

ATTACHMENT 1

293/2025/DA-RA

Recommended Conditions of Consent

GENERAL CONDITIONS

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

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

1. Approved development

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

Plan Detail	Job Number	Prepared by	Date
Cover Page, Drawing TP000, Revision H	2673	Cley Studio	21/08/2025
Development Summary, Drawing TP001, Revision H	2673	Cley Studio	21/08/2025
Setbacks + Separation (GF-L1), Drawing TP004, Revision H	2673	Cley Studio	21/08/2025
Setbacks + Separation (L2-L8), Drawing TP005, Revision H	2673	Cley Studio	21/08/2025
Setbacks + Separation (L9), Drawing TP06, Revision H	2673	Cley Studio	21/08/2025
Materiality + Precedents, Drawing TP013, Revision H	2673	Cley Studio	21/08/2025
Visualisations 1, Drawing TP014, Revision H	2673	Cley Studio	21/08/2025
Visualisations 2, Drawing TP015, Revision H	2673	Cley Studio	21/08/2025
Visualisations 3, Drawing TP016, Revision H	2673	Cley Studio	21/08/2025
Demolition Plan, Drawing TP010, Revision H	2673	Cley Studio	21/08/2025
Basement 2 Floor Plan, Drawing TP100, Revision H	2673	Cley Studio	21/08/2025
Basement Floor Plan 1, Drawing TP101, Revision H	2673	Cley Studio	21/08/2025
Ground Floor Plan 1, Drawing TP102, Revision H	2673	Cley Studio	21/08/2025
Level 1 Floor Plan, Drawing TP103, Revision H	2673	Cley Studio	21/08/2025
Level 2-8 Floor Plan, Drawing TP104, Revision H	2673	Cley Studio	21/08/2025

Level 9 Floor Plan, Drawing TP105, Revision H	2673	Cley Studio	21/08/2025
Roof Plan, Drawing TP106, Revision H	2673	Cley Studio	21/08/2025
GA Elevations, Drawing TP200, Revision H	2673	Cley Studio	21/08/2025
GA Elevations, Drawing TP201, Revision H	2673	Cley Studio	21/08/2025
GA Sections, Drawing TP300, Revision H	2673	Cley Studio	21/08/2025
GA Interface Sections, Drawing TP301, Revision H	2673	Cley Studio	21/08/2025
Apartment Types, Drawing TP401, Revision H	2673	Cley Studio	21/08/2025
Apartment Types, Drawing TP402, Revision H	2673	Cley Studio	21/08/2025
Apartment Types, Drawing TP403, Revision H	2673	Cley Studio	21/08/2025
Cut and Fill Plan, Drawing TP600, Revision H	2673	Cley Studio	21/08/2025
Cut and Fill Section, Drawing TP601, Revision H	2673	Cley Studio	21/08/2025
Deep Soil Plan, Drawing TP602, Revision H	2673	Cley Studio	21/08/2025
Stormwater Layout Plan Cover Sheet, Drawing SW001, Revision F	SW24277	Capital Engineering Consultants	19/08/2025
Stormwater Layout Plan Basement-02 Floor Plan, Notes & Details, Drawing SW010, Revision F	SW24277	Capital Engineering Consultants	19/08/2025
Stormwater Layout Plan Basement-01 Floor Plan, Notes & Details, Drawing SW020, Revision F	SW24277	Capital Engineering Consultants	19/08/2025
Stormwater Layout Plan Ground Floor Plan, Notes & Details (1/2), Drawing SW030, Revision F	SW24277	Capital Engineering Consultants	19/08/2025
Stormwater Layout Plan Ground Floor Plan, Notes & Details (1/2), Drawing SW031, Revision F	SW24277	Capital Engineering Consultants	19/08/2025
Stormwater Layout Plan OSD Basin, Notes & Details, Drawing SW032, Revision F	SW24277	Capital Engineering Consultants	19/08/2025
Stormwater Layout Plan Erosion & Sediment Control Plan, Notes & Details (1/2), Drawing ER001, Revision F	SW24277	Capital Engineering Consultants	19/08/2025
Stormwater Layout Plan Erosion & Sediment Control Plan, Notes & Details (2/2), Drawing ER002, Revision F	SW24277	Capital Engineering Consultants	19/08/2025

Title Page, Notes & Details Sheet, Drawing CW001, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Civil Works Site Plan 1/2, Drawing CW010, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Civil Works Site Plan 1/2, Drawing CW011, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
B99 Design Vehicle - Driveway Long Sections, Drawing CW012, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
B99 Design Vehicle - Driveway Long Sections, Drawing CW013, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
B99 Design Vehicle - Driveway Long Sections, Drawing CW014, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
B99 Design Vehicle - Driveway Long Sections, Drawing CW015, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Design Cross Sections Carlisle Street, Drawing CW016, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Design Cross Sections Norfolk Street, Drawing CW017, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Design Long Sections Carlisle Street, Drawing CW018, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Design Long Sections Norfolk Street, Drawing CW019, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
HRV Design Long Section, Drawing CW020, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Campbelltown City Council Standard Notes & Details, Drawing CW030, Revision 05	SW24277	Capital Engineering Consultants	01/09/2025
Landscape Concept Plan, Drawing 2024.0804DA1-1, Revision C	-	TGS Landscape Architects	18/12/2024
Landscape Concept Plan, Drawing 2024.0804DA1-2, Revision C	-	TGS Landscape Architects	18/12/2024
Landscape Concept Plan, Drawing 2024.0804DA1-3, Revision C	-	TGS Landscape Architects	18/12/2024
Landscape Concept Plan, Drawing 2024.0804DA1-4, Revision C	-	TGS Landscape Architects	18/12/2024

Approved documents			
Document title	Version no.	Prepared by	Date of document
Access Assessment Report	240130-ACC	East Coast Accessibility Pty Ltd	04/12/2024
Noise Impact Assessment	1	Acoustic Logic	18/12/2024
Preliminary Site Investigation (PSI) Report	ER24026	CEC Geotechnical	01/10/2024

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

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

2. Compliance with Building Code of Australia and insurance requirements under *Home Building Act 1989*

1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia.
2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the *Home Building Act 1989*, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.
3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia.
4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.
5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.
6. This section does not apply—
 - a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or
 - b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

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

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 principal 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.

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

4. Notification of Home Building Act 1989 requirements

1. This section applies to a development consent for development involving residential building work if the principal 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 principal 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 principal 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.

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

5. Fulfilment of BASIX commitments

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled –

1. BASIX development,
2. BASIX optional development, if the development application was accompanied by a BASIX certificate.

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

6. In-fill affordable housing

1. This section applies to development permitted under State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1, other than—
 - a. development on land owned by the Land and Housing Corporation, or
 - b. a development application made by, or on behalf of, a public authority.
2. It is a condition of the development consent that before the issue of an occupation certificate for the development—
 - a. a restriction must be registered, in accordance with the *Conveyancing Act 1919*, section 88E, against the title of the property relating to the development, which will ensure the requirements of subsection (3)(a) and (b) are met, and
 - b. evidence of an agreement with a registered community housing provider for the management of the affordable housing component must be given to the Registrar of Community Housing, including the name of the registered community housing provider, and
 - c. evidence that the requirements of paragraphs (a) and (b) have been met must be given to the consent authority.
3. It is a condition of the development consent that during the relevant period—
 - a. the affordable housing component must be used for affordable housing, and
 - b. the affordable housing component must be managed by a registered community housing provider, and
 - c. notice of a change in the registered community housing provider who manages the affordable housing component must be given to the Registrar of Community Housing and the consent authority no later than 3 months after the change, and
 - d. the registered community housing provider who manages the affordable housing component must apply the Affordable Housing Guidelines.
4. In this section—

affordable housing component has the same meaning as in State Environmental Planning Policy (Housing) 2021, section 21.

relevant period means a period of 15 years commencing on the day on which an occupation certificate is issued for all parts of the building or buildings to which the development consent relates.

Condition reason: Prescribed condition under section 82 of the Environmental Planning and Assessment Regulation 2021.

7. Contract of insurance (residential building work)

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

This clause does not apply:

1. To the extent to which an exemption is in force under Clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in Clause 187(6) or 188(4) of that regulation, or
2. To the erection of a temporary building.

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

8. 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.

Condition reason: To provide for planting that will enhance the natural and built environment.

9. 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 a modification to the development consent and require separate approval by Council.

Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.

10. Garbage room

The garbage storage room identified on the approved plans shall:

- Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls coved to the floor.
- The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.

- A hose cock shall be provided within the room.
- Garbage rooms shall be vented to the external air by natural or artificial means.

Condition reason: To ensure that the garbage room doesn't create any adverse impacts on the development or the surrounds.

11. Switchboards/utilities/air conditioning units

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

Condition reason: To ensure that utilities are not directly visible from public spaces.

12. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

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.

Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.

13. Lighting

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Condition reason: To ensure lighting is operated in a manner that protects the amenity of the local area.

14. 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.

Condition reason: To protect and preserve the visual amenity of the surrounding public domain.

15. 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.

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

16. Engineering design works

The design of all engineering works shall be carried out in accordance with the requirements set out in Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan.

Condition reason: To comply with Council requirements for engineering works.

17. Rubbish/recycling bin storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.

18. Shoring and adequacy of adjoining property

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

1. Protect and support the adjoining premises from possible damage from the excavation, and
2. Where necessary, underpin the adjoining premises to prevent any such damage.

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

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

19. Construction certificate

Before commencement of any works that require a construction certificate:

1. the applicant shall appoint a principal certifier;
2. the applicant shall obtain a construction certificate for the particular works; and
3. when Council is not the principal certifier, the appointed principal certifier shall notify Council of their appointment no less than two days before the commencement of any works.

Condition reason: To comply with legislation.

20. Advertising material

The development is to provide a special container for the placement of advertising and newspaper materials. Such container shall be located behind the building line and designed to be part of the letter box arrangement for the development.

Condition reason: To ensure that advertising material and newspapers are stored in an orderly manner.

21. Waste management plan implementation

The approved WMP is to be implemented throughout the ongoing use of the development.

Reason: To ensure waste is managed in an orderly fashion.

22. 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 including waste chutes, compaction equipment and turntables. This also includes ensuring that mobile garbage bins (MGBs) are kept clean and maintained.

Reason: To ensure that waste and equipment are maintained.

23. Building caretaker/ manager

A building caretaker or manager shall be appointed for the building, the roles and responsibilities shall include the presentation of bins to the street and relocation to the basement after collection.

Condition reason: To ensure that waste is managed in an orderly manner.

24. Waste 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. All signage must comply with Council's specifications for waste collection. 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.

Reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.

25. Endeavour Energy Requirements

The development is to demonstrate compliance with all relevant requirements and conditions issued for this project by Endeavour Energy, dated 23 February 2025.

Condition reason: To comply with Endeavour Energy requirements.

26. Electric Vehicle Charging

The car parks shall be developed with the infrastructure required for electric vehicle charging. Any electric vehicle charging stations shall be located within the basement levels.

Condition reason: To ensure the development provides for the provision of electric vehicle charging.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or the appointed Principal Certifier. All necessary

information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

27. Utility servicing provisions

Before the issue of a construction 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.

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.

Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.

28. Geotechnical report

Prior to the appointed Certifier issuing a construction certificate, a comprehensive geotechnical engineering report prepared by an experienced and practicing Professional Geotechnical Engineer shall be submitted for approval. The report must include but not be limited to the following:

- a) Geotechnical assessment of architectural and engineering plans; their suitability in relation to the site's geotechnical characteristics, and compliance with geotechnical requirements outlined in the BCA, Campbelltown City Council's (Sustainable City) Development Control Plan, Engineering Design for Development, and other best practice guides.
- b) Determination of land that will be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or is identified as filled land.
- c) Groundwater assessment to determine the impact of the proposed development upon existing ground water table and vice versa and surrounding land.
- d) Required excavation, retention and stabilisation techniques.
- e) detail construction methods, especially where required to avoid problem areas associated with loose materials and groundwater seepage.
- f) A detailed dilapidation survey to determine the existing condition of the surrounding buildings and properties.
- g) Requirements for surface and subsurface drainage lines including method of collection and disposal of subsurface drainage. Groundwater must not be discharged to the Council stormwater system without Council approval. Groundwater shall be discharged to Sydney Water sewer system with trade waste agreement.
- h) Analysis and assessment of any impacts to all existing adjacent structures/buildings caused by the earthworks machinery used within the site for the proposed works. Safe construction methods for preventing any damages to the existing adjacent structures/buildings shall be specified in the report.
- i) Requirements for minimizing construction noise and vibration during all phases of construction.
- j) Extent and stability of any existing and proposed embankments.
- k) Specification of foundation conditions and footing requirements of the site.
- l) Specification of the level of geotechnical supervision required for each part of the works as defined under AS3798 - Guidelines on Earthworks for Commercial and Residential Developments.
- m) All required geotechnical testing shall be undertaken by a NATA registered geotechnical laboratory.

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

29. Erosion and Sediment Control Plan

Prior to the appointed Certifier issuing a construction certificate, a detailed erosion and sediment control plan shall be submitted for approval.

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

30. Stormwater management plan

Prior to the appointed Certifier issuing a construction 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.

Stormwater shall be managed generally in accordance with the stormwater plan prepared by 'Capital Engineering Consultants', ref no. SW24277, dated 19/08/2025, rev F, with the following variations to be included:

- a) Clearly defined overland flow paths shall be designed within the site in accordance with Section 2.20.2 of Council's *Engineering Design for Development (as amended)* guide.
- b) All drainage within the development shall be designed to operate via gravity flow, with a minimum gradient in accordance with Table 4.16 of Council's *Engineering Design for Development (as amended)* guide. Specifically, the pipeline alignment and levels between GTD 3 and GTD 5 must be revised to comply with this requirement.
- c) The underground carpark and pump-out tank shall be designed in accordance with Section 4.13.8 of Council's *Engineering Design for Development* guide and AS 3500.3 (as amended).
- d) The finished habitable floor levels are set at or above the required freeboard above the maximum water surface levels of the above ground OSD basin.

All proposals shall comply with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide, *Australian Rainfall and Runoff* (current version) and the *NSW Floodplain Development Manual*.

Condition reason: To protect the operation of stormwater systems.

31. Dilapidation report

Before the issue of a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works.

Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.

32. Design for access and mobility

Before the issue of a construction 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.

Condition reason: To ensure safe and easy access to the premises for people with a disability.

33. 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 construction 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.

Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.

34. 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.

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.

35. Section 7.11 Contribution

Contribution

The developer must make a monetary contribution to Campbelltown City Council in the amount of **\$1,187,273.96** for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).

Open space and recreation facilities	57% of total
Community facilities	16.4% of total
Traffic, transport and access facilities	16.1% of total
Cycleways	5.6% of total
Town centre public domain facilities	3.5% of total
Plan management and administration	1.4% of total
Total	\$1,187,273.96

The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 6.3.2 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment.

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$CC \times CPI_p}{CPI_c}$$

Where:

- \$CC is the contribution amount shown in this certificate expressed in dollars.
- CPI_p is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPI_c is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate – **141.8 June 2025**.

Time for payment

The contribution must be paid prior to the release of the construction certificate.

Deferred payments of contributions may be accepted if the applicant meets the Council's requirements set out in the contributions plan.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

How to make the contribution payment

Contact Council's Development Contributions Officer on 4645 4000 or email, council@campbelltown.nsw.gov.au for an invoice which will also provide details of the various methods of payment available, prior to payment.

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

36. Housing and productivity contribution

1. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with part 2, is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$636,207.09
Transport project component	\$0.00
Total housing and productivity contribution	\$636,207.09

2. The amount payable at the time of payment is the amount shown in part 1 as the total housing and productivity contribution adjusted by multiplying it by:

$$\frac{\text{highest PPI number}}{\text{consent PPI number}}$$

where:

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

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

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.

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.

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:

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	Before the issue of the first

within the meaning of the HPC Order for which no construction certificate is required	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.

37. Cut and Fill Batters

Prior to the issue of construction certificate, the appointed Certifier must ensure the maximum grading of cut or fill batters shall comply with Section 3.20 of Council's *Engineering Design for Development (as amended)* guide.

Condition reason: To ensure the development complies with Council's requirements.

38. On-Site Detention Facility

Prior the appointed Certifier issuing a construction certificate, the applicant shall submit details & design calculations of the On-Site Detention (OSD) system for approval. OSD system shall comply with the requirements detailed in the *Campbelltown City Council Engineering Design for Development Guide (as amended)*.

The on-site detention system shall be designed and certified by a qualified civil/structural engineer. The applicant shall note in the Strata Management documentation that the ongoing maintenance of the on-site detention facility is the responsibility of the Strata Corporation.

In this regard, an Operation and Maintenance Manual for the detention facility shall be submitted to the appointed Certifier for approval. Where Council is not the appointed Certifier, the Operation and Maintenance Manual shall be submitted to Council for its records.

Condition reason: To ensure the development complies with Council's requirements.

39. Civil Works under S138 Roads Act 1993

Prior to the appointed Certifier issuing a construction certificate, including payment of plan assessment and inspection fees, a S138 Application shall be lodged with Campbelltown City Council on the NSW Planning Portal for the following works:

- a) Industrial driveway crossing and layback in Carlisle Street to comply with SD-R10 of Council's Standard Drawings,
- b) The existing speed zone signage in Carlisle Street shall be relocated as necessary to maintain a minimum 1 metre clearance from the proposed driveway crossing and layback.
- c) Footpath for the full frontage of the subject site to comply with SD-R12 of Council's Standard Drawings,
- d) Removal of all redundant driveway laybacks and replacement with kerb and gutter to match the existing alignment and levels,
- e) Stormwater connection to the kerb inlet pit in Carlisle Street.

Detailed engineering plans for the proposed works in Carlisle and Norfolk Street road reserves shall be submitted to Council for approval. All works shall be carried out in accordance with *Roads Act 1993* approval including the stamped approved plans and Council specifications.

Condition reason: To ensure that the development complies with Council's requirements.

40. Location of Visitor Bicycle Parking

Prior to the issue of construction certificate, the appointed Certifier must ensure that all visitor bicycle parking facilities, including associated hardstand areas, are located entirely within the property boundaries of the subject lot, ensuring no encroachment into public land or adjoining properties.

Condition reason: To ensure that these works are wholly located within the property boundaries.

41. Retaining Structures

Prior to the appointed Certifier issuing a construction certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 600mm in height.

All retaining structures adjacent to existing public infrastructure shall be constructed of masonry material and shall be constructed wholly within the property boundary, including footings and agricultural drainage lines. No encroachments within land to be dedicated to Council is permitted.

Condition reason: To ensure that retaining structures are structurally adequate and within the property boundaries.

42. Construction Traffic Management Plan

Prior to the appointed Principal Certifier issuing a construction certificate, the applicant shall submit Construction Traffic Management Plans (CTMP's) for the demolition, excavation and construction stages of the development. The CTMP's shall include, but not be limited to, the following details;

- 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, 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.

In preparing the CTMP's, the applicant shall address all relevant NSW road rules and consideration shall be given to public notification. 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.

Condition reason: To ensure that traffic is appropriately managed during works.

43. Consolidation of Allotment

Prior to Council or the appointed Certifier issuing a construction certificate, the applicant shall submit a copy of the plan which consolidates the allotments that are the subject of the development application prior to registration at the *Department of Land and Property Information (NSW)*.

Condition reason: To ensure that lot consolidation occurs.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

44. Vehicular access during construction

Before any site work commences 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 placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.

45. Public property

Before any site work commences on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) kerbs, gutters, footpaths, and the like.

Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

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

46. 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 *Section 68 of the Local Government Act 1993* shall be submitted to and approved by Council prior to the erection of any hoarding on public land.

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

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

47. Construction work hours

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

Monday to Friday	7.00 am to 6.00 pm
Saturday	8.00 am to 5.00 pm
Sunday and public holidays	No Work.

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

48. 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 principal 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.

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

49. Fill Compaction Requirements

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

Condition reason: To ensure any fill material is suitably compacted.

50. 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 principal certifier.

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

51. 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.

Condition reason: To ensure that the levels of the land remain consistent with the approved plans.

52. Public safety

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, minimum 1.2m wide, 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 AS 1742.3, the requirements set out in the State Roads Authority manual "Traffic Control at Work Sites" (as amended), 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.

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

53. Compliance with Relevant Authority's Specifications

All design and construction work shall be in accordance with:

- a. Council's *Engineering Design for Development (as amended)* guide;
- b. Council's applicable *Development Control Plan*;
- c. Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)*;
- d. TfNSW *Traffic Control at Work Sites Technical Manual*;
- e. Australian Standard AS 2890 various (*Parking Facilities*), and;
- f. Other relevant Australian Standards, Austroads and/or State Government publications.

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

54. Associated works

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

Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

55. Section 73 certificate

Before the issue of an occupation certificate, a section 73 compliance certificate under the *Sydney Water Act 1994* 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 principal certifier prior to the issue of an occupation certificate.

Condition reason: To ensure the development complies with Sydney Water requirements.

56. Works as Executed plans

Prior to the appointed principal certifier issuing an occupation 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 *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide.

Condition reason: To ensure that all works have been carried out in accordance with Council's requirements.

57. Restoration of public roads

Before the issue of an occupation certificate, the restoration of public road pavement and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

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

58. Public utilities

Before the issue of an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

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

59. Council fees and charges

Before the issue of an occupation 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.

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

60. Consolidation of allotment

Before the issue of any occupation certificate, the applicant shall provide evidence that the allotments that are the subject of the application have been consolidated. The registered plan of consolidation as endorsed by the Registrar General shall be submitted to Council for information. Should the allotments be affected by easements, restrictions, or covenants, for which Council is the relevant authority to release, vary or modify, then the plan of consolidation must be endorsed by Council prior to lodgement with Land and Property Information NSW.

Condition reason: To ensure that the newly created allotment is registered with Land and Property Information NSW.

61. 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

Description on submitted plans			Official address determined by Council
Level No	Dwelling No/Description	Unit No	Complete Address
	10 Storey Residential Development		48 Carlisle Street INGLEBURN NSW 2565
Basement 01	-	-	-
Basement 02	-	-	-
Ground	Apt#001	G01	G01/48 Carlisle Street INGLEBURN NSW 2565
Ground	Apt#002	G02	G02/48 Carlisle Street INGLEBURN NSW 2565
Ground	Apt#003	G03	G03/48 Carlisle Street INGLEBURN NSW 2565
Ground	Apt#004	G04	G04/48 Carlisle Street INGLEBURN NSW 2565
Level 01	Apt#101	101	101/48 Carlisle Street INGLEBURN NSW 2565
Level 01	Apt#102	102	102/48 Carlisle Street INGLEBURN NSW 2565
Level 01	Apt#103	103	103/48 Carlisle Street INGLEBURN NSW 2565
Level 01	Apt#104	104	104/48 Carlisle Street INGLEBURN NSW 2565
Level 01	Apt#105	105	105/48 Carlisle Street INGLEBURN NSW 2565
Level 01	Apt#106	106	106/48 Carlisle Street INGLEBURN NSW 2565
Level 01	Apt#107	107	107/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	201	201/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	202	202/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	203	203/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	204	204/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	205	205/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	206	206/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	207	207/48 Carlisle Street INGLEBURN NSW 2565
Level 02	Apt#201	208	208/48 Carlisle Street INGLEBURN NSW 2565
Level 03	Apt#301	301	301/48 Carlisle Street INGLEBURN NSW 2565
Level 03	Apt#302	302	302/48 Carlisle Street INGLEBURN NSW 2565
Level 03	Apt#303	303	303/48 Carlisle Street INGLEBURN NSW

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Level 03	Apt#304	304	304/48 Carlisle Street INGLEBURN NSW 2565
Level 03	Apt#305	305	305/48 Carlisle Street INGLEBURN NSW 2565
Level 03	Apt#306	306	306/48 Carlisle Street INGLEBURN NSW 2565
Level 03	Apt#307	307	307/48 Carlisle Street INGLEBURN NSW 2565
Level 03	Apt#308	308	308/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#401	401	401/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#402	402	402/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#403	403	403/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#404	404	404/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#405	405	405/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#406	406	406/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#407	407	407/48 Carlisle Street INGLEBURN NSW 2565
Level 04	Apt#408	408	408/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#501	501	501/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#502	502	502/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#503	503	503/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#504	504	504/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#505	505	505/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#506	506	506/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#507	507	507/48 Carlisle Street INGLEBURN NSW 2565
Level 05	Apt#508	508	508/48 Carlisle Street INGLEBURN NSW 2565
Level 06	Apt#601	601	601/48 Carlisle Street INGLEBURN NSW 2565
Level 06	Apt#602	602	602/48 Carlisle Street INGLEBURN NSW 2565
Level 06	Apt#603	603	603/48 Carlisle Street INGLEBURN NSW 2565
Level 06	Apt#604	604	604/48 Carlisle Street INGLEBURN NSW 2565
Level 06	Apt#605	605	605/48 Carlisle Street INGLEBURN NSW 2565
Level 06	Apt#606	606	606/48 Carlisle Street INGLEBURN NSW 2565
Level 06	Apt#607	607	607/48 Carlisle Street INGLEBURN NSW

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Level 06	Apt#608	608	608/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#701	701	701/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#702	702	702/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#703	703	703/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#704	704	704/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#705	705	705/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#706	706	706/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#707	707	707/48 Carlisle Street INGLEBURN NSW 2565
Level 07	Apt#708	708	708/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#801	801	801/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#802	802	802/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#803	803	803/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#804	804	804/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#805	805	805/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#806	806	806/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#807	807	807/48 Carlisle Street INGLEBURN NSW 2565
Level 08	Apt#808	808	808/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Apt#901	901	901/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Apt#902	902	902/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Apt#903	903	903/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Apt#904	904	904/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Apt#905	905	905/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Apt#906	906	906/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Common Open Space	907	907/48 Carlisle Street INGLEBURN NSW 2565
Level 09	Community Room	908	908/48 Carlisle Street INGLEBURN NSW 2565

No mailbox required for Community Room and Common Open Space.

Details indicating compliance with this condition must be shown on the plans and submitted to Council for written approval prior to the issue of an occupation certificate.

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

62. Restriction on the Use of Land – Onsite Detention System

Prior to the appointed principal certifier issuing an occupation certificate, the applicant shall create appropriate restrictions and positive covenants under the *Conveyancing Act 1919*, for the proposed on-site detention system.

The applicant shall liaise with Council regarding the required wording. 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.

Condition reason: To ensure that the responsibility of the ongoing maintenance of the system is on Title.

63. Structural Engineer's Certification

Prior to the appointed principal certifier issuing an occupation certificate, structural engineer's certification for all structures including any retaining walls, drainage structures, etc. shall be submitted for approval. A copy of the certification shall be provided to Council where Council is not the appointed Principal Certifier.

Condition reason: To ensure that all structures are structurally adequate.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000*, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1. 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.

Advice 2. 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.

Advice 3. 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.

Advice 4. 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.

Advice 5. 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.

Advice 6. Inspections – Civil Works

Where Council is nominated as the principal certifier for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL –
 - i. Direction/confirmation of required measures.
 - ii. After installation and prior to commencement of earthworks.
 - iii. As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

Advice 7. 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.

Advice 8. 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.

Advice 9. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

Advice 10. 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.

Advice 11. 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.

Advice 12. 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.

END OF CONDITIONS