

GENERAL CONDITIONS

1.

Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans

Plan no.	Revision no.	Plan title	Drawn by	Date of plan
DA 1.10	A	Site areas existing lots of vs proposed subdivision	RFA Architects	04.04.25
DA A.00	E	Site Plan and Long Section	RFA Architects	06.12.25
DA A.03	G	Proposed Site Plan	RFA Architects	04.04.25
DA A.04	H	Ground Floor Plan – BLDG A	RFA Architects	04.04.25
DA A.05	G	First Floor Plan – BLDG A	RFA Architects	06.12.25
DA A.06	F	Second Floor Plan – BLDG A	RFA Architects	06.12.25
DA A.07	G	Roof Plan – BLDG A	RFA Architects	06.12.25
DA A.08	G	Ground Floor Plan – BLDG B	RFA Architects	04.04.25
DA A.09	H	First Floor Plan – BLDG B	RFA Architects	04.04.25
DA A.10	G	Second Floor Plan – BLDG B	RFA Architects	06.12.25
DA A.11	G	Third Floor Plan – BLDG B	RFA Architects	06.12.25
DA A.12	G	Roof Plan – BLDG B	RFA Architects	06.12.25
DA A.13	G	Section & Elevation	RFA Architects	04.04.25
DA. A.14	F	Elevations 1	RFA Architects	06.12.25
DA A.15	F	Elevations 2	RFA Architects	06.12.25
DA A.16	F	Elevations 3	RFA Architects	06.12.25
DA A.20	D	Cut and Fill Plan	RFA Architects	06.12.25
	A	Masterplan	Distinctive	10.12.24

Approved documents

Document title	Version no.	Prepared by	Date of document
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	Preliminary Site Investigation	JBS&G 65856 (Rev A)	JBS&G	13 October 2023	
	Geotechnical Report	9601/1-AA-R1	Geotech Testing Pty Ltd	23 November 2023	
	Arboricultural Impact Assessment	Version 1	Derek Arnaiz	28 October 2024	
	In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails. <i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i> D.01.101.D				
2.	Compliance with Notice of Determination 2413/2023/DA-SW The works approved as a component of this consent are to be undertaken in conjunction with and in response to the works approved and relevant conditions imposed as part of 2413/2023/DA-SW (Claymore Stage 9) <i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i> D01.999				
3.	Erection of signs 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— a. showing the name, address and telephone number of the crown certifier for the work, and b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and c. stating that unauthorised entry to the work site is prohibited. 3. The sign must be— a. maintained while the building work, subdivision work or demolition work is being carried out, and b. removed when the work has been completed. 4. This section does not apply in relation to— a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.				

	<i>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</i> D.01.070.P
4.	Notification of Home Building Act 1989 requirements 1. This section applies to a development consent for development involving residential building work if the crown certifier is not the council. 2. It is a condition of the development consent that residential building work must not be carried out unless the crown certifier for the development to which the work relates has given the council written notice of the following— a. for work that requires a principal contractor to be appointed— i. the name and licence number of the principal contractor, and ii. the name of the insurer of the work under the Home Building Act 1989, Part 6, b. for work to be carried out by an owner-builder— i. the name of the owner-builder, and ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit. 3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the crown certifier has given the council written notice of the updated information. 4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6. <i>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</i> D.01.071.P
5.	Shoring and adequacy of adjoining property 1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor. 2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense — a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. 3. This section does not apply if — a. the person having the benefit of the development consent owns the adjoining land, or b. the owner of the adjoining land gives written consent to the condition not applying.

	<i>Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.</i> D.01.074.P
6.	Building Code of Australia All building work must be carried out in accordance with the provisions of the <i>Building Code of Australia</i>. In this clause, a reference to the <i>Building Code of Australia</i> is a reference to that Code as in force on the date the application for the relevant crown works certificate is made. <i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i> D01.02
7.	Landscaping The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements. <i>Condition reason: To provide for planting that will enhance the natural and built environment.</i> D01.06
8.	External finishes The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council. <i>Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.</i> D01.07
9.	Switchboards/utilities/air conditioning units Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall be provided as per the stamped plans and not be attached to the front elevations of the building or side elevations that can be seen from a public place. <i>Condition reason: To ensure that utilities are not directly visible from public spaces.</i> D01.12
10.	Driveway The gradients of driveways and manoeuvring areas shall be designed in accordance with <i>Australian Standard AS 2890.1 and AS 2890.2 (as amended)</i>. All driveways in excess of 20 metres in length shall be separated from the landscaped areas by the construction of a minimum 150mm high kerb, dwarf wall or barrier fencing. <i>Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.</i> D01.13
11.	Deliveries Vehicles servicing the site shall comply with the following requirements: 1. All vehicular entries and exits shall be made in a forward direction.

	2. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads. A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours. <i>Condition reason: To ensure deliveries to the premises are carried out safely.</i> D01.14
12.	Lighting Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of <i>Australian Standard 4282 (as amended)</i> so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic. <i>Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.</i> D01.18
13.	Graffiti removal In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application. <i>Condition reason: To protect and preserve the visual amenity of the surrounding public domain.</i> D01.34
14.	Unreasonable noise, dust and vibration The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction. <i>Condition reason: To protect the amenity of the local area.</i> D01.39
15.	Engineering Design Works The design of all engineering works shall be carried out in accordance with the requirements detailed in Council's <i>Specification for Construction of Subdivisional Road and Drainage Works (as amended)</i>, <i>Engineering Design for Development (as amended)</i> guide and <i>Campbelltown (Sustainable City) DCP 2015 (as amended)</i>. <i>Condition Reason: To comply with councils engineering requirements.</i> ZD01.44
16.	Car Parking Spaces All car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

	<i>Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards and Council's DCP.</i> D01.49
17.	Rain water tank/s Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans. <i>Condition reason: To reuse rainwater and comply with any BASIX commitments made in the application.</i> D01.53
18.	Crown Works Certificate Before commencement of any works that require a Crown Works Certificate: 1. the applicant shall appoint a crown certifier; 2. the applicant shall obtain a crown works certificate for the particular works; and 3. when Council is not the crown certifier, the appointed crown certifier shall notify Council of their appointment no less than two days before the commencement of any works. <i>Condition reason: To comply with legislation.</i> D01.54
19.	Waste Management The premises shall comply with the following waste management practices at all times: a. The approved Waste Management Plan (WMP) must be implemented throughout the ongoing use of the development. b. The development shall include the following on-going waste measures: i. Occupants of the dwellings to be responsible for transporting their general waste and recycling to waste storage areas ii. Occupants of a dedicated caretaker are to be responsible for transporting all bins required to be moved to and from the street frontage on collection day, and are also to be responsible for transferring bulky waste from the basement carpark to the kerbside for collection as required; iii. The owner of the site is to engage a general maintenance contractor who is to be responsible for collecting and disposing of garden organics offsite. iv. Waste storage areas are to be cleaned and maintained on a regular basis to ensure no issues arise in relation to odours, vermin or unsightliness. c. The landowner is responsible for the ongoing maintenance, repair, and replacement of all equipment related to waste management within the development. This includes, but is not limited to, waste chutes, compaction equipment, and turntables (if applicable). Additionally, mobile garbage bins (MGBs) must be kept clean. d. Adequate signage must be provided and maintained in all waste storage areas, instructing users on how to use the waste management system and specify what materials are acceptable for recycling. Signage must clearly identify which bins are designated for general waste and recycling, as well as materials that can be placed in each bin. e. The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

	<i>Condition reason: To ensure that waste generated by the development is properly managed, disposed of, and maintained in accordance with environmental regulations, Council requirements, and the approved Waste Management Plan, while promoting effective recycling practices through clear communication to residents and staff.</i> D01.999
20.	Pollution and Waste Management Conditions The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Local Government Act 1993, Local Government Regulation 2015 and associated technical standards: AMENITY OF THE NEIGHBOURHOOD – The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products, particularly from machinery, vehicles, warning sirens, public address systems and the like. OFFENSIVE NOISE – The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit ‘offensive noise’ as defined in the Protection of the Environment Operation Act, 1997: Offensive noise means noise: a) That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances: i) Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or ii) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or b) That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations. NSW INDUSTRIAL NOISE POLICY – The use of the premises must not exceed the noise criteria outlined in the NSW Industrial Noise Policy. UNREASONABLE NOISE, ODOUR, DUST AND VIBRATION – In the event of a noise, fumes, odour, dust, or waste related issue arising during the implementation, construction and ongoing operation of this development, the person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction. Should the development not achieve compliance with the applicable guidelines and standards, amendments to the development are required to be made (with the consent of Council), which may include, but are not limited to, changes to hours of operation, installation of further treatment, modification of operational procedures, etc. <i>Condition reason: To ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices.</i> D01.999
21.	Car Washing Requirements In the event a car washing area is designated, the car washing area must be provided with

	appropriate measures to prevent wastewater entering the stormwater system. The area must be provided with a floor waste to dispose of the wastewater to the sewerage system via a trade waste agreement in accordance with Sydney Water's Requirements. Please contact Sydney Water on 132092 for further information. <i>Condition reason: To prevent water pollution</i> D01.999
22.	Restrictions on occupation of seniors housing The development shall only be carried out for the accommodation the following people— (a) seniors or people who have a disability, (b) people who live in the same household with seniors or people who have a disability, (c) staff employed to assist in the administration and provision of services to the independent living units. <i>Condition reason: To ensure compliance with clause 88 of the Housing SEPP.</i> D01.999
23.	Engineering Guides, Codes & Specifications All engineering design and construction plans, documents and work for the proposed development shall be in accordance with but not limited to current versions of the following documents, guides codes, and specifications; a. Council's Specification for Construction of Subdivisional Road and Drainage Works, b. Council's Campbelltown (Sustainable City) Development Control Plan 2015, c. Campbelltown City Council's Engineering Design for Development Guide (as amended), d. Managing Urban Stormwater - Soils and Construction (a.k.a. the Bluebook), e. National Construction Code, Building Code of Australia, f. NSW Flood Risk Management Manual, g. Australian Rainfall and Runoff, h. Austroads Guides, i. RMS Guide to Traffic Generating Development j. Planning for Bushfire Protection, k. Australian Standards and State Government publications. An engineering report shall be prepared by a qualified and experienced professional civil engineer registered on the NER detailing how the development, engineering design and construction plans comply with relevant, appropriate sections of these documents. The engineering report shall also include relevant design certification, any assumptions made, and maintenance and repair requirements for all structures, work, and services proposed as part of the development. <i>Condition reason: To ensure that all engineering design and construction for the proposed development complies with established standards and guidelines, promoting safety, sustainability, and effective management of infrastructure and environmental impacts.</i> D01.999
24.	Safety and Security a. All residential car parking areas shall be electronically accessed-controlled. b. CCTV cameras shall be effectively installed around the premises, in accordance with Australian Standards. Trained staff in the operation of the CCTV system shall always be working. c. Extensive CCTV camera coverage shall cover all entry and exit points, with adequate lighting to be used in conjunction with the cameras. d. CCTV cameras shall cover all 'blind spots' in and around the facility, including the car

	park area. e. Lighting shall be designed to meet or exceed the Australian and New Zealand Lighting Standards. f. Australian and New Zealand Lighting Standard 1158.1 – Pedestrian requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels. g. Adequate lighting shall be used when operating CCTV cameras during times of low light and darkness. h. Lighting shall illuminate pedestrian routes, dwelling entries, internal and external communal areas such as hallways, foyers, lifts, and stairwells. i. Effective signage and/or directional signs shall be installed to provide guidance to visitors in locating prohibited areas. j. Unit numbers shall be clearly visible from stairwells and lifts, and names of buildings, maps, and facilities shall be clearly signposted. k. Warning signs shall be posted around the perimeter of the business to alert intruders of implemented security treatments to reduce opportunities for crime, such as: "Warning. This property is under electronic surveillance." "Warning. No large amounts of cash are kept on these premises." l. Obstacles and rubbish shall be removed from property boundaries, footpaths, driveways, car parks, and buildings to restrict concealment of offenders (including the construction phase). m. Any new landscaping shall be designed to eliminate concealment or entrapment areas and shall be regularly maintained. n. Graffiti-resistant materials shall be strongly considered, particularly on fences, ground floor, carparks, and areas accessible by other structures, to reduce malicious damage. o. A graffiti management plan shall be incorporated into the maintenance plan for the development, ensuring the quick removal of graffiti within a forty-eight-hour period. p. Furniture shall not pose a threat to be used as a weapon or cause malicious damage. This includes chairs, tables, planter boxes, garden rocks, garden statues, etc. q. The premises shall be fitted with single cylinder locksets complying with the Building Code of Australia. r. Ground floor windows shall be reinforced with a shatter-resistant film to restrict unauthorised access. s. Emergency evacuation plans shall be implemented, prominently displayed, and regularly maintained to assist staff and emergency services in the event of an emergency. t. Staff shall receive suitable training in evacuation procedures. u. The premises shall be fitted with an intruder alarm system designed and installed according to the Australian Standard (Domestic and Commercial Alarm Systems) to enhance the security of the development. v. Security sensor lights and a security company shall be utilised to monitor the construction site during the construction phase, as offenders often target this type of development. w. Storage cages in the basement shall be fitted with locks conforming to the Australian Standard, as they are often targeted by thieves due to limited surveillance in these basements. x. Mailbox facilities installed at the location shall have Australian Standard locks fitted. These mailboxes shall have good surveillance, and lighting shall be included to illuminate them in darkness. y. The residential car park area shall be secured to prevent offenders from entering. <i>Condition reason: To enhance the safety and security of residents and visitors through comprehensive measures, including controlled access, effective surveillance, adequate lighting, and proactive crime prevention strategies, thereby fostering a secure living environment.</i> D01.999
25.	Trees to be Retained and Removed The removal and protection of trees shall be carried out as follows:

	a. Trees 2, 8, 9, 10, 11, 19, 20 and 21 are approved for removal as detailed in the Arboricultural Impact Assessment Claymore 9B Seniors and Subdivision Gould Road, Claymore NSW 2599 by Vertical Tree Management and Consulting Pty. Ltd. Dated 3 October 2024. b. Trees 1, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 25 and 26 are to be retained on site as detailed in the Arboricultural Impact Assessment Claymore 9B Seniors and Subdivision Gould Road, Claymore NSW 2599 by Vertical Tree Management and Consulting Pty. Ltd. Dated 3 October 2024. <i>Condition reason: To ensure control impacts on the environment.</i> D01.999
26.	Food Preparation for Sale In the event that food is prepared for the purpose of sale, the kitchen must comply with Australian Standard AS 4674:2004 – Design, Construction and Fit-out of Food Premises and the Food Act 2003(NSW). <i>Condition reason: To ensure the health and safety of occupants.</i> D01.999
27.	Waste Management Plan Implementation The approved WMP is to be implemented throughout the ongoing use of the development. <i>Condition reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.</i> D01.999
28.	Acoustic Noise Requirements The recommendations outlined in section 7 of the Noise Impact Assessment Claymore Seniors Living Stage 9B by Building Services Engineers dated 10 December 2024, are to be undertaken preconstruction, during construction and post construction. <i>Condition reason: To ensure noise levels do not impact negatively on surrounding properties.</i> D01.999
29.	On-going maintenance The Owner's Corporation is responsible for the ongoing maintenance, repair and replacement of all equipment related to waste management in the development. This also includes ensuring that mobile garage bins (MGBs) are kept clean. <i>Condition reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.</i> D01.999
30.	Signage Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. Signage is also to be provided and maintained which clearly identifies which bins (and containers) are to be used for general waste and recycling and what materials can be placed in each bin. <i>Condition reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.</i> D01.999

31.	Remedial Action Plan (RAP) A Remedial Action Plan (RAP) shall be undertaken/completed by a suitably/qualified person in accordance with relevant guidelines approved by the NSW Environmental Protection Agency and in accordance with the requirements of the Contaminated Land Management Act 1997, and the State Environmental Planning Policy (Resilience and Hazards) 2021. The Remedial Action Plan is to include an unexpected finds protocol, and shall be submitted to the crown certifier for approval. <i>Condition reason: To ensure the site is suitable for residential purposes.</i> D01.999
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BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

32.	Soil and water management plan (Subdivision Works) Before the issue of a Subdivision Works Certificate, a detailed soil and water management plan shall be submitted to the certifier for approval. <i>Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.</i> D02.10
33.	Traffic Committee (Subdivision Works) Prior to Council or the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting. Note: Traffic Committee approval can be lengthy and has potential to hold up Construction Certificate and Occupation Certificate approvals. Contact with Council's City Services Department to discuss traffic committee and engineering requirements is recommended at the earliest opportunity. <i>Condition reason: To ensure orderly development of the site</i> D02.23
34.	Stormwater management plan (Subdivision Works) Prior to Council or an Accredited Certifier issuing a Subdivision Works Certificate, a plan indicating all engineering details of the stormwater drainage works associated with the subdivision, including the drainage easement, shall be submitted for approval. All proposals shall comply with the requirements detailed in Council's <i>Engineering Design for Development (as amended)</i> guide, <i>Australian Rainfall and Runoff (current version)</i> and be in consistent with Water Cycle Management Plan prepared by Northrop Rev D dated 7 Oct 2021. <i>Condition reason: To ensure stormwater drainage works are compliant.</i> D02.28

35.	Traffic Control Plans (Subdivision Works) Prior to Council or the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall prepare a Traffic Control Plan (TCP) for all civil works in Gould Road, Glenroy Drive, and any other public road. The TCP shall be 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 <i>Work Cover Authority</i> requirements and a copy shall be submitted to Council for its records. <i>Condition reason: To ensure orderly development of the site.</i> D02.999
36.	Work on Public Land Prior to Council or the appointed Certifier issuing a Construction Certificate, the applicant shall obtain written approval from Council by making a Section 138 application on the NSW Planning Portal for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense. <i>Condition reason: To comply with legislation</i> D02.999
37.	Property Access for Lot 2 (Subdivision Works) Prior to the issue of Subdivision Works Certificate, Council or the appointed certifier must ensure that a suitable vehicular access must be provided to service proposed Lot 2. <i>Condition reason: To ensure orderly development of the site.</i> D02.999
38.	Civil Works in Gould Road and Glenroy Drive (Subdivision Works) Prior to Council or the appointed Certifier issuing a Subdivision Works Certificate, detailed engineering plans of the following civil works in Gould Road and Glenroy Drive shall be submitted to Campbelltown City Council's Senior Development Engineer for written approval. (a) Construction of Medium density vehicle crossing/layback on Gould Road in accordance with SD-R09 of Council's Standard Drawings. (b) Upgrade of existing bus stop shelter/pad on Glenroy Drive to Council's requirements. (c) Construction of pedestrian refuge, including pram ramps, kerb islands, signage, and line marking, on Glenroy Drive. The pedestrian refuge shall be in accordance with AS1742.10 and AS1428.1. The kerb islands shall be constructed in accordance with the 'Kerb Only' detail of SD-R04 of Council's Standard Drawings. (d) Footpath connections in accordance with SD-R11 of Council's Standard Drawings. (e) Restoration works, including topsoil and turfing. <i>Condition reason: To ensure required work is undertaken in accordance with the approval.</i> D02.999

BEFORE ISSUE OF A CROWN WORKS CERTIFICATE

39.	Utility servicing provisions Before the issue of a crown works certificate, 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.
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	Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure. <i>Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.</i> D02.04
40.	Waste Management Plan Before the issue of a crown works certificate, the relevant provisions of Council's Waste Management Plan is to be completed to the satisfaction of Council. <i>Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.</i> D02.06
41.	Geotechnical report Prior to Council or the appointed Certifier issuing a crown works certificate, 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. <i>Condition reason: To inform the certifier of any structural design requirements for the approved building works.</i> D02.09
42.	Soil and water management plan Before the issue of a crown works certificate, a detailed soil and water management plan shall be submitted for approval. <i>Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.</i> D02.10
43.	Pollution Control Prior to issue of a crown works certificate, a pollution control plan and report detailing engineering design, construction, operation and maintenance of all required stormwater pollution controls, water quality treatment, and rainwater harvesting/reuse systems, shall be prepared by a qualified and experienced professional engineer registered on the NER to the satisfaction of the appointed registered certifier. The plan and report shall comply with preliminary engineering reporting, approved plans and electronic MUSIC-X modelling approved by Council, relevant guidelines of the Department of Climate Change, Energy, Environment and Water (DCCEEW) or equivalent State and Federal Authorities, Council's DCP and Engineering Design for Development Guide, manufacturer's specifications, operating & maintenance guides for third party proprietary infrastructure and devices. <i>Condition reason: To ensure suitable water quality measures are provided with the development.</i> D02.999
44.	Development standards for independent living units Prior to the issue of a crown works certificate, certification shall be provided that the plans submitted with the crown works certificate application to comply with all of the development standards applicable to independent living units outlined within Schedule 4 of the Housing SEPP.

	<i>Condition reason: To ensure compliance with clause 85 of the Housing SEPP.</i> D02.999
45.	Retaining Structures Prior to Council or the appointed Certifier issuing a crown works certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 600mm in height. <i>Condition reason: To ensure structural adequacy of all retaining structures.</i> D02.999
46.	Erosion & Sediment Control Plan Prior to issue of a crown works certificate, a detailed erosion and sediment control plan (ESCP) 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 appointed registered certifier. <i>Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.</i> D02.999
47.	Stormwater management plan Prior to Council or the appointed Certifier issuing a crown works certificate, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. All proposals shall comply with the requirements detailed in Council's <i>Engineering Design for Development (as amended)</i> guide, <i>Australian Rainfall and Runoff (current version)</i> and be in consistent with Water Cycle Management Plan prepared by Northrop Rev D dated 7 Oct 2021. <i>Condition reason: To protect the operation of stormwater systems.</i> D02.26
48.	Dilapidation report Prior to Council or the appointed Certifier issuing a crown works certificate, the applicant shall submit a dilapidation report for all buildings directly adjacent of the subject works and for any other infrastructure that may be affected by the works on the subject site. <i>Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.</i> D02.33
49.	Design for access and mobility Before the issue of a crown works certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 - Design for Access and Mobility. <i>Condition reason: To ensure safe and easy access to the premises for people with a disability.</i> D02.57
50.	Telecommunications infrastructure 1. 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 appointed certifier prior to the issue of a crown works certificate or any works commencing, whichever occurs first; and 2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer. <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> D02.59
51.	Sydney Water Before the issue of a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed certifier prior to issue of a construction certificate. The Sydney Water Tap In service can be accessed at www.sydneywater.com.au. <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> D02.60
52.	Architectural finishes validation statement A crown works certificate shall not be issued for the subject building until the qualified designer who prepared the 'Design Verification Statement' submitted with the development application, prepares a separate written 'Architectural Finishes Validation Statement'. The 'Architectural Finishes Validation Statement' shall confirm that the plans relied upon for issue of the crown works certificate are not inconsistent with the approved plans described in Conditions 1 and 2 with specific regard to the architectural design elements, colours, finishes and treatments that are provided to the building's exterior. Where circumstances require, another qualified designer may prepare the written confirmation, subject to receipt of written approval for such a change from Council's Manager Development Services. <i>Condition reason: To ensure that the architectural design, colours, and finishes of the building are consistent with the approved plans and to maintain the visual integrity and aesthetic quality of the development.</i> D02.63
53.	Bin storage room construction A design certificate and detailed plans are to accompany any crown works certificate application which demonstrate that the bin storage room has been designed to be constructed in accordance with the approved (Revised) Waste Management Plan and including the following requirements: a) Storage is provided for all allocated bins and is appropriately dimensioned to enable safe and convenient bin movement, maintenance and cleaning and the storage of bin handling equipment. This includes a minimum of 1.5m aisle width between rows of

	bins and spacing of 50cm between all allocated bins; b) The floor is to be constructed of concrete at least 75mm thick and adequately graded to drain to a Sydney Water approved drainage fitting; c) The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections; d) The ceilings and walls must be finished with smooth faced non-absorbent material capable of being cleaned; e) The room is to be provided with artificial light controllable within the room and adequate mechanical ventilation; and f) The room is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock. <i>Condition reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015</i> D02.999
54.	Tree Trimming and Sign Relocation To improve visibility of wayfinding signage for vehicles exiting the site towards Gould Road, trimming of overhanging tree branches and relocation of existing signage will be required and submitted to the crown certifier for approval <i>Condition reason: To improve visibility.</i> D02.999
55.	Site audit statement/Interim site audit statement Prior to Council or the appointed crown certifier issuing a crown works certificate, or the commencement of works, whichever occurs first, a section A1 Interim advice site audit statement under the Contaminated Land Management Act, 1997, is required to be submitted to Council(for its records)and the crown certifier, certifying that the land is suitable for use. <i>Condition reason: To comply with legislation.</i> D02.999

BEFORE BUILDING WORK COMMENCES

56.	Public property Prior to the commencement of any works on site, the applicant must submit a dilapidation report advising Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense. <i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i> D03.06
57.	Trade waste Before any site work commences on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles. <i>Condition reason: To ensure all waste is moved off-site for disposal.</i> D03.04
58.	Erosion and sediment control Before any site work commences on the land, adequate/approved erosion and sediment

	control measures shall be fully installed/implemented. <i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i> D03.01
59.	Erection of construction sign Before any site work commences on the land, signs must be erected in prominent positions on the site: 1. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours 2. Stating that unauthorised entry to the work site is prohibited 3. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office) 4. Stating the approved construction hours in which all works can occur 5. Showing the name, address and telephone number of the crownl certifier for the work. Any such signs are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. <i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.</i> D03.02
60.	Toilet on construction site Before any site work commences on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to: 1. A public sewer, or 2. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or 3. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council. <i>Condition reason: To ensure that appropriate toilets are provided for construction workers.</i> D03.03
61.	Vehicular access during construction Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger and placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement. <i>Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.</i> D03.05

62.	Footpath and vehicular crossing levels Before any site work commences, footpath and vehicular crossing levels are to be obtained from Council by lodging an application on the prescribed form. <i>Condition reason: To confirm requirements for works over Council land.</i> D03.07
63.	Hoarding / Fence Before any site 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. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. A separate land use application under <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. <i>Condition reason: To protect workers, the public and the environment.</i> D03.09
64.	Fencing An appropriate fence preventing public access to the site shall be erected for the duration of construction works. <i>Condition reason: To protect workers, the public and the environment.</i> D03.11
65.	Structural engineer details Before any site work commences, the submission to the principal certifier of all details prepared by a practicing structural engineer. <i>Condition reason: To ensure the principal certifier has all the necessary structural engineering details for the approved works.</i> D03.14
66.	Public Liability Insurance Prior to the commencement of Civil Works in Gould Road or Glenroy Drive, the applicant must engage a qualified and experienced contractor (licensed where required by law) to undertake the works permitted under this consent. The applicant must provide documentary evidence to Council of the contractor's current Public Liability Insurance policy, with a minimum cover of \$20 million, which includes an indemnity in favour of Campbelltown City Council and its representatives against any claims arising from or in connection with the proposed works. Note: This condition does not imply Council ownership or responsibility for Gould Road or Glenroy Drive, which are privately owned. The requirement is imposed to protect Council's interests where any connection to public assets, access, or third-party risk may occur. <i>Condition reason: To comply with legislation</i> D03.999
67.	Tree Protection Requirements Trees 1, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 25 and 26 shown in Appendix A of the Arboricultural Impact Assessment Claymore 9B Seniors and Subdivision Gould Road, Claymore

	NSW 2599 by Vertical Tree Management and Consulting Pty. Ltd. Dated 3 October 2024, as requiring Tree Protection Fencing during construction. <i>Condition reason: To ensure tree protection.</i> D03.999
68.	Hoarding Requirements Where any works associated with the approved development are located in close proximity to a public place such that occupation of part of the public place may be required to complete the development, then it will be necessary to erect either an "A" Class or "B" Class hoarding. Should a hoarding need to be constructed on or over Council land/property, then the following requirements will apply:- The approved development includes/requires either an "A" Class or "B" Class or both type of hoarding to be erected. Should such a hoarding need to be constructed on or over Council land/property, then the following requirements will apply:- • "A" Class Requirements An engineer certified "A" Class hoarding is to be constructed on the footpath adjacent to the building site to protect pedestrians during demolition of the existing building and construction of the new building. • "B" Class Hoardings An engineer certified overhead "B" Class hoarding, complying with the requirements of the Department of Industrial Relations & Technology, shall be constructed over Council's footpath to protect pedestrians during demolition of the existing building and the erection of the new building. A formal hoarding application shall be made to Council and demolition, or construction work must not commence until the hoarding has been erected and then approved by Council and all applicable fees and charges paid. <i>Condition reason: To protect workers, the public and the environment.</i> D03.999
69.	Crane and Plant Equipment Prior to the erection of a crane in association with the development, the applicant is to enter into an airspace license for the purpose of operating a crane, where such crane swings are proposed to traverse over land(s) which is not within the ownership of the applicant. The applicant is to provide notification to Council's Property Team, Safety Manager of Police Transport and Public Safety Command and any other affected landowner where their airspace is affected, in relation to the following: a. Preliminary drawings of the crane on site b. RL of the crane fully extended; and c. Radius details of the crane Correspondence provided by each party must be taken into consideration with finalising details of the erection of a crane, including any necessary approvals. Written approval must also be obtained from the Safety Manager of Police Transport and Public Safety Command, in relation to the following: a. The start date including the commencement of construction of the crane; b. The end date of the crane including the deconstruction of the crane; c. RL of the crane fully extended;

	d. Confirmation that the crane is lit and marked; e. Drawings of the crane on site. The response from the Safety Manager must be provided to Council for record keeping purposes. <i>Condition reason: To comply with legislation</i>
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D03.999

DURING BUILDING WORK

70.	Construction work hours All work on site shall only occur between the following hours: <table style="margin-left: 40px;"> <tr> <td>Monday to Friday</td><td>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> <i>Condition reason: To protect the amenity of the surrounding area.</i>	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.						
71.	Erosion and sediment control Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the crown certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated. Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning. <i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i>						
72.	Work zones All loading, unloading and other activities undertaken during construction shall be accommodated on the development site. Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant. <i>Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.</i>						
73.	Protection of existing trees While site work is being carried out, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.						

D04.01

D04.02

D04.03

	All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience. All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form. <i>Condition reason: To protect and retain existing trees.</i>	D04.04
74.	Excavation and backfilling All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property. If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made: • Must preserve and protect the building from damage; and • If necessary, must underpin and support the building in an approved manner, and • Must at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. <i>Condition reason: To comply with legislative requirements and ensure the protection of buildings on adjacent properties.</i>	D04.05
75.	Fill contamination Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land. <i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i>	D04.07
76.	Dust nuisance Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004)(Bluebook). Construction areas shall be treated/regularly watered to the satisfaction of the appointed crown certifier. <i>Condition reason: To minimise the impacts of the development construction on the environment.</i>	D04.08
77.	Termite control	

	The building shall be protected from subterranean termites in accordance with Australian Standard 3660.1. Certification of the treatment shall be submitted to the crown certifier before the issue of the relevant BCA completion certificate. <i>Condition reason: To ensure termite control measures are in place.</i> D04.13
78.	Excess material All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council. <i>Condition reason: To ensure that the levels of the land remain consistent with the approved plans.</i> D04.14
79.	Earth works/ Filling works All earthworks, including stripping, filling, and compaction shall be: • Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development' (as amended), and approved construction drawings; • Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and • Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798. <i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.</i> D04.16
80.	Public safety Any works undertaken in Gould Road or Glenroy Drive, or any location accessible by the public or affecting public safety, must be maintained in a safe condition at all times in accordance with Australian Standard AS 1742.3 (Traffic Control for Works on Roads). If, in the opinion of Council, the works present an immediate risk to public safety, Council may, without prior notice, take reasonable action to make the site safe and recover any associated costs from the applicant. <i>Condition reason: To protect workers, traffic and the public.</i> D04.18
81.	Compliance with Council specification All design and construction work shall be in accordance with: • Council's specification for Construction of Subdivisional Road and Drainage Works (as amended) • Campbelltown (Sustainable City) DCP - Volumes 1 and 3 as amended • Soils and Construction (2004) (Bluebook) and

	Relevant Australian standards and State Government publications. <i>Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.</i> D04.21
82.	Footpath The footpath adjoining the subject land shall be regraded, topsoiled and turfed. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels. <i>Condition reason: To comply with councils requirements</i> D04.22
83.	Footpath kerb and gutter The applicant shall re-construct all damaged bays of concrete path paving and kerb and gutter, adjacent to the site. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended). <i>Condition reason: To ensure any damage to public infrastructure is upgraded to comply with Council's requirements.</i> D04.23
84.	Medium Density Driveway and Layback Crossing The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's Medium Density Vehicle Crossing Specification. A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements. <i>Condition reason: To comply with Council requirements.</i> D04.29
85.	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 civil works directed by Council, to make a smooth junction with existing work. <i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.</i> D04.31
86.	Redundant laybacks All redundant layback/s shall be reinstated to conventional kerb and gutter to Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended). <i>Condition reason: To ensure any redundant infrastructure is removed.</i> D04.32
87.	Imported 'waste-derived' fill material The only waste-derived fill material that may be received at the development site is:

	• virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and • any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material. Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the crown certifier on request. <i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i>
88.	Site Management The property owner, site superintendent and contractors shall be responsible for implementing a site management plan and measures, ensuring the following procedures are carried out: a. provide erosion and sediment controls according to the Blue Book; b. Prevent sediment and/or building materials being carried or washed onto the footway, gutter, road, or into Council's stormwater drainage system; c. Ensure soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways; d. Ensure safe access to and from the site including the road reserve and footpath areas, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like; e. Ensure safe loading and unloading of excavation machines, building materials, formwork and the erection of the structures within the site and not within Council's road reserve; f. Ensure storage on site of all excavated material, construction materials and waste containers during the construction period (except where otherwise approved); and g. Ensure support of any excavation beside any adjoining property or the road reserve is designed by a Chartered Civil Engineer registered on the NER. <i>Condition reason: To ensure proper site management during construction, minimising environmental impact, maintaining public safety, and protecting Council's infrastructure and surrounding properties.</i>
89.	Site contamination and remediation works The completion of any site contamination remediation works(if necessary)in accordance with the remediation measures recommended in the remedial action plan and any additional measures as required by the site contamination auditor, if necessary. <i>Condition reason: To satisfy the requirements of the legislation.</i>
90.	Traffic signage and line marking requirements A traffic signage and line marking plan is to be developed for the community centres parking and access areas, in accordance with AS 2890.1-2004. The plan should include, but not limited to: a. Parking guidance signs. b. Regulatory and warning signs (e.g., "STOP" , "GIVE WAY") c. Speed limit signs. d. Pavement arrows (e.g straight ahead, turning arrows)

	<i>Condition reason: To ensure safety.</i> D04.999
91.	Cut and fill retained All proposed cut and filling works must be adequately retained with all battered slopes being no steeper than 2H:1V <i>Condition reason: To ensure ongoing protection of the environment and neighbourhood amenity.</i> D04.999

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

92.	Section 73 certificate Before the issue of the relevant BCA Completion Certificate, a section 73 compliance certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design. Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92. The section 73 certificate must be submitted to the appointed crown certifier prior to the issue of a BCA completion certificate. <i>Condition reason: To comply with the requirements of legislation.</i> D05.01.0
93.	Completion of external works onsite Before the issue of the relevant BCA completion certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the crown certifier. <i>Condition reason: To ensure that approved, landscaping, driveways, fencing, external finishes and retaining walls are in place prior to occupation of the building.</i> D05.03.0
94.	Final inspection – Works as Executed plans Prior to Council or the appointed crown certifier issuing a BCA completion certificate, the applicant shall submit to Council a copy of a work as executed plan, certified by a qualified surveyor, which has been prepared 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. <i>Condition reason: To comply with councils requirements.</i> D05.20.0
95.	Restoration of roads Prior to Council or the appointed crown certifier issuing an BCA completion certificate, any restoration of the public road pavement required as a result of the development, shall be carried out by the applicant. <i>Condition reason: To ensure any damage to public infrastructure is rectified.</i> D05.22.0
96.	Public utilities

	Before the issue of the relevant BCA completion certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense. <i>Condition reason: To ensure any damage to public infrastructure is rectified.</i> D05.23.0
97.	Service authorities To ensure that an adequate level of services and infrastructure is provided to this development, prior to the appointed crown certifier issuing a BCA completion certificate the following is required: 1. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development 2. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development 3. Gas supplier (if relevant)- Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and 4. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development. All construction work shall conform to the relevant authorities' specifications. The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal. <i>Condition reason: To ensure the development has adequate services.</i> D05.24.0
98.	Retaining Before the issue of the relevant BCA completion certificate, all excavated and filled areas shall be battered to a slope of not greater than 1:2 or similarly be retained in accordance with the approved plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provisions for exempt development. Construction of retaining walls outside the scope of the State Environmental Planning Policy and not shown on the approved plans require lodgement of a separate development application. <i>Condition reason: To ensure any retaining walls or filling onsite has been authorised.</i> D05.35.0
99.	BASIX Before the issue of the relevant BCA completion certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed. <i>Condition reason: To confirm BASIX commitments have been provided.</i> D05.37.0
100	Council fees and charges Before the issue of the relevant BCA completion certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant

	following Council's final inspection and satisfactory clearance of the public area adjacent the site. <i>Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.</i> D05.40.0
101.	Public indemnity insurance – onsite waste collection The applicant to the development application indemnifies Council and its contractors and agents against any claims, proceedings, actions or demands arising from or in relation to any damage howsoever caused to the road surface, paving or drainage within the Development by the operation by Council or its contractors or agents in the collection of domestic waste except to the extent that such damage results from any misconduct or negligent act or omission of Council or its contractors or agents. Before the issue of the relevant BCA completion certificate, the applicant shall provide Council with a copy of its public liability insurance policy valid for 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising. Each year the body corporate must furnish Council with a copy of its renewed public liability insurance policy valid for the next 12 months to satisfy Council that in the event that such a claim arises, a public liability insurance policy is in place to respond to any claim arising. <i>Condition reason: To comply with council's requirements</i> D05.44.0
102	End architectural finishes validation statement A BCA completion certificate (including an interim BCA completion certificate) shall not be issued for the subject building/s until the qualified designer who prepared the "design verification statement" submitted with the development application, prepares a separate written 'end architectural finishes validation statement'. The 'end architectural finishes validation statement' shall confirm that the building's exterior has been constructed and completed in a manner that is not inconsistent with the approved plans described in condition 1 and the plans relied upon for the issue of the crown works certificate, with specific regard to the architectural design elements, colours, finishes and treatments. Where circumstances require, another qualified designer may prepare the written 'end architectural finishes validation statement', subject to receipt of written approval for such a change from council's development manager. <i>Condition reason: To ensure design expectations are met.</i> D05.99.0
103	Acoustic Validation Prior to the issue of a BCA compliance certificate, the following acoustic validation must be undertaken and a report submitted to and approved in writing by the private certifier: a. Internal noise level measurements i. Conduct measurements in a representative sample of apartments, including those identified as most affected by external noise sources. ii. Verify compliance with internal noise criteria. iii. Measurements to be taken under both closed and open window conditions. b. Façade element performance: i. Verify that all glazing, walls, roofing, and ventilation systems have been installed as per the approved acoustic report specifications. ii. Conduct spot checks of acoustic seals and other noise attenuation treatments.

	c. Mechanical plant noise assessment: i. Measure noise emissions from all significant mechanical plant when operating under typical conditions. ii. Verify compliance with the relevant noise criteria at the nearest sensitive receivers, both within the development and surrounding properties. d. Ventilation system performance: i. Verify that any require mechanical ventilation systems are operating as designed and do not compromise the acoustic performance of the building envelope. The acoustic validation must be carried out by a suitably qualified and experienced acoustic consultant. Any non-compliances identified must be rectified prior to the issue of a BCA compliance certificate. A final report detailing the results of all measurements, compliance assessment, and any remedial actions taken must be submitted to Council and the crown certifier. <i>Condition reason: To verify that the constructed development meets the required acoustic standards and that all noise mitigation measures have been effectively implemented prior to occupation.</i> D05.99.0
104	Allocation of street addresses To comply with AS4819:2011 - Rural and Urban Addressing, the 'NSW Address Policy and User Manual' (published by the Geographic Names Board) and Campbelltown City Council's requirements, the street addresses for the subject development are allocated as follows:

Addresses at 9 Gould Road CLAYMORE NSW 2559

Description on Submitted Plans			Official Address determined by Council					
Level	Dwelling No. / Lot No.	Room No.	Type	Unit No.	House No.	Street	Suburb	Complete Address
	Proposed Lot 1				11	Gould Road	Claymore NSW 2559	11 Gould Road Claymore NSW 2559
	Proposed Lot 2				143	Glenroy Drive	Claymore NSW 2559	143 Glenroy Drive Claymore NSW 2559
	Proposed Lot 3 "Fullwood Reserve"				12	Abrahams Street	Claymore NSW 2559	12 Abrahams Street Claymore NSW 2559
	Senior Housing							
	Building A	-	Primary	-	11	Gould Road	CLAYMORE NSW 2559	11 Gould Road CLAYMORE NSW 2559
	Building B	-	Secondary	-	151	Glenroy Drive	CLAYMORE NSW 2559	151 Glenroy Drive CLAYMORE NSW 2559
Ground	Building A	#1	Secondary	G01	11	Gould Road	CLAYMORE NSW 2559	G01/11 Gould Road CLAYMORE NSW 2559
Ground	Building A	#2	Secondary	G02	11	Gould Road	CLAYMORE NSW 2559	G02/11 Gould Road CLAYMORE NSW 2559
Ground	Building A	#3	Secondary	G03	11	Gould Road	CLAYMORE NSW 2559	G03/11 Gould Road CLAYMORE NSW 2559
Ground	Building A	#4	Secondary	G04	11	Gould Road	CLAYMORE NSW 2559	G04/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#14	Secondary	101	11	Gould Road	CLAYMORE NSW 2559	101/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#7	Secondary	102	11	Gould Road	CLAYMORE NSW 2559	102/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#8	Secondary	103	11	Gould Road	CLAYMORE NSW 2559	103/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#9	Secondary	104	11	Gould Road	CLAYMORE NSW 2559	104/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#10	Secondary	105	11	Gould Road	CLAYMORE NSW 2559	105/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#11	Secondary	106	11	Gould Road	CLAYMORE NSW 2559	106/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#12	Secondary	107	11	Gould Road	CLAYMORE NSW 2559	107/11 Gould Road CLAYMORE NSW 2559
First Floor	Building A	#13	Secondary	108	11	Gould Road	CLAYMORE NSW 2559	108/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#28	Secondary	201	11	Gould Road	CLAYMORE NSW 2559	201/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#21	Secondary	202	11	Gould Road	CLAYMORE NSW 2559	202/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#22	Secondary	203	11	Gould Road	CLAYMORE NSW 2559	203/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#23	Secondary	204	11	Gould Road	CLAYMORE NSW 2559	204/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#24	Secondary	205	11	Gould Road	CLAYMORE NSW 2559	205/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#25	Secondary	206	11	Gould Road	CLAYMORE NSW 2559	206/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#26	Secondary	207	11	Gould Road	CLAYMORE NSW 2559	207/11 Gould Road CLAYMORE NSW 2559
Second Floor	Building A	#27	Secondary	208	11	Gould Road	CLAYMORE NSW 2559	208/11 Gould Road CLAYMORE NSW 2559
Ground	Building B	#6	Secondary	G01	151	Glenroy Drive	CLAYMORE NSW 2559	G01/151 Glenroy Drive CLAYMORE NSW 2559
Ground	Building B	#5	Secondary	G02	151	Glenroy Drive	CLAYMORE NSW 2559	G02/151 Glenroy Drive CLAYMORE NSW 2559
First Floor	Building B	#17	Secondary	101	151	Glenroy Drive	CLAYMORE NSW 2559	101/151 Glenroy Drive CLAYMORE NSW 2559
First Floor	Building B	#18	Secondary	102	151	Glenroy Drive	CLAYMORE NSW 2559	102/151 Glenroy Drive CLAYMORE NSW 2559
First Floor	Building B	#19	Secondary	103	151	Glenroy Drive	CLAYMORE NSW 2559	103/151 Glenroy Drive CLAYMORE NSW 2559
First Floor	Building B	#20	Secondary	104	151	Glenroy Drive	CLAYMORE NSW 2559	104/151 Glenroy Drive CLAYMORE NSW 2559
First Floor	Building B	#15	Secondary	105	151	Glenroy Drive	CLAYMORE NSW 2559	105/151 Glenroy Drive CLAYMORE NSW 2559
First Floor	Building B	#16	Secondary	106	151	Glenroy Drive	CLAYMORE NSW 2559	106/151 Glenroy Drive CLAYMORE NSW 2559
Second Floor	Building B	#31	Secondary	201	151	Glenroy Drive	CLAYMORE NSW 2559	201/151 Glenroy Drive CLAYMORE NSW 2559
Second Floor	Building B	#32	Secondary	202	151	Glenroy Drive	CLAYMORE NSW 2559	202/151 Glenroy Drive CLAYMORE NSW 2559
Second Floor	Building B	#33	Secondary	203	151	Glenroy Drive	CLAYMORE NSW 2559	203/151 Glenroy Drive CLAYMORE NSW 2559
Second Floor	Building B	#34	Secondary	204	151	Glenroy Drive	CLAYMORE NSW 2559	204/151 Glenroy Drive CLAYMORE NSW 2559
Second Floor	Building B	#29	Secondary	205	151	Glenroy Drive	CLAYMORE NSW 2559	205/151 Glenroy Drive CLAYMORE NSW 2559
Second Floor	Building B	#30	Secondary	206	151	Glenroy Drive	CLAYMORE NSW 2559	206/151 Glenroy Drive CLAYMORE NSW 2559
Third Floor	Building B	#37	Secondary	301	151	Glenroy Drive	CLAYMORE NSW 2559	301/151 Glenroy Drive CLAYMORE NSW 2559
Third Floor	Building B	#38	Secondary	302	151	Glenroy Drive	CLAYMORE NSW 2559	302/151 Glenroy Drive CLAYMORE NSW 2559
Third Floor	Building B	#39	Secondary	303	151	Glenroy Drive	CLAYMORE NSW 2559	303/151 Glenroy Drive CLAYMORE NSW 2559
Third Floor	Building B	#40	Secondary	304	151	Glenroy Drive	CLAYMORE NSW 2559	304/151 Glenroy Drive CLAYMORE NSW 2559
Third Floor	Building B	#35	Secondary	305	151	Glenroy Drive	CLAYMORE NSW 2559	305/151 Glenroy Drive CLAYMORE NSW 2559
Third Floor	Building B	#36	Secondary	306	151	Glenroy Drive	CLAYMORE NSW 2559	306/151 Glenroy Drive CLAYMORE NSW 2559

Details indicating compliance with this condition must be shown on the plans and administration sheet lodged with any subdivision certificate application for Council's written approval.

Condition reason: To ensure that the new lot / occupancy can be identified in accordance with relevant standards.

D05.99.0

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

105.	Linen plan registration Prior to Council or the appointed Principal Certifier issuing a Subdivision Certificate, the plan of subdivision approved under development application number 2413/2023/DA-SW shall be registered with <i>Land and Property Information NSW</i>. <i>Condition reason: To ensure the development complies with land and property requirements</i> D05.11.S
106.	Final inspection – Works as Executed plans Prior to Council or the appointed Principal Certifier issuing an Subdivision Certificate, the applicant shall submit to Council a copy of a work as executed plan, certified by a qualified surveyor, which has been prepared 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. <i>Condition reason: To ensure the development complies with land and property requirements</i> D05.20.S

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.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

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. Adjustment to Public Utilities

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

DAADV.13

B. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

DAADV.03

C. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.

- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

DAADV.01

D. Tree Preservation Order

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

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

DAADV.02

E. Smoke Alarms

All NSW residents are required to have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the appointed Principal Certifier a certificate certifying compliance with AS 3000 and AS 3786.

DAADV.04

F. Retaining Walls

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

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

DAADV.05

G. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued rely on their own enquiries as to whether or not the building breaches any such covenant.

DAADV.08

H. Inspection within Public Areas

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

DAADV.12

I. Rain Water Tank

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

DAADV.26

J. 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 or erecting structures (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 construction or planning activities.

DAADV.31

K. Asbestos Warning

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

DAADV.23

L. 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 any 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.

DAADV.32

DRAFT