 14 identified within the approved Arboricultural Impact Assessment. Evidence of payment must be submitted to Council's Manager Development Assessment (or equivalent) for written approval.</p> <p>The tree compensation ratio is outlined in the table below:</p> <table border="1"> <thead> <tr> <th data-bbox="327 1821 652 1888">Tree Number</th> <th data-bbox="652 1821 1025 1888">Botanical name DBH (mm)</th> <th data-bbox="1025 1821 1383 1888">Compensation</th> </tr> </thead> <tbody> <tr> <td data-bbox="327 1888 652 1956">12</td> <td data-bbox="652 1888 1025 1956">Eucalyptus Microcorys 280</td> <td data-bbox="1025 1888 1383 1956">1:15</td> </tr> <tr> <td data-bbox="327 1956 652 2023">13</td> <td data-bbox="652 1956 1025 2023">Eucalyptus Microcorys 220</td> <td data-bbox="1025 1956 1383 2023">1:15</td> </tr> </tbody> </table>	Tree Number	Botanical name DBH (mm)	Compensation	12	Eucalyptus Microcorys 280	1:15	13	Eucalyptus Microcorys 220	1:15
Tree Number	Botanical name DBH (mm)	Compensation								
12	Eucalyptus Microcorys 280	1:15								
13	Eucalyptus Microcorys 220	1:15								

14	Eucalyptus Microcorys 300	1:20
Total		50

Condition reason: To comply with Council's Koala Plan of Management.

23. Construction Noise and Vibration Management Plan

Before work commences, a Construction Noise and Vibration Management Plan shall be prepared and implemented in consultation with an Acoustic Engineer.

Condition reason: To protect the amenity of the existing educational uses.

24. Geotechnical Report

Before work commences, where proposed excavation and/or filling exceed 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.

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

25. Soil and Water Management Plan

Before work commences, a Soil and Water Management Plan (SWMP) must be prepared by a professional engineer registered on the NER with relevant experience, generally in accordance with methodologies and requirements of Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book), Council's LEP, DCP, and Engineering Design for Development guide, to the satisfaction of the Certifying Authority.

Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.

26. Road Construction (New)

Before the commencement of any road works approved under this Consent, the applicant shall submit and have approved by the Certifying Authority, detailed road design plans that are generally consistent with Stage 1 of the approved plans and documents listed in Condition 1 and Council's Engineering Design for Development guide (as amended).

The traffic loadings to be adopted for the design of the road pavements shall be as follows:

Road Number	Traffic Loading (ESA)
1, 2, 3, 4, 5	3×10^5

All road pavements shall be designed in accordance with Council's Engineering Design for Development guide (as amended) and shall meet the operational objectives of Road Category D for Local Streets.

Full construction of all new roads shall be in accordance with the approved detailed road designs and the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Engineering Design for Development (as amended) guide.

	<p>All roads and associated works to be handed to the Council as public infrastructure, are to be inspected by the Council at all key stages of the construction of that work.</p> <p>A subdivision certificate shall not be issued until all associated road works have been completed to Council's satisfaction.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p>
27.	<p>Culvert Design</p> <p>Before work commences, the applicant shall submit engineering details of the required culvert structures in Glenfield Road as generally shown in the approved Engineering Plans prepared by Infrastructure & Development Consulting, dated 8.07.2025, Rev D.</p> <p>The applicant shall engage a suitably qualified and experienced structural and geotechnical engineer to design the proposed culvert structures in Glenfield Road. The detailed structural design plans and certification documents shall be submitted to the Certifying Authority for review and approval.</p> <p>The design shall meet relevant Australian standards and comply with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p>
28.	<p>Raised Pedestrian Threshold</p> <p>Before work commences, the Certifying Authority must ensure the proposed raised concrete pedestrian threshold in Road 02 is designed perpendicular to the road. Details of this must be shown on the plans and submitted to the Certifying Authority for approval.</p> <p><i>Condition reason: To ensure roadworks are suitably designed.</i></p>
29.	<p>Traffic Committee</p> <p>Before work commences, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for the construction of any prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting. Early submission to Council's Local Traffic Committee is suggested.</p> <p><i>Condition reason: To ensure any required traffic control devices and facilities, line marking and sign posting is provided.</i></p>
30.	<p>Traffic Control Plans</p> <p>Before work commences, the applicant shall prepare a Traffic Control Plan (TCP) in accordance with TfNSW's <i>Traffic Control at Work Sites Technical Manual</i> 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.</p> <p><i>Condition reason: To manage construction traffic impacts on the locality.</i></p>
31.	<p>Stormwater Management Plan (Green Field Subdivision)</p>

	<p>Before work commences, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchments, shall be submitted for assessment and approval by the Certifying Authority.</p> <p>Stormwater shall be managed generally in accordance with the approved Engineering Report prepared by Infrastructure & Development Consulting, dated 27 June 2025, and the approved Engineering Plans prepared by Infrastructure & Development Consulting, dated 8.07.2025, Rev D.</p> <p>All proposals shall comply with the requirements detailed in Council's <i>Engineering Design for Development (as amended) guide, Australian Rainfall and Runoff (current version)</i>, and the <i>NSW Floodplain Development Manual</i>.</p> <p><i>Condition reason: To protect the operation of stormwater systems.</i></p>
32.	<p>Water Quality</p> <p>Before work commences, plans, electronic models, associated reports and other supporting information indicating all engineering details and calculations relevant to the water quality treatment of stormwater from the site shall be submitted for assessment and approval by the Certifying Authority. All proposals shall generally comply with the performance outcomes required of the relevant guidelines of the Department of Planning, Housing and Infrastructure, Council's <i>Engineering Design for Development (as amended) guide</i> and the applicable <i>Development Control Plans</i>.</p> <p>All treatment devices, including the bioretention basin, shall be designed and certified by a qualified and experienced engineer.</p> <p><i>Operation and Maintenance Manuals and Maintenance Schedules</i> for the proposed gross pollutant trap and bioretention basin shall also be submitted to the Certifying Authority for approval. If Council is not the Certifying Authority, a copy of the <i>Operation and Maintenance Manuals and Maintenance Schedules</i> shall be submitted to Council for its records.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p>
33.	<p>Staging and Commissioning of Bio-Retention Basin</p> <p>Before work commences, the Certifying Authority must ensure that the proposed bio-retention basin is designed and constructed to operate as a sediment basin throughout the construction phase and remain in operation as a sediment basin upon completion of all subdivision works under Stage 1 of this Concept Plan approval.</p> <p>Final commissioning of the bio-retention basin (including all final layers as approved) must not occur until at least 80% of upstream construction activities have been completed. This is to minimise sedimentation and ensure the basin performs as intended once fully operational.</p> <p>Details of this staging and functionality must be clearly shown on the plans.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p>
34.	<p>Dilapidation Report</p> <p>Before work commences, the applicant shall submit a dilapidation report for all buildings within 50m of the boundary of the works and for any other infrastructure that may be affected by the works on the subject site.</p>

	<p><i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i></p>
35.	<p>Vehicle turning movements</p> <p>Before work commences, vehicle swept paths shall be prepared by an appropriately qualified person using Autodesk Vehicle Tracking.</p> <p>The assessment must consider appropriate design and check vehicles in accordance with Table 2.3 of <i>Austroads Design Vehicles and Turning Path Templates, AP-G34-23</i> (as amended). The analysis must demonstrate that:</p> <ul style="list-style-type: none"> a. The design vehicle can safely manoeuvre through all bends and intersections within the proposed road network, remain within its designated lane, and maintain minimum clearances in accordance with Austroads Guidelines. b. The check vehicle can successfully navigate all bends and intersections within the proposed road network. <p>A qualified and experienced traffic engineer must provide certification to the Certifying Authority confirming that the road design complies with Austroads Guidelines and meets the requirements of this consent condition.</p> <p><i>Condition reason: To ensure roads are designed to cater for vehicle turning movements.</i></p>
36.	<p>Civil Works under S138 Roads Act</p> <p>Before road construction commences, approval under Section 138 of the Roads Act must be obtained from both the Road Authority and/or Council for the following works within Glenfield Road:</p> <ul style="list-style-type: none"> a. Culvert upgrade works, b. Intersection tie-in works c. Stormwater works within any public road reserve d. Upgrade of the driveway crossing providing access to the basin, in accordance with Council's Standard Drawing SD-R10, e. Removal of the existing kerb median island located along the road centreline adjacent to the basin access, to facilitate entry and exit of all median rigid vehicles to and from the north of Glenfield Road, f. Footpath and pram ramp construction, and g. Any other associated civil works and restoration works. <p>Detailed engineering plans for the proposed works in Glenfield Road shall be submitted to the Road Authority and/or Council for approval, as necessary. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications.</p> <p>Note: Any variations to the listed requirements, as approved by Council and the Road Authority, shall be deemed compliant.</p>
37.	<p>Road Safety Audit - Preconstruction</p> <p>Before work commences, a Road Safety Audit must be conducted by an independent suitably qualified professional. This audit is to assess the proposed design and identify any potential safety risks.</p>

	<p>Works must not commence until the audit findings have been addressed to the satisfaction of the appointed Certifying Authority.</p> <p><i>Condition reason: To identify and reduce potential risks to users of roads and pedestrian facilities.</i></p>
38.	<p>Construction Traffic/Pedestrian Management Plan</p> <p>Before work commences, the applicant shall submit separate Construction Traffic/Pedestrian Management Plans (CTMP's) for the demolition, excavation and construction stages of the development for approval.</p> <p>The CTMP's shall include, but not be limited to, the following details:</p> <ul style="list-style-type: none"> a. The staging and timing of the construction works. b. Perimeter fencing and hoarding requirements. c. Locations of temporary vehicular entry points to the site. d. Provisions for pedestrian traffic and any diversions that are proposed. e. Hoisting arrangements for cranes, travel towers or lift operations. f. The number and type of vehicles to be used during the demolition stage, their proposed routes, turning paths and parking arrangements. g. Work zone, Road Occupancy and Standing Plant application requirements, if proposed. h. Traffic control associated with road occupancy and standing plant. i. Waste collection areas. <p>In preparing the CTMP's, the applicant shall address all relevant NSW road rules and consideration shall be given to public notification.</p> <p>Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and copies shall also be forwarded to Council for its records. Council reserves the right to request modification to the CTMP's during the development works, in order to maintain adequate and safe management of vehicle and pedestrian traffic.</p> <p><i>Condition reason: To manage construction traffic and impacts to pedestrians in the locality.</i></p>
39.	<p>Basin Maintenance Access Trail</p> <p>Before work commences, the Certifying Authority must ensure that the full extent of the basin maintenance access trail has been designed in accordance with SD-R10 of Council's Standard Drawing. The pavement plan and design documentation shall be submitted to the Certifying Authority for approval.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p>
40.	<p>Vehicular Access During Construction</p> <p>Before work commences, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system.</p> <p><i>Condition reason: To ensure that construction vehicles do not disturb soil.</i></p>

DURING WORKS

41.	<p>Work hours</p> <p>All work on site shall only occur between the following hours:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Monday to Friday</td><td style="width: 70%;">7.00 am to 6.00 pm</td></tr> <tr> <td>Saturday</td><td>8.00 am to 5.00 pm</td></tr> <tr> <td>Sunday and public holidays</td><td>No Work.</td></tr> </table> <p><i>Condition reason: To protect the amenity of the surrounding area.</i></p>	Monday to Friday	7.00 am to 6.00 pm	Saturday	8.00 am to 5.00 pm	Sunday and public holidays	No Work.
Monday to Friday	7.00 am to 6.00 pm						
Saturday	8.00 am to 5.00 pm						
Sunday and public holidays	No Work.						
42.	<p>Erosion and sediment control</p> <p>Erosion and sediment control measures shall be provided and maintained throughout the duration of works, in accordance with the requirements of the manual - Soils and Construction (2004)(Bluebook), the approved plans and Council specifications. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i></p>						
43.	<p>Dust nuisance</p> <p>Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the Landcom's Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book). Construction areas shall be treated/regularly watered to the satisfaction of the Certifying Authority.</p> <p><i>Condition reason: To minimise the impacts of the development on the environment.</i></p>						
44.	<p>Excess Material</p> <p>All excess material not required to be reused on Site 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.</p> <p><i>Condition reason: To ensure that the levels of the land remain consistent with the approved plans.</i></p>						
45.	<p>Earth Works / Filling Works</p> <p>All earthworks, including stripping, filling, and compaction shall be:</p> <ol style="list-style-type: none"> a. Undertaken in accordance with Council's Specification for Construction of Subdivisional Roads and Drainage Works (as amended), Australian Standard 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 Australian Standard 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 						

	<p>c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and Australian Standard AS 3798.</p> <p><i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.</i></p>
46.	<p>Fill Material</p> <p>Any fill material imported to the site shall be Excavated Natural Material (ENM), or material that is subject to a Resource Recovery Order and Resource Recovery Exemption under the Protection of the Environment Operations (Waste) Regulation 2014 and specified by the Environment Protection Authority.</p> <p>Should material that is subject to a Resource Recovery Order and Resource Recovery Exemption be utilised, the applicant must provide details to the Principal Certifier for approval outlining how the fill material is compliant with the relevant Resource Recovery Order and Resource Recovery Exemption.</p> <p><i>Condition reason: To ensure any fill material is not contaminated and is safe for future occupants.</i></p>
47.	<p>Revegetation</p> <p>Revegetation in accordance with the requirements of Landcom's <i>Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)</i> shall be applied to all disturbed areas within seven days after completion of the earthworks.</p> <p><i>Condition reason: To minimise dust nuisance and erosion.</i></p>
48.	<p>Public Safety</p> <p>Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, a minimum of 1.2 metres wide and separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with Australian Standard AS 1742.3, the requirements set out in the TfNSW's <i>Traffic Control at Work Sites Technical Manual (as amended)</i>, all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all Work Cover Authority requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i></p>
49.	<p>Public Reserve Treatment</p> <p>A barrier fence in accordance with Council's specifications shall be erected on the boundaries of all proposed public reserve areas where they adjoin public roads. A lockable access point for Council maintenance vehicles shall be provided where required by Council.</p> <p><i>Condition reason: To manage vehicular access between roads and public reserves.</i></p>
50.	Compliance with Relevant Authority's Specifications

	<p>All design and construction work shall be in accordance with the approved plans and as relevant, the specifications within the documents below:</p> <ol style="list-style-type: none"> a. Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>; b. Council's <i>Engineering Design for Development (as amended) guide</i>; c. Council's applicable <i>Development Control Plan</i>; d. Landcom's <i>Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)</i>; e. TfNSW <i>Traffic Control at Work Sites Technical Manual</i>; f. Australian Standard AS 2890 various (<i>Parking Facilities</i>); g. Australian Standard AS 1742 various (<i>Manual of uniform traffic control devices</i>); and h. Other relevant Australian Standards, Austroads and/or State Government publications. <p><i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.</i></p>
51.	<p>Pavement Thickness Determination</p> <p>Road pavement shall be designed by a qualified geotechnical engineer based on a geotechnical report, prepared by a N.A.T.A. registered laboratory. The pavement design report 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.</p> <p>The pavement design shall be prepared in accordance with Council's <i>Engineering Design for Development (as amended)</i>.</p> <p><i>Condition reason: To comply with Council requirements for engineering works.</i></p>
52.	<p>Residential Laybacks</p> <p>The construction of any laybacks in the kerb and gutter shall be in accordance with Council's <i>Residential Vehicle Crossing Specification and Engineering Design for Development (as amended) guide</i>.</p> <p>Laybacks are to be constructed in accordance with the driveway location plan submitted to the Certifying Authority.</p> <p><i>Condition reason: To facilitate future vehicle access.</i></p>
53.	<p>Associated works</p> <p>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.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Council's requirements.</i></p>
54.	<p>Inspections – Civil Works</p> <p>The following stages of construction shall be inspected by the Certifying Authority:</p> <ol style="list-style-type: none"> a. EROSION AND SEDIMENT CONTROL – <ul style="list-style-type: none"> • Direction/confirmation of required measures. • After installation and prior to commencement of earthworks. • As necessary until completion of work. b. STORMWATER PIPES – Laid, jointed and prior to backfill.

	<p>c. SUBSOIL DRAINS – After:</p> <ul style="list-style-type: none"> • The trench is excavated. • The pipes are laid. <p>d. SUBGRADE – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.</p> <p>e. SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.</p> <p>f. CONDUITS – Laid and jointed prior to backfilling.</p> <p>g. PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of kerb and gutter and final trimming of sub-base.</p> <p>h. SUBBASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.</p> <p>i. BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.</p> <p>j. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.</p> <p>k. CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.</p> <p>l. ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.</p> <p>m. FINAL INSPECTION – All outstanding work.</p> <p><i>Condition reason: To ensure required inspections are undertaken.</i></p>
55.	<p>Footpath and Shared Paths</p> <p>Reinforced concrete footpaths and shared pathways shall be constructed in accordance with the approved plans, and in accordance with the requirements detailed in Council's <i>Engineering Design for Development (as amended)</i> guide and the applicable <i>Development Control Plan</i>.</p> <p><i>Condition reason: To satisfy Council requirements for footpaths/shared paths.</i></p>

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

56.	<p>Payment of Section 7.11 Contributions</p> <p>Before the issue of a subdivision certificate, payment of Section 7.11 contributions applicable under the Campbelltown Local Infrastructure Plan 2018 must be made for the six allotments to be created under this consent, unless a Voluntary Planning Agreement has been executed or a draft letter of offer accepted in relation to the provision of infrastructure and/or contributions. Based on \$20,000 per allotment, the applicable payment is \$120,000.</p> <p><i>Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.</i></p>
57.	<p>Trees Final Inspection and Offset Planting</p> <p>Before the issue of a subdivision certificate, a final inspection of trees to be retained should be undertaken by the project arborist after all major construction has ceased and following the removal of tree protection measures. Any loss of trees should be offset with replacement planting in accordance with consultation with Campbelltown City Council.</p> <p><i>Condition reason: To inspect the condition of retained trees and replace any tree loss.</i></p>
58.	<p>Restriction on the Use of Land</p>

	<p>Before the issue of a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.</p> <ul style="list-style-type: none"> a. Floor Level Control – where applicable b. No Alteration to Surface Levels – subject to geotechnical advice c. Lots Filled – where applicable d. Access Denied – where applicable e. Set Back from Access Denied Roads – where applicable f. Uncontrolled Fill – where applicable g. Drainage Floor Level Control Easements – (100yr flow, depressed) – where applicable h. No Cut or Fill – (Existing Geotech Report from N.A.T.A. reg. Laboratory) – where applicable i. No Cut or Fill – (Geotech Report Required) – where applicable j. Lots with any other restrictions e.g. Refuse Collection – where applicable k. Drainage Easements – where applicable <p>The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.</p> <p><i>Condition reason: To ensure appropriate restrictions on the use of land are created.</i></p>
59.	<p>Bond (Outstanding Work)</p> <p>Before the issue of a subdivision certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements.</p> <p>All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.</p> <p><i>Condition reason: To accept bonding for outstanding work.</i></p>
60.	<p>Final Commissioning of Bioretention Basin – Outstanding Work Bond</p> <p>Before the issue of a subdivision certificate, and to facilitate the release of the subdivision certificate, an outstanding works bond for the final commissioning of the bioretention basin shall be provided to Council. Following a written request from the applicant, Council will determine the bond requirements.</p> <p>All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.</p> <p><i>Condition reason: To accept bonding for outstanding work.</i></p>
61.	<p>Maintenance Security Bond</p> <p>Before the issue 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 (completion of works to Council's satisfaction) release of the subdivision</p>

	<p>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.</p> <p>The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the <i>Office of State Revenue</i>.</p> <p><i>Condition reason: To accept bonding for maintenance work.</i></p>
62.	<p>Classification of Residential Lots</p> <p>Before the issue of a subdivision certificate, all residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard AS 2870-1996 <i>Residential Slabs and Footings (as amended)</i>.</p> <p><i>Condition reason: To identify soil conditions and lot classifications for residential lots.</i></p>
63.	<p>Splay Corner (Residential)</p> <p>Before the issue of a subdivision certificate, the applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council.</p> <p><i>Condition reason: To satisfy Council's Engineering Design for Development.</i></p>
64.	<p>Works as Executed Plans</p> <p>Before the issue of a subdivision certificate, the applicant shall submit to Council an electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide.</p> <p>The applicant shall also submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:</p> <p>Survey Information</p> <ul style="list-style-type: none"> • Finished ground and building floor levels together with building outlines. • Spot levels every five (5) metres within the site area. • Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required. • A minimum of fifteen (15) site levels. • If the floor level is uniform throughout, a single level is sufficient. • Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development. • All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s. • The surface levels of all other infrastructure. <p>Format</p> <ul style="list-style-type: none"> • MGA 20 (Map Grid of Australia 2020) Zone 56 - Coordinate System • All level information to Australian Height Datum (AHD) <p>AutoCAD Option</p>

	<ul style="list-style-type: none"> The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum: <table> <tr> <td>Package Type</td> <td>- zip</td> </tr> <tr> <td>File Format</td> <td>- AutoCAD 2004 Drawing Format or later</td> </tr> <tr> <td>Transmittal Options</td> <td>- Include fonts</td> </tr> </table> Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is not to be password protected. <p><i>MapInfo Option</i></p> <ul style="list-style-type: none"> Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif. <p>All surveyed points will also be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.</p> <p><i>Condition reason: To certify the development has been constructed in accordance with the approved plans and Council requirements for engineering works.</i></p>	Package Type	- zip	File Format	- AutoCAD 2004 Drawing Format or later	Transmittal Options	- Include fonts
Package Type	- zip						
File Format	- AutoCAD 2004 Drawing Format or later						
Transmittal Options	- Include fonts						
65.	<p>Engineering Documentation</p> <p>Before the issue of a subdivision certificate, the applicant shall submit to Council the following documents:</p> <ol style="list-style-type: none"> An electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide, one additional separate fully marked up copy of the plan sheet(s) and one copy of the line marking/signposting plan(s). An electronic copy 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. An electronic copy 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. Checklist in spreadsheet format with all relevant consent conditions and comprehensive written justification and evidence of compliance with conditions. <p>All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i> and <i>Engineering Design for Development (as amended)</i> guide and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification.</p> <p>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.</p> <p><i>Condition reason: To certify the development has been constructed in accordance with the approved plans and Council requirements for engineering works.</i></p>						

66.	<p>Structural Engineer's Certification</p> <p>Before the issue of a subdivision certificate, all structures, including culverts / drainage 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.</p> <p><i>Condition reason: To certify the development has been constructed in accordance with the approved plans.</i></p>
67.	<p>Restoration of Public Roads</p> <p>Before the issue 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.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p>
68.	<p>Public Utilities</p> <p>Before the issue 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.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p>
69.	<p>Service Authorities</p> <p>Before the issue of a subdivision certificate, the following is required:</p> <ol style="list-style-type: none"> Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development. Gas supplier (if relevant) - Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development. <p>All construction work shall conform to the relevant authorities' specifications.</p> <p><i>Condition reason: To ensure services that are essential for the development are available.</i></p>
70.	<p>House Numbers</p> <p>Before the issue of a subdivision certificate, the applicant must request official addresses from Council by submitting a "Property Addressing Enquiry Form" on Council's website. The addresses allocated by Council must be shown on the subdivision certificate admin sheet. Early application of official addresses is suggested e.g. before work commences on the land.</p> <p>Before the issue of a subdivision certificate, all lot numbers shall be stencilled onto the kerb at appropriate locations with black numbers/letters 75 mm high on a white background using an approved pavement marking paint.</p>

	<p><i>Condition reason: To ensure property details are clearly visible from the street for emergency services.</i></p>
71.	<p>Line Marking / Sign Posting Documentation (Subdivision)</p> <p>Before the issue of a subdivision certificate, the applicant shall submit to Council for the Local Traffic Committee's records, an electronic copy of the work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation.</p> <p><i>Condition reason: To certify line marking / sign posting has been provided in accordance with the approved plans.</i></p>
72.	<p>Road Safety Audit - Post Construction</p> <p>Before the issue of a subdivision certificate, a Road Safety Audit of the completed works must be undertaken by an independent suitably qualified professional. The audit shall identify risks to all users of the road and pedestrian infrastructure. All recommended measures to eliminate or mitigate identified risks, as outlined in the audit report, shall be fully implemented. The subdivision certificate shall not be issued until the audit findings have been addressed to the satisfaction of the Principal Certifier.</p> <p><i>Condition reason: To identify and reduce potential risks to users of roads and pedestrian facilities.</i></p>
73.	<p>CCTV footage verifying integrity of all new pipes and existing pipes</p> <p>Before the issue of a subdivision certificate, the applicant shall provide CCTV footage to Council for all new and existing pits, pipes, and other integral structures (GPT, OSD tank etc) constructed within Council property including but not limited to road and drainage reserves.</p> <p>All CCTV recorded footage shall comply with the following requirements:</p> <ul style="list-style-type: none"> • recorded files shall be in MP4 format. • file resolution shall be minimum 640 by 480 pixels, 3 Mbps and 25 frames per second • each pit, GPT, OSD tank, and pipe reach (i.e., between two pits), shall be provided as a separate file. • the files shall be titled corresponding with the unique drainage line, pit and pipe label provided in the associated stamped approved drawings/plans and • the speed and panning of the footage shall be sufficient to ensure good observation of all significant cracks, issues, anomalies, workmanship in the drainage system and that the system has been properly constructed. • the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage • a summary report (*.pdf format) shall accompany the footage and data. <p><i>Condition reason: To certify the integrity of pipes.</i></p>
74.	<p>Site Audit Statement</p> <p>Prior to subdivision certificate, a Section A Site Audit Statement must be issued by an EPA accredited Site Auditor for the land under development consent 2713/2024/DA-CW.</p> <p><i>Condition reason: To ensure the land is not contaminated and is safe for future occupants.</i></p>

75.	<p>Hollow Replacement Boxes</p> <p>Before the issue of a subdivision certificate, four (4) hollow replacement boxes are required to be placed within the area of retained vegetation due to the removal of two (2) Hollow Bearing Trees. The size of the hollow replacement boxes shall reflect the size and dimensions of the hollow removed. All hollow replacement boxes shall be mounted at least 5 metres above the ground.</p> <p><i>Condition reason: To protect and conserve biodiversity and habitat resources.</i></p>								
76.	<p>Council Fees and Charges</p> <p>Before the issue of a subdivision certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.</p> <p><i>Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.</i></p>								
77.	<p>Housing and productivity contribution</p> <ol style="list-style-type: none"> 1. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition 2, is required to be made: <table border="1" data-bbox="403 1006 1330 1140"> <thead> <tr> <th data-bbox="403 1006 1092 1039">Housing and productivity contribution</th><th data-bbox="1092 1006 1330 1039">Amount</th></tr> </thead> <tbody> <tr> <td data-bbox="403 1039 1092 1073">Housing and productivity contribution (base component)</td><td data-bbox="1092 1039 1330 1073">\$90,822.25</td></tr> <tr> <td data-bbox="403 1073 1092 1107">Cumberland Plain Strategic Biodiversity Component HPC</td><td data-bbox="1092 1073 1330 1107">\$72,128.49</td></tr> <tr> <td data-bbox="403 1107 1092 1140">Total housing and productivity contribution</td><td data-bbox="1092 1107 1330 1140">\$162,950.74</td></tr> </tbody> </table> <ol style="list-style-type: none"> 2. The amount payable at the time of payment is the amount shown in condition 1 as the total housing and productivity contribution adjusted by multiplying it by: <p style="text-align: center;"><i>highest PPI number</i> <i>consent PPI number</i></p> <p>where:</p> <p>highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and</p> <p>consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and</p> <p>June quarter 2023 and PPI have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.</p> <p>If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.</p> <ol style="list-style-type: none"> 3. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table: 	Housing and productivity contribution	Amount	Housing and productivity contribution (base component)	\$90,822.25	Cumberland Plain Strategic Biodiversity Component HPC	\$72,128.49	Total housing and productivity contribution	\$162,950.74
Housing and productivity contribution	Amount								
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Total housing and productivity contribution	\$162,950.74								

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

In the Table, **HPC Order** means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

4. The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au>)
5. If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a. the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b. the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition 2 at the time of payment.
6. Despite condition 1, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Condition reason: To contribute to the provision of public amenities and services to meet the increased demands created by the new development.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the Conditions of development consent: advisory notes. The consent should be read together with the Conditions of development consent: advisory notes to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

ADVISORY NOTES

A. Covenants

Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

B. Dial before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any excavation or planning activities.

C. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of applicable works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

D. Salinity

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed before building work commences. Further information regarding salinity management is available within Council's Engineering Design for Development Guide (as amended) and relevant Campbelltown City Council Development Control Plan (as amended).

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Campbelltown City Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Campbelltown local planning panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney Western City Planning Panel (SWCPP).