

## Attachment B – Conditions of Consent

### Administrative Conditions

The development must be carried out in accordance with the following conditions of consent.

(1) Approved Development

Development consent has been granted for the Torrens Title subdivision of Lot 2 DP: 1275071, Lots 14-17, 186 and 189 DP705992, being 9-17, 14 & 16 Snaith Place, 1-8 Thomas Place and 7-11 Heath Crescent Griffith so as to create 38 lots including 32 single dwelling lots, three (3) lots designated for multi dwelling residential development, two (2) lots for public open space and one (1) lot for a community centre.

The development must be implemented in accordance with Development Application No. 185/2021(1) received by Council on 28 July 2021 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Received by Council	Prepared or Drawn By
Project No. 2050 A.08.000 Revision S Griffin Green Masterplan	30 July 2021	Baumgart Clark Architects
Project No. NSW200904 DA-04 C Subdivision Layout	29 July 2021	ACOR Consultants Pty Ltd
Council Drawing No. 185/2021-1	-	Griffith City Council

Document	Date Received by Council	Prepared or Drawn By
Statement of Environmental Effects	30 July 2021	Griffith City Council

If there is any inconsistency between the approved plans and documents referred to above, the conditions shall prevail.

(2) Construction Certificate (Subdivision Works)

Prior to construction of the approved development, it is necessary to obtain a Construction Approval for subdivision works. This approval can only be issued by Council. An Application for Construction Approval form, complete with detailed plans and specifications, shall be submitted to Council for the approval.

(3) Provision of Services

The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities' specifications.

(4) Lapsing of Consent

In accordance with Section 4.53 of the Environmental Planning and Assessment Act, 1979 this consent is valid for a period of five (5) years from the date of consent.

Note 1: Development consent for the purpose of the erection of a building or the subdivision of land or the carrying out of a work does not lapse if building, engineering or construction work relating to the development is lawfully and physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Note 2: Development consent for the purpose of the use of the land, building or work the subject of the consent does not lapse if it is actually commenced the date on which the consent would otherwise lapse.

(5) Damage to Council property

If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

(6) Existing Services

The applicant must check that the proposed works do not affect any Council, electricity, telecommunications, gas or other services. Any required alterations to services will be at the developer's expense.

(7) Tree Preservation

The applicant is advised that the land is subject to Council's Tree Policy and the requirements of that policy are to be strictly adhered to. Should the applicant/owner require advice in this regard they are to contact Council's Parks and Gardens Department.

The trees identified in Griffin Green Masterplan, prepared by Baumgart Clark Architects (Project No. 2050 A.08.000 Revision S) as being retained are to be retained and protected during subdivision construction works.

(8) Aboriginal Heritage

If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:

- a. Not further harm the object.
- b. Immediately cease all work at the particular location.
- c. Secure the area so as to avoid further harm to the Aboriginal object.
- d. Notify the Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location.
- e. Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department contacted of Planning, Industry and Environment.

(9) Other Cultural Heritage

Should any cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1977 may be required before further the work can continue.

#### (10) Subdivision Works Certificate

In accordance with the provisions of Part 6, Divisions 6.2 and 6.4 of the Environmental Planning and Assessment Act, 1979 a person must not carry out subdivision works until such time as:

- a. A *Subdivision Works Certificate* has been obtained from either Griffith City Council or a *Principal Certifier*.
- b. A *Principal Certifier* has been appointed; and
- c. The person with the benefit of the development consent has given at least two (2) days notice to Griffith City Council and the *Principal Certifier* of the person's intention to commence the subdivision works.

Note 1: Should the plans submitted with the Subdivision Works Certificate differ substantially from the plans approved as part of the development consent then a Section 4.55 modification of consent will be required to be made to Council.

### Prior to the issue of a Subdivision Works Certificate

Prior to commencing subdivision works you will need a Subdivision Works issued by Council. Before this certificate can be issued, compliance with the following conditions is to be demonstrated.

#### (11) Extension of Council's sewer main

**Prior to the issue of a Subdivision Works Certificate** Council's existing gravity sewer system is to be extended to service the proposed subdivision. The sewer system is to be designed to be connected to the existing sewer system on Walla Avenue.

The design for pipelines, as well as manholes and other associated components normally associated with sewerage main installations are to be in accordance the standards prescribed in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014*.

#### (12) Landscape Plan - Street Trees and Parks

**Prior to the issue of the Subdivision Works Certificate** a detailed landscaping plan shall be prepared for the proposed development for approval by Council.

The landscaping plan shall be drawn to scale by a suitably qualified person and include:

- a. minimum scale of 1:200 for parks, detention basins or pedestrian link pathways and 1:500 for subdivision street tree layout

- b. Identification of all trees to be retained, removed or transplanted
- c. The location of all existing and proposed tree and shrub species
- d. Height and spread of selected species at maturity
- e. Elevation of landscaped areas
- f. Irrigation measures and detailed design specifications
- g. Details (including location and method of installation) of any root barrier's to protect infrastructure
- h. a landscape maintenance strategy over the two year establishment period. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, and weeding, staking, fertilising, remedial pruning and plant replacement.
- i. Footpaths through the park (Lot 28) and through the green link between extension of Thomas Place and Garton Place (Lot 2)
- j. Fencing details of all lots sharing a common boundary with Lot 2 and Lot 28.

Notes:

- 1. Lot references in 12(i) and (j) refer to the Griffin Green Masterplan, prepared by Baumgart Clark Architects (Project No. 2050 A.08.000 Revision S)
- 2. The nature strip and footpath areas of the development are to be incorporated into the overall landscaped area of the development.
- 3. Street tree placement is to be designed and maintained to provide safe site distance for pedestrians and motorists, with particular consideration of intersections and pedestrian walkways.
- 4. To ensure continuity, street tree species and spacing is to continue from any existing landscaping or approved street tree landscaping plan.
- 5. Street trees are to be a minimum of 1.5m in height grown in 40 litre bags or equivalent at planting
- 6. All Street tree planting locations must meet the Griffith City Council- Tree Policy (PG-CP-402) with particular attention to section 3.6.1 Utilities and Services.

(13) Erosion and Sediment Control

Control measures are to be utilised to prevent soil erosion and silt entering the drainage systems. **Prior to the issue of a Subdivision Works Certificate**, details of the proposed measures utilising the principles outlined in following document, *Soils and Construction – Managing Urban Stormwater by Landcom (Blue Book,)* are to be submitted for Council approval.

(14) Extension of Potable Water Main

Council's reticulated potable water system is to be extended to service the proposed subdivision. The design of all new mains and other associated components normally associated with water main installations are to conform to the standards prescribed in *Council's Engineering Guidelines - Subdivisions and Development Standards*, the Water Services Association of Australia – *Water Supply Code of Australia (WSA 03—2011)*. Details and designs are to be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate**.

(15) Road Construction

The roads nominated in Council Drawing No. 185/2021-1 are to be extended as detailed on the approved plans, to the following specifications:

Road Name	Road reserve width (m)	Carriageway width (m)
Snaith Place	16	8
Thomas Place	18	9
Garton Place	15	8

**Prior to the issue of a Subdivision Works Certificate**, detailed engineering design drawings for the roadworks shall be submitted to Council for approval in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and Austroads *Guide to Road Design*. Such plans shall include design and specifications for all proposed work as required for approval by Council. The surface of the road is required to be constructed to consist of a two (2) coat bitumen seal.

(16) Intersection Treatment

As a minimum, the intersections of Heath Crescent and Thomas Place; Snaith Place and Thomas Place; and Garton Place and Snaith Place are to be designed as a T-Intersections. Appropriate road tapers are required to accommodate the largest sized vehicle likely to access the proposed subdivision.

**Prior to the issue of a Subdivision Works Certificate**, detailed design drawings for the intersection are to be submitted to Council for approval. Design of the intersection is to be in accordance with *Austroads Guide to Road Design* as amended by the supplements adopted by Transport for New South Wales for the prevailing speed limit.

- (17) **Prior to the issue of a Subdivision Works Certificate**, the applicant shall submit detailed design plans for a 1.2-metre-wide, concrete footpath to be constructed along the north-west side of Middleton Avenue for the full length of the development and Thomas Place for the full frontage of the proposed Lots 33 and 34. Detailed design drawings are to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards* and Council's *Pedestrian and Bicycle Strategy – July 2021*.

- (18) **Prior to the issue of a Subdivision Works Certificate**, the applicant shall submit detailed design plans for a 1.2-metre-wide, concrete footpath within Lot 2 connecting Garton Place and the extension of Thomas Place. Detailed design drawings are to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*.

Note:

1. Lot references relate to the Griffin Green Masterplan, prepared by Baumgart Clark Architects (Project No. 2050 A.08.000 Revision S)

(19) Kerb and gutter construction

Nominal 150mm high integral kerb & guttering and associated road works are to be constructed along both sides of Snaith Place, Thomas Place and Garton Place for the full length detailed on the approved plan. Detailed engineering design drawings for the kerb and gutter and associated works shall be submitted to Council for approval **prior to the issue of a Subdivision Works Certificate**. Such plans shall include designs and specifications for all proposed works as required for approval by Council. The requirements are to comply with *Council's Engineering Guidelines for Subdivisions and Development Standards*.

(20) Street Lighting

Provision is to be made for the installation of street lighting along Snaith Place, Thomas Place and Garton Place in accordance with Austroads *Guide to Road Design, Australian Standard 1158* and any prescribed requirement of Essential Energy for the full length detailed on the development plan. Details shall be submitted to Council for approval, **prior to the issue of a Subdivision Works Certificate**. Lighting drawings are to be prepared by a suitably qualified lighting designer/consultant.

(21) Erosion and Sediment Control

Soil erosion and sediment control measures shall be designed in accordance with the document *Managing Urban Stormwater - Soils & Construction Volume 1* (2004). Details are to be submitted to the satisfaction of the Principal Certifier **prior to the issue of the Subdivision Works Certificate**.

(22) Pollution Control Plan

**Prior to the issue of the Subdivision Works Certificate** the applicant shall submit to Griffith City Council and the Principal Certifier a Pollution Control Plan. The Pollution Control Plan shall provide the following details:

- a. Soil erosion and sediment control measures that are designed in accordance with *Managing Urban Stormwater – Soils and Construction, Volume I* (Landcom 2004).  
The measures shall include.
  - i. Preventing solid waste, sediment, sand, soil, clay or stones from the site entering the stormwater drainage system. Only clean rain water will be permitted to discharge into the stormwater drainage system.
  - ii. Preventing vehicles from tracking materials onto the road which may enter stormwater drainage.
  - iii. Plans showing the location of sedimentation control fencing and details of any temporary driveways.
  - iv. methods for the entire construction period and up until such times as an application is made for an Occupation/Compliance/Subdivision Certificate.
- b. Means of dust suppression measures to be implemented during dry and/or windy weather conditions.
- c. A waste management plan addressing all waste collection and disposal issues associated with waste generated by the development during the construction process. In terms of disposal of waste, all material is to be disposed of at a licenced waste management facility. No material shall be burnt onsite.

## Prior to Commencement of Works

The following conditions need to be met prior to the commencement of works. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

(23) Sedimentation and Erosion Controls

Effective dust, noise, sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum):

- (a) the installation of a sediment fence with returned ends across the low side of the works; and
- (b) a temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

The control measures are to be installed **prior to the commencement of site works** and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

(24) External Service Providers

**Prior to the commencement of works** written advice shall be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services to the development.

(25) Construction Management Plan (CMP)

**Prior to the commencement of work**, a Construction Management Plan is to be prepared by a suitably qualified professional detailing the proposed traffic control and traffic management arrangements during the construction of the development. The Construction Management Plan is to be submitted to Council for approval and is to address, but not be limited to, the following:

- a. the management of traffic during construction;
- b. the management of loading and unloading of construction materials on site;
- c. material stockpiling/storage;
- d. identify parking for construction worker vehicles;
- e. dust mitigation measures; and
- f. complaint management and contingency measures.

The construction and traffic management measures specified in the approved Construction Management Plan shall be implemented for duration of construction.

(26) Traffic Control Plan (TCP)

A Traffic Management Plan (TMP) with all supporting documentation, including all relevant Traffic Guidance Schemes (TGS), is to be submitted to Council for approval prior to the commencement of work within Council's road reserve. The TMP must comply with the requirements of Transport for New South Wales' Traffic Control at Work Sites Technical Manual (TCAWS Manual), Standards Australia's Manual of uniform traffic control devices, Part 3: Traffic control for works on roads (AS1742.3), and Austroads' Guide to Temporary Traffic Management (AGTTM).

The TMP must be prepared by a person/s with a 'Prepare a Work Zone Traffic Management Plan' qualification. Strict compliance to the TMP is to be maintained throughout the duration of the works. All inspections of the TMP and collection of records must comply with the requirements of the TCAWS Manual.

(27) Application for works on Council's sewer main

Application is to be made to Council's Water and Sewer Department by the appointed licensed plumber **prior to the commencement of work** on Council's sewer main.

(28) Sedimentation and Erosion Controls

Effective dust, noise, sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum):

- a. the installation of a sediment fence with returned ends across the low side of the works; and
- b. a temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

The control measures are to be installed **prior to the commencement of site works** and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

(29) Pollution Control

**Prior to the commencement of works** all measures identified in the approved Pollution Control Plan shall be implemented.

(30) Demolition

Prior to demolition occurring, the applicant must submit a Demolition Waste Management Plan (DWMP) to the Certifier and provide a copy to Council. The DWMP must include, but not be limited to, the procedures for the management of waste comprising:

- a. handling and stockpiling waste on site;
- b. the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;
- c. information regarding the recycling and disposal locations; and
- d. confirmation of the contamination status of the development areas of the site based on the validation results.

(31) Dust Control

The following measures must be implemented prior to the commencement of site works and during construction to control the emission of dust.

- a. Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work.



- b. All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system.
- c. All stockpiles of materials that are likely to generate dust must be kept damp or covered.
- d. All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.
- e. All stockpiles of soil or other materials likely to generate dust or odours shall be covered.
- f. All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours or as directed by Griffith City Council.

## During Construction

The following conditions of consent must be complied with at all times during the demolition, excavation and construction of the development.

### (32) Hours of Work

All building, excavation and demolition work is to be carried out between 7:00am and 6:00 pm Monday to Saturday with no work to be undertaken on Sundays or Public Holidays.

Variation to these times may be permitted on submission of a written request to Council indicating the date/s and time/s of the proposed work. It is also recommended that you liaise with occupants of any surrounding dwellings prior to carrying out work outside these hours.

### (33) Sedimentation and Erosion Controls

The approved erosion and sediment control measures shall be implemented and maintained during works.

### (34) WorkCover

The developer is required to comply with any and all requirements of the NSW Work Cover Authority.

### (35) Disposal of Waste

All waste from the building site shall be disposed of at an approved landfill.

### (36) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be contaminated or allowed to enter the stormwater system.

### (37) Stockpiles

- a. All stockpiles of materials that are likely to generate dust must be kept damp or covered.

- b. All stockpiles of soil or other materials shall be placed away from drainage lines, gutters or stormwater pits or inlets.
- c. All stockpiles of soil or other materials likely to generate dust or odours shall be covered.
- d. All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours or as directed by Griffith City Council.

(38) Contaminated Land Unexpected Finds

In the instance that works cause the generation of odours or uncovering of unexpected contaminants, works are to immediately cease, Council is to be notified and a suitably qualified person appointed to further assess the site.

(39) Noise during construction

The use of the premises shall comply with the requirements of the Environmental Protection Authority's Industrial Noise Policy 2000 and shall not give rise to the transmission of offensive noise as defined in the Protection of the Environment Operation Act 1997 (NSW).

(40) Pollution Control

The pollution control measures set out in the approved Pollution Control Plan shall be maintained throughout the entire construction period and up until such times as an application is made for an Occupation/ Subdivision Certificate.

## Prior to the issue of the Subdivision Certificate

Before Council will release the subdivision plan, you will need to demonstrate compliance with the following conditions. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

(41) Subdivision Certificate

A Subdivision Certificate must be issued prior to lodgement of the Final Plan of Survey with the Land Property Information Office. An application for a Subdivision Certificate is required upon completion of all conditions of consent. The application is to be lodged with the Principle Certifier via the NSW Planning Portal.

(42) Compliance with Conditions of Consent

The applicant is to ensure that all conditions of Development Application No. 185/2021 are completed **prior to the issue of the Subdivision Certificate**.

## (43) Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

**Table of Contributions Required – Water, Sewerage & Drainage**

Type of contribution	Amount per tenement	Number of tenements	Amount to be paid
Water supply	\$7,852.00	31	\$243,412.00
Sewerage	\$5,503.00	31	\$170,593.00
<b>Total</b>			<b>\$414,005.00</b>

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Subdivision Certificate** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

## (44) Easement for Sewer

**Prior to the issue of the Subdivision Certificate** a three (3) metre easement shall be established over Council's sewer infrastructure pursuant to Section 88B of the *Conveyancing Act* for the drainage. Matters to be addressed in the instrument should include the width and location of the easement.

## (45) Easement for Drainage of Water

**Prior to the issue of the Subdivision Certificate** an easement shall be established pursuant to Section 88B of the *Conveyancing Act 1919* for the drainage of water from the proposed allotment as a burden on the residue allotment. Matters to be addressed in the instrument should include the width and location of the easement.

## (46) Works As Executed (WAE) Drawings

Works As Executed plans for approved civil works are to be submitted to Council upon completion of the development **prior to the issue of a Subdivision Certificate**. Works As Executed plans are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards*.

## (47) Maintenance bond

A Bond Application and a monetary bond is to be submitted to Council to provide a twelve (12) month maintenance period for civil works relating to Council's infrastructure. It is the applicant's responsibility to notify the relevant departments regarding the commencement and finish of the maintenance period and adequate arrangements are to be made regarding any relevant inspections required.

A five percent (5%) bond of the total cost of works is to be submitted to Council for the works that need maintenance **prior to the issue of a Subdivision Certificate**.

## (48) Stormwater Drainage

The proposed stormwater drainage system is to be connected to the Walla Avenue drainage channel. Stormwater runoff shall not be permitted to flow over the property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the Conveyancing Act are created.

Detailed design drawings and hydraulic calculations for the proposed stormwater drainage system are to be submitted to Council for approval in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards* **prior to the issue of a Subdivision Works Certificate**.

A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the stormwater drainage system, which shall be maintained for the life of the project. The consultant is to sign off all drawings and calculations and provide details of Professional Indemnity Insurance.

## (49) Extension of Council's sewer main

**Prior to the issue of the Subdivision Certificate** Council's existing gravity sewer system is to be extended to service the proposed subdivision. The sewer system is to be designed to be connected to the existing sewer system on Walla Avenue.

All works shall be in accordance with the specifications outlined in *Council's Engineering Guidelines – Subdivision and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014*.

## (50) Separate water services

**Prior to the issue of a Subdivision Certificate**, separate water services are to be supplied to each of the proposed allotments. A separate application is to be submitted to Council for additional connections to Council's potable water main.

Where the connection is greater than 25mm to serve the needs of the development, the application shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.

## (51) Extension of Potable Water Main

**Prior to the issue of the Subdivision Certificate**, Council's reticulated potable water system is to be extended to service the proposed subdivision. All works are to be completed in accordance with *Council's Engineering Guidelines - Subdivisions and*

*Development Standards, the Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011).*

(52) Road Construction

**Prior to the issue of a Subdivision Certificate**, the roads are to be extended as detailed on the development plan, to the following specifications:

Road Name	Road reserve width (m)	Carriageway width (m)
Snaith Place	16	8
Thomas Place	18	9
Garton Place	15	8

Design and construction is to be in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards. The surface of the road is required to be a constructed to consist of a two (2) coat bitumen seal.

(53) Intersection Treatments

**Prior to the issue of a Subdivision Certificate**, the intersections of Heath Crescent and Thomas Place; Snaith Place and Thomas Place; and Garton Place and Snaith Place are to be designed as a T- Intersections. Appropriate road tapers are required to accommodate the largest sized vehicle likely to access the proposed subdivision.

All works are to be completed in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and *Austroads Guide to Road Design* as amended by the supplements adopted by Transport for New South Wales for the prevailing speed limit.

(54) Line Marking

**Prior to the issue of a Subdivision Certificate**, Snaith Place, Thomas Place and Garton Place are to be appropriately delineated (linemarking, etc) in accordance with *Australian Standard 1742* and the Transport for New South Wales QA Specifications for signposting and line marking.

(55) Street Nameplates

Street nameplates are to be provided to the proposed public roads to the colour arrangement as adopted by Council and the standard as prescribed by *Council's Engineering Guidelines – Subdivisions and Development Standards*. Council approval of street names are to be obtained **prior to the issue of a Subdivision Certificate**.

(56) Street Lighting

The installation of street lighting along Snaith Place, Thomas Place and Garton Place is to be in accordance with *Austroads Guide to Road Design, Australian Standard 1158* and any prescribed requirement of Essential Energy for the full length detailed on the development plan. Street lights are to be installed in accordance with the approved design, **prior to the issue of a Subdivision Certificate**. Written approval is to be submitted to Council from Essential Energy to ensure that all works have been completed to their satisfaction.

## (57) Landscape Plan - Street Trees and Parks

**Prior to the issue of the Subdivision Certificate** the approved landscape plan for street trees and parks shall be installed to the satisfaction of Council. The commencement date for installation of plants or irrigation systems must be agreed to by Council. This work will be inspected by the delegated officer to ensure installation specifications are met. This is to include a final inspection once landscaping has been installed and written approval from the delegated officer.

The approved landscaping must be bonded along with the duration of the 2 year maintenance period.

## (58) Fencing

A restriction shall be placed on the title of Lots 1, 3, 17, 18, 23, 27 and 29 pursuant to Section 88B of the *Conveyancing Act 1919* that advises that common boundary fencing shared with Lot 2 and Lot 28 must be in accordance with the approved landscaping plan (referred to in condition 12). Details are to be provided **prior to the issue of the Subdivision Certificate**.

Note:

1. Lot references relate to the Griffin Green Masterplan, prepared by Baumgart Clark Architects (Project No. 2050 A.08.000 Revision S)

## (59) Footpath

**Prior to the issue of a Subdivision Certificate**, a 1.2-metre-wide, concrete footpath is to be constructed along the north-west side of Middleton Avenue for the full length of the development and Thomas Place for the full frontage of the proposed Lots 33 and 34. All works are to be completed in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards and Council's Pedestrian and Bicycle Strategy – July 2021.

- (60) **Prior to the issue of a Subdivision Certificate**, a 1.2-metre-wide, concrete footpath is to be constructed within Lot 2 connecting Garton Place and the extension of Thomas Place. Detailed design drawings are to comply with Council's *Engineering Guidelines – Subdivisions and Development Standards*.

## (61) Approval of Civil Works

All works specified on the approved Construction Certificate drawings are to be completed in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards (and other authorities specifications outlined within this Development Application) and approved by Council **prior to the issue of a Subdivision Certificate**.

## (62) Stormwater Drainage

The proposed stormwater drainage system is to be connected to the Walla Avenue drainage channel in accordance with *Council's Engineering Guidelines – Subdivision and Development Standards*. Stormwater runoff shall not be permitted to flow over the property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the *Conveyancing Act* are created. All works relating to the stormwater drainage system are to be completed and inspected by Council **prior to the issue of the Subdivision Certificate**

(63) Engineering Inspections

The applicant is required to pay for all inspections carried out by Council's Engineers. Payment must be paid for all inspections as per Council's current Revenue Policy **prior to the issue of a Subdivision Certificate.**

(64) Kerb and gutter construction

Nominal 150mm high integral kerb & guttering and associated road works are to be constructed along both sides of Snaith Place, Thomas Place and Garton Place for the full length detailed on the development plan. All works are to be completed in accordance with Council's *Engineering Guidelines for Subdivisions and Development Standards* **prior to the issue of the Subdivision Certificate.**

## On-Going Requirements

The following conditions or requirements must be complied with at all times, throughout the use and operation of the development.

(65) Landscape Plan - Street Trees and Parks (Ongoing)

The approved street tree and parks landscaping are to be maintained by the developer for an agreed two year period after planting, with maintenance to be handed over to Council after this period.

## Attachment C – Advisory Notes

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 4.16 of the Act.

### (66) Water meter location

In accordance with Council's *Engineering Guidelines – Subdivision and Development Standards*, potable water services are not permitted to be located through easements. Property services shall be located such that the point where the meter assembly is located is within 300mm of the property side boundary.

### (67) Water applications

Water meter connections, disconnections, relocation, or resizing require separate applications to Council's Water and Sewer department. Connections which are required to be 25mm or greater to serve the needs of the development, shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent mains.

### (68) Essential Energy

- a. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
- b. As part of the subdivision/s, easement/s are to be created for any existing electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan/s of subdivision. Refer Essential Energy's Contestable Works Team for requirements via email [contestableworks@essentialenergy.com.au](mailto:contestableworks@essentialenergy.com.au).
- c. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
- d. Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees, contributions and if required, new designated electrical infrastructure, such as a pad mount substation. If it is deemed that designated electrical infrastructure is required, then all fees for such infrastructure (which may be substantial) will be borne by the Applicant. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.
- e. In addition, Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the properties encroach on the electricity infrastructure.
- f. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity



Power Lines) of the Electricity Supply Act 1995 (NSW).

- g. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around power lines to understand their safety responsibilities. SafeWork NSW([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

## **Attachment D – Other Council Approvals and Consents**

### **Section 68 Local Government Act 1993 Approvals**

This consent includes the following approvals under Section 4.12 of the *Environmental Planning and Assessment Act 1979* and Section 68 of the *Local Government Act 1993*.

nil