

**Attachment 1 – Recommended Conditions of Consent
DA-39/2023/DA-C**

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.

Drawing Title	Drawing No.	Issue/Revision	Author	Dated
Existing Conditions & Demolition Plan	DA311	B	Clarke Hopkins Clarke	06.10.2023
Site Plan	DA312	D	Clarke Hopkins Clarke	10.11.2023
Street Elevations	DA313	B	Clarke Hopkins Clarke	10.11.2023
Building C – Ground Floor Plan	DA320	C	Clarke Hopkins Clarke	10.11.2023
Building C – Roof Plan	DA321	C	Clarke Hopkins Clarke	10.11.2023
Building C – Elevations	DA340	B	Clarke Hopkins Clarke	10.11.2023
Building C – Sections	DA345	B	Clarke Hopkins Clarke	10.11.2023
Signage Plan	DA392	B	Clarke Hopkins Clarke	31.10.2023
Signage Elevations & Details	DA393	B	Clarke Hopkins Clarke	31.10.2023
Building C – Materiality	03.01	B	Clarke Hopkins Clarke	10.11.2023
L101 – Landscape Plan – A1	L101	C.1	Package Landscapes Australia	09.11.2023
Erosion and Sedimentation Control Plan	220053-01-DA-C03.01	6	Enspire Solutions Pty Ltd	3/08/2023
Erosion and Sedimentation Control Details	220053-01-DA-C03.21	6	Enspire Solutions Pty Ltd	3/08/2023

Bulk Earthworks Cut and Fill Plan	220053-01-DA-C04.01	6	Enspire Solutions Pty Ltd	3/08/2023
Siteworks and Stormwater Management Plan	220053-01-DA-C05.01	6	Enspire Solutions Pty Ltd	3/08/2023
Pavement, Signage and Line Marking Plan	220053-01-DA-C11.01	6	Enspire Solutions Pty Ltd	3/08/2023
Site Sections	220053-01-DA-C13.01	5	Enspire Solutions Pty Ltd	3/08/2023
Plan of Proposed Subdivision of Jamboree Avenue, Denham Court Lot 1300 in Plan No.24440-SUB1	24440-SUB2	B	Proust & Gardner Consulting Pty Limited	13/11/2023

Associated Documentation:

- a. Document Title: Environmental Noise Impact Assessment, Author: Day Design Pty Ltd, Reference: 7583-1.1R, Dated: 20 December 2022.
- b. Document Title: Notice of the issue of Aboriginal Heritage Impact Permit 1132181, Author: Office of Environment & Heritage, Dated: 16 May 2013.
- c. Document Title: Preliminary and Detailed Site Investigation Report, Author: Alliance Geotechnical Pty Ltd, Revision: 0, Dated: 16 August 2023.
- d. Document Title: Crime Risk and Prevention Through Environmental Design (CPTED) Consultancy, Author: Harris Crime Prevention Services, Dated:13 December 2022.
- e. Document: General Terms of Approval and Bushfire Safety Authority, Reference: DA20230306000975-Original-1, Author: NSW Rural Fire Service, Dated: 26 April 2023.
- f. Agency Reference Number: A-67586, Reference: CNR 52712, Author: Jemena, Dated: 27 June 2023.
- g. Document Title: Bushfire Emergency Management and Evacuation Plan, Author: Blackash Bushfire Consulting, Version: 1.0, Dated: 30 October 2023.

2. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

3. Department of Education

- a. The childcare centre shall be constructed and maintained in accordance with the relevant requirements of NSW Department of Education, including, Education and Care Services National Regulations, Children (Education and Care Services) Supplementary Provisions Regulation 2012, and National Quality Standard 2018.
- b. The applicant must obtain and maintain appropriate licensing to operate the childcare centre in accordance with the requirements of NSW Department of Education. The licence must be obtained prior to the commencement of operations at the centre.

4. NSW Rural Fire Service – Asset Protection Zones

At the issue of a subdivision certificate and in perpetuity, the entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas:

- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

5. NSW Rural Fire Service - Internal Roads

Non-perimeter roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of Planning for Bush Fire Protection 2019 and the following:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- there are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

6. NSW Rural Fire Service - Water and Utility Services

The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419;
- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

7. Ages and Numbers of Children

The child care centre is to accommodate a maximum of one hundred and twenty one (121) children, within the following age groups:

- 0 – 1 years: 12 children
- 1 – 2 years: 24 children
- 2 – 3 years: 25 children
- 3 – 5 years: 60 children

8. Operating Hours

The hours of operation of the child care centre are limited to:

Monday to Friday:	6:00am – 6:30pm
Saturday:	Closed
Sunday:	Closed
Public Holidays:	Closed

9. Playground Equipment

Playground equipment shall be installed and maintained in accordance with relevant Australian Standard(s) and manufacturers recommendations.

10. Noise Management Plan

The childcare centre must implement a Noise Management Plan. The Noise Management Plan must incorporate, but not be limited to the following:

- a. Ensuring all staff and parents and provided with a copy of the Centre's Noise Management Plan and its implications for them during their time at the Centre.
- b. The name and contract details of the Centre's Manager should be clearly displayed at the front of the building to ensure neighbours can contact that person at any time the Centre is operating.
- c. Ensuring a sufficient number of educators are provided to supervise children's outside play to discourage unnecessarily loud activities.
- d. Carers/staff should be educated to control the level of their voice while outdoors.
- e. Facilitating children's small group play when outside, and encouraging educators to engage in children's play and facilitate friendships between children.
- f. Crying children should be comforted as quickly as possible and moved indoors.
- g. Staff arriving prior to 7am should park their vehicles in one of the parking spaces on the south-western side of the car park and should ensure they do not create unnecessary noise.
- h. Outdoor play should be limited to a maximum of 4 hours per day.

11. Noise Control

- a. Noise generated from the premises must not exceed the limits specified in the Association of Australian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment.
- b. The development must conform to the recommendations and specifications of Document Title: Environmental Noise Impact Assessment, Author: Day Design Pty Ltd, Reference: 7583-1.1R, Dated: 20 December 2022.

- c. The childcare centre (including children playing outdoors) shall be conducted so as to avoid the generation of unreasonable noise and cause no interference to adjoining or nearby occupants.
- d. In the event of a noise or vibration problem arising, the person in charge of the premises must, 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 Council's satisfaction.

12. Driveway

- a. The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standards AS 2890.1 and AS 2890.2 (as amended).
- b. The driveways shall be separated from the landscaped areas by the construction of a minimum 150mm high kerb, dwarf wall or barrier fencing.

13. Car Parking Spaces

Thirty-seven (37) car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1, 2 and 6 (as amended).

14. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the nominated loading zone.
- d. Deliveries to the centre shall avoid peak drop off/pick up periods.

15. Landscaping

- a. The provision and maintenance of landscaping must be in accordance with the approved Landscape Plan, including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.
- b. All plants must not be toxic or dangerous (refer to Appendix 7 of the Campbelltown (Sustainable City) Development Control Plan Appendix 7 for a list of Unsuitable Plant Species).

16. Rain Water Tank

Rain water tanks shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (e.g. the flushing of toilets), in accordance with the approved plans.

17. External Finishes

The external finishes must be in accordance with the approved plans and the schedule of finishes submitted and approved through this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

18. Switchboards/Utilities/Air Conditioning Units

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

19. 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.

20. 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 forty-eight (48) hours of its application.

21. Advertising Signage

- a. All signage is to be erected/supported in a safe and secure manner.
- b. This consent does not permit the illumination of any signage.
- c. Signage shall be maintained in a condition so as to not become unsightly so as to adversely affect the amenity of the surrounding area.

22. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended), Engineering Design for Development Guide (as amended) and relevant Campbelltown City Council Development Control Plan (as amended).

23. Waste Management

- a. The operator of the premises shall hold evidence of a waste collection contract with a licensed waste collection contractor for the collection and disposal of internal waste generated by the development.
- b. The child care centre shall provided with a minimum of 3 x 1,100L general waste bins and 2 x 1,100L recycling bins. The bins shall be serviced twice weekly by a licensed waste collection contractor.

- c. The servicing of bins shall be undertaken outside of the operating hours of the child care centre by a licensed waste collection contractor.
- d. Bin collections must be undertaken regularly to prevent any issues with odour, litter, vermin and overflow of bins.
- e. Used nappies must be handled, stored and disposed of in such a way that prevents the creation of any public health issues.
- f. The bin storage room must be kept sufficiently cleaned and maintained at all times.

24. Bin Storage Room

The bin storage room identified on the approved plans must:

- a. Be fully enclosed and shall be provided with a concrete floor, with concrete or cement rendered walls covered to the floor.
- b. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.
- c. Hot and cold water hose cocks shall be provided within the room.
- d. The garbage storage room shall be vented to the external air by natural or artificial means.
- e. The garbage room shall be secured to prevent access by unauthorised persons.
- f. The garbage storage rooms shall be graded and drained to Sydney Water approved drainage fittings.
- g. The garbage storage rooms shall have a self-closing door openable from within the room.
- h. Be constructed in such a manner to prevent the entry of vermin.

25. Waste/Recycling Bin Storage

- a. General waste and recycling bins must not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.
- b. The bin(s) must only be stored in accordance with the approved plans.

26. Shoring and Adequacy of Adjoining Property

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

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

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

27. Site Management

The property owner, site superintendent and contractors shall be responsible for implementing a site management plan and measures, ensuring the following procedures are carried out:

- a. provide erosion and sediment controls according to the Blue Book;
- b. Prevent sediment and/or building materials being carried or washed onto the footway, gutter, road, or into Council's stormwater drainage system;
- c. Ensure soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways;
- d. Ensure safe access to and from the site including the road reserve and footpath areas, crossings by heavy equipment, plant and materials delivery, or static loads from cranes, concrete pumps and the like;
- e. Ensure safe loading and unloading of excavation machines, building materials, formwork and the erection of the structures within the site and not within Council's road reserve;
- f. Ensure storage on site of all excavated material, construction materials and waste containers during the construction period (except where otherwise approved); and
- g. Ensure support of any excavation beside any adjoining property or the road reserve is designed by a Professional Civil Engineer registered on the NER.

28. Engineering Guides, Codes & Specifications

All engineering design and construction work for the proposed development shall comply with, but not be limited to, the current versions of the following documents, guides codes, specifications, (as amended);

- a. Council's Specification for Construction of Subdivisional Road and Drainage Works,
- b. Campbelltown City Council's Engineering Design for Development Guide (as amended),
- c. Managing Urban Stormwater - Soils and Construction (a.k.a. the Bluebook),
- d. National Construction Code, Building Code of Australia,
- e. NSW Floodplain Development Manual,
- f. Australian Rainfall and Runoff,
- g. Austroads Guides,
- h. RMS Guide to Traffic Generating Development
- i. Planning for Bushfire Protection,
- j. Australian Standards and State Government publications.

29. Demolition Works

Demolition works shall be carried out in accordance with Australian Standard AS 2601-2001 – The Demolition of Structures.

30. Construction Certificate

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

- a. The applicant shall obtain a construction certificate for the particular works;
- b. The applicant shall appoint a Principal Certifier; and

- c. The Principal Certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

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

31. NSW Rural Fire Service – Construction Standards

New construction must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard – Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.

32. Sound Barrier Wall

Prior to Council or the Principal Certifier issuing a construction certificate, the applicant shall submit detailed plans and obtain the written approval of Council's Coordinator Urban Release for the design of the sound barrier wall along the boundary of Barbula Road. The design of the sound barrier wall shall incorporate articulation and landscape treatments, and be consistent with the design specifications of Document Title: Environmental Noise Impact Assessment, Author: Day Design Pty Ltd, Reference: 7583-1.1R, Dated: 20 December 2022.

33. Acoustic Requirements

Prior to Council or the Principal Certifier issuing a construction certificate:

- a. all recommendations of Document Title: Environmental Noise Impact Assessment, Author: Day Design Pty Ltd, Reference: 7583-1.1R, Dated: 20 December 2022 must be incorporated into the construction certificate plans.
- b. mechanical services engineers must select the mechanical plant and equipment with the lowest sound power levels to reduce the amount of acoustic treatment necessary to achieve the noise criteria at nearby residential receivers.
- c. once mechanical plant and equipment has been selected, a detailed acoustic assessment is required to be undertaken. The cumulative noise emissions from the mechanical plant system and the use of the indoor play areas and car park is not to exceed the project noise trigger levels specified in Section 5.5 of Document Title: Environmental Noise Impact Assessment, Author: Day Design Pty Ltd, Reference: 7583-1.1R, Dated: 20 December 2022.
- d. the construction certificate plans must show how rooms are to be ventilated to the standards set out in clause F4.5 of the Building Code of Australia and Australian Standards AS1668.2:1991.

34. Rainwater Tank and Mechanical Plant Equipment

- a. Prior to Council or the Principal Certifier issuing a construction certificate, the rainwater tank located adjacent to the building façade on the corner of Jamboree Avenue and Barbula Road shall be relocated behind the building line of any road frontage, or be located behind and below the fence line of Barbula Road.
- b. Prior to Council or the Principal Certifier issuing a construction certificate, the mechanical plant equipment located adjacent to the building façade on the corner of Jamboree Avenue and Barbula Road shall be relocated to the roof, and be concealed within the roof form and/or provided with visual screening.

35. Utility Servicing Provisions

- a. Prior to Council or the Principal Certifier issuing 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.
- b. Prior to Council or the Principal Certifier issuing a construction certificate, the applicant shall obtain written approval from the relevant electricity authority to relocate the existing street light.

36. Soil and Water Management Plan

Prior to Council or the Principal Certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

37. Existing Drainage

Prior to Council or the Principal Certifier issuing a construction certificate, the applicant shall submit design details and related calculations for the analysis of the existing drainage system in Jamboree Avenue and Barbula Road, where it is proposed to discharge stormwater from the proposed development, to determine whether the existing system has sufficient capacity to adequately convey the increased flows.

38. Dilapidation Report

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

39. Works Outside the Site Boundary

Prior to Council or the Principal Certifier issuing a construction certificate, engineering plans for any work outside the site boundary shall be submitted to Council for approval. All works shall comply with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended), Engineering Design for Development Guide (as amended) and relevant Campbelltown City Council Development Control Plan (as amended), and shall be inspected by Council at all stages of construction.

A compliance certificate for the work shall be obtained from Council prior to the Principal Certifier issuing an occupation certificate.

Council assessment and inspection fees, apply to the above requirements.

40. Telecommunications Infrastructure

- a. 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 Principal Certifier prior to the issue of a construction certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

41. Sydney Water

Prior to Council or the Principal Certifier issuing 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 Principal Certifier prior to issue of a construction certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

42. Civil Works under S138 Roads Act

Prior to Council or the Principal Certifier issuing a construction certificate, a S138 Roads Act application, including payment of plan assessment and inspection fees shall be lodged with Campbelltown City Council for construction of stormwater drainage, driveway crossings and adjustment of linemarking due to the relocation of existing bus stop in Jamboree Avenue and Barbula Road.

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

43. Local Traffic Committee

Prior to Council or the Principal Certifier issuing a construction certificate, the applicant shall submit road construction and traffic engineering plans for written approval from Council's Local Traffic Committee for proposed design and construction of prescribed traffic control devices, traffic control facilities and all associated sign posting and line marking. Early application to Council's Local Traffic Committee is suggested.

44. Design for Access and Mobility

Prior to Council or the Principal Certifier issuing a construction certificate, an access report accompanied by design details endorsed by an Access Consultant with a minimum AQF4 qualification demonstrating compliance with the relevant access requirements of the Disability

(Access to Premises – Buildings) Standards 2010 (Premises Standards) including any referenced Australian Standards and the National Construction Code (NCC) shall be provided to the appointed Principal Certifier.

45. Retaining Walls

Prior to Council or the Principal Certifier issuing a construction certificate, all retaining walls must:

- a. be constructed of masonry materials and not contain timber products;
- b. not cause erosion, slip or subsidence to adjoining land;
- c. be located wholly within the property boundary, including footings and agricultural drainage lines; and
- d. be designed by a suitably qualified and practising Structural Engineer.

46. Special Infrastructure Contribution (prior to the issue of a Construction Certificate)

A Special Infrastructure Contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011, (as in force when this consent becomes operative). The SIC shall be paid to the NSW Department of Planning and Environment and evidence of payment of the SIC shall be provided to both the Council and the Principal Certifier prior to the issue of a Construction Certificate.

Note: Information on the SIC can be found on the NSW Department of Planning and Environment's website. Please contact the NSW Department of Planning and Environment when organising payment of the SIC.

47. Long Service Levy

Long Service Levy payment is applicable on building work having a value of \$250,000 or more, at the rate of 0.25% of the cost of the works. The required Long Service Levy payment, under the *Building and Construction Industry Long Service Payments Act 1986*, is to be forwarded to the Long Service Levy Corporation or the Council, prior to the issuing of a Construction Certificate, in accordance with Section 6.8 of the *Environmental Planning & Assessment Act 1979*.

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.

48. Subdivision Registration

Prior to the commencement of any works on the land, the plan of subdivision approved under development consent 10/2020/DA-S must be registered with NSW Land Registry Services.

49. Jemena – Encroachment Safety Management Study

Prior to the commencement of any works on the land, An Encroachment Safety Management Study (Construction SMS) as per AS2885.6 must be conducted to identify all threats posed by

construction and ongoing existence of the development with regard to the Eastern Gas Pipeline in this location. All actions arising from this SMS must be addressed and closed. Jemena must provide acceptance of the sign-off report prior to commencement of the development.

The SMS is required to be undertaken by an appropriately qualified professional and Jemena are to be a party to any such study. Any costs associated with convening a SMS will be borne by the applicant/proponent, along with any additional protection measures or mitigation works that will need to be implemented by Jemena or the proponent as required by the findings of the SMS.

50. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

51. Unexpected Finds Protocol

Prior to the commencement of works, an unexpected finds protocol must be prepared by a suitably qualified and experienced person and submitted to the Principal Certifier for approval.

52. Erection of Construction Sign

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

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited;
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);
- d. Stating the approved construction hours in which all works can occur; and
- e. Showing the name, address and telephone number of the Principal Certifier for the work.

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

53. Toilet on Construction Site

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

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

54. Trade Waste

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

55. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

56. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including 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.

57. Fencing

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

58. Street Tree Replacement

Prior to the commencement of any works on site, the applicant shall submit a Street Tree Plan to Council's Coordinator Urban Release (or equivalent) for approval showing the location, specifications and details of two street trees to be planted within the road reserve fronting the development site, or as otherwise agreed.

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.

59. Aboriginal Heritage Impact Permit

All works carried out on the land must be consistent with the conditions and management measures of the Aboriginal Heritage Impact Permit that has been issued for the land.

60. Unreasonable Noise, Dust and Vibration

Construction of 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.

61. Construction Work Hours

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

Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 5:00pm
Sunday and public holidays	No Work.

62. 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.

63. Excavation and Backfilling

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

64. Fill Contamination

Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

65. Dust Nuisance

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

66. Excess Material

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

67. Revegetation

Revegetation in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)* shall be applied to all disturbed areas within seven days after completion of the earthworks, and shall be fully established prior to release of the maintenance security bond.

68. 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, a minimum of 1.2 metres wide and separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with Australian Standard AS 1742.3, the requirements set out in the RMS 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.

69. Compliance with Relevant Authority's Specifications

All design and construction work shall be in accordance with:

- a. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*;
- b. Council's *Engineering Design for Development Guide (as amended)*;
- c. Council's relevant *Campbelltown City Council Development Control Plan (as amended)*;
- d. *Soils and Construction (2004) (Bluebook)*; and
- e. Relevant Australian Standards and State Government publications.

70. Industrial / Commercial Driveway Crossing and Layback

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's *Industrial/Commercial Vehicle Crossing Specification* and *Engineering Design for Development Guide (as amended)*.

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing, in accordance with the relevant service authority's requirements.

71. Associated works

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

72. Craning and Hoardings

If the work is likely to cause pedestrian or vehicular traffic in a public area to be obstructed or rendered inconvenient; or if craning of materials is to occur across a public or road reserve area, a separate Road Occupancy Certificate and/or Hoarding approval must be obtained from Council prior to undertaking the works.

73. Products banned under the Building Products (Safety) Act 2017

No building products that are banned, or products that are subject to a ban if used in a particular way under the Building Products (Safety) Act 2017 are to be used in the construction of the development.

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 a Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

74. NSW Rural Fire Service - Emergency and Evacuation Planning Assessment

Bush Fire Emergency Management and Evacuation Plan is to be in accordance with Table 6.8d of Planning for Bush Fire Protection 2019 and be consistent with the following:

- The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
- include planning for the early relocation of occupants.
- an Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) in developing and implementing an Emergency Procedures Manual; and
- detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745 'Planning for emergencies in facilities', are clearly displayed, and an annually emergency evacuation is conducted.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to the occupation of the development.

75. Shared Driveway

Prior to the Principal Certifier issuing an occupation certificate, the driveways and vehicle crossings serving the development must be fully constructed.

76. Restoration of Public Roads

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

77. Public Utilities

Prior to the Principal Certifier issuing 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.

78. Advance Warning Signage – Childcare Centre

Prior to the Principal Certifier issuing an occupation certificate, approved "Childcare Centre" warning signs shall be erected along the approach roads to the proposed development. In this regard, the applicant shall liaise with Council's Traffic Engineer to determine the specific locations and the relevant wording of the signs, prior to the preparation of a detailed signage and linemarking plan.

79. Compliance Certificate

All the works on public area in relation to the development shall be completed as per the Council approved plans. A compliance certificate, approving the works, shall be obtained from Council prior to the Principal Certifier issuing an occupation certificate.

80. Crime Prevention through Environmental Design Audit

- a. Prior to the Principal Certifier issuing an occupation certificate, all recommendations within Document Title: Crime Risk and Prevention Through Environmental Design (CPTED) Consultancy, Author: Harris Crime Prevention Services, Dated: 13 December 2022, shall be implemented.
- b. Prior to the Principal Certifier issuing an occupation certificate, the applicant shall engage a suitably qualified and experienced person to undertake an audit of the development against the principals of Crime Prevention Through Environmental Design (CPTED). The applicant shall implement any recommendations of the audit, and submit a compliance certificate to Council confirming the recommendations (if relevant) have been implemented.

81. Access and Mobility Sign-off

Prior to the Principal Certifier issuing an occupation certificate, sign-off from an Access Consultant with a minimum AQF4 qualification verifying that the relevant access requirements of the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) including any referenced Australian Standards and the National Construction Code (NCC) have been satisfied shall be provided to the appointed Principal Certifier.

82. Final Fire Safety Certificate

Prior to the Principal Certifier issuing an occupation certificate:

- a. The Owner shall carry out an inspection and audit of the proposed fire safety measures installed within the building and contained within the Fire Safety Schedule
- b. The Owner shall undertake all such remedial works necessary to ensure that those required fire safety measures contained within the Fire Safety Schedule are capable of operating/performing to at least the standard for which the measure was originally designed and implemented; and

- c. A Final Fire Safety Certificate shall be submitted to Council, to the effect that each essential fire safety measure specified in the current Fire Safety Schedule for the building to which the certificate relates;
 - i. has been assessed by a properly qualified person, and
 - ii. was found, when it was assessed, to be capable of performing to at least the standard required by the current Fire Safety Schedule for the building for which the certificate is issued;

83. Street Tree Replacement

Prior to the Principal Certifier issuing an occupation certificate, any required street trees must be planted in accordance with the approved Street Tree Plan and in good vigour to the satisfaction of the Principal Certifier.

84. Bushfire Protection Sign-off

Prior to the Principal Certifier issuing an occupation certificate, certification from an accredited bushfire consultant verifying that the development has been constructed and the relevant bushfire protection measures implemented in accordance with Planning for Bushfire Protection 2019 and AS3959 shall be provided to the appointed Principal Certifier.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a subdivision certificate by either Campbelltown City Council or the Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision certificate.

85. Restriction on the Use of Land

Prior to the Principal Certifier issuing a subdivision certificate, the applicant must create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.

- a. Right of carriageway variable width
- b. Easement for carparking variable width
- c. Right of footway variable width
- d. Easement for padmount substation 4.5 wide
- e. Easement to drain water variable width

The applicant shall liaise with Council regarding the required restrictions and wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

86. Section 73 Certificate

Prior to the Principal Certifier issuing a subdivision 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.sydneypwater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to Council prior to the release of the subdivision certificate.

87. Service Authorities

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

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

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

88. Commercial Inter-Allotment Drainage

Prior to the Principal Certifier issuing a subdivision certificate, the applicant shall demonstrate on the works as executed plans that inter-allotment drainage and the associated easements have been provided for all commercial lots that cannot be drained to the kerb and gutter. Inter-allotment drainage systems shall be designed and constructed in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design for Development Guide (as amended)* and relevant *Campbelltown City Council Development Control Plan (as amended)*.

89. CCTV footage verifying integrity of all new pipes and existing pipes

Prior to the Principal Certifier issuing a subdivision certificate, the applicant shall provide CCTV footage to Council for all new pipes and for all existing pipes which are modified by works prior to Linen release. The footage shall comply with the following requirements:

- the files shall be in MP4 format
- file resolution shall be 640 by 480 pixels, 3 Mbps and 25 frames per second
- each pipe reach (i.e. between two pits) shall be provided as a separate file
- the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage

- the speed and panning of the footage shall be sufficient to demonstrate that there are no significant cracks in the pipe and that the joints have been properly constructed
- the files shall have a name corresponding with the unique label provided in the associated stamped approved drawings and
- a summary report (*.pdf) shall accompany the data.

90. Council Fees and Charges

Prior to the Principal Certifier issuing a subdivision certificate, the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

FOOD CONSTRUCTION CONDITIONS

The following conditions have been applied to ensure that all construction and fit-out of the food premises complies with the *Food Act 2003*, *Food Regulation 2015*, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fit out of food premises.

91. Construction

The construction, fit-out and finishes of the food premises must be constructed in accordance with the *Food Act 2003*, *Food Regulation 2015*, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004 Design, construction and fit-out of food premises.

92. Registration

The premise is required to be registered with Council. Regular inspections will be carried out to ensure health standards are maintained. A business registration form is available on Council's website and must be completed and submitted to Council prior to the operation of the food business commencing (Food Safety Standard 3.2.2).

93. Floor Construction

The floor construction within the food preparation area/s must be finished to a smooth, even non-slip surface, graded and drained to a floor waste (AS 4674-2004, Section 3.1).

94. Floor Waste

Floor wastes in food preparation and food service areas must be fitted with sump removable stainless steel baskets and grates (AS 4674-2004, Section 4.1.8).

95. Coving

The coving must be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface in accordance with Figure 3.1 and 3.2 of the Australian Standard (AS 4674-2004, Section 3.1.5).

All coving must:

- a. Have a minimum concave radius of 25mm; or

- b. Be tiled 50mm minimum in width and splayed at 45°.

Feather edge skirting and non-rebated coving is not permitted. Recessed coving must be provided at all intersections of the floor with the walls/plinths within all food preparation, service and storage areas.

96. Penetrations/Service Lines

Internal penetrations/service lines - All service pipes, conduits and electrical wiring must be concealed in the floor, walls, plinths or ceiling (AS 4674-2004, Section 3.2.9).

External penetrations/service lines - External service pipes and electrical conduit must be fixed on brackets so to provide at least 25 mm clearance between the pipe and adjacent vertical surface and 100 mm between the pipe or conduit and adjacent horizontal surfaces. Service pipes and electrical wiring must not be placed in the recessed toe space of plinths or of any equipment (AS 4674-2004, Section 3.2.9).

97. Wall Requirements

Cavity walls are not permitted. All walls in the food premises, including all new and existing partition walls, must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in Table 3.2 of AS 4674-2004. The finishing materials of the wall surfaces must provide an even surface, free of fixing screws, open joint spaces, cracks or crevices (AS 4674-2004, Section 3.2).

98. Window Sills

Window sills located within a food preparation area or food service area must be located 450 mm above the top of any bench or sink and tiled at a splayed angle of 45°.

99. Ceiling Construction

Drop-in panel style ceilings are not permitted in food preparation areas or over areas where open food is displayed, handled or served. The ceiling in the food premises must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed (AS 4674-2004, Section 3.2).

100. Light Fittings

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with ceiling
- b. Designed to ensure that no horizontal surface exists which would allow dust and grease to accumulate (AS 4674-2004, Section 2.6.2).

101. Hand Wash Basins

Hand wash basins must be provided in all parts of the premises where open food is handled and in utensil/equipment washing areas. The hand wash basin is to be located and installed in such a way that they are not obstructed, are at bench height either permanently fixed to a wall, to a

supporting frame or set in a bench top and is accessible from no further than 5 m away from any place where food handlers are handling open food (AS 4674-2004, Section 4.4).

The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand wash basin. A waste receptacle for used towels must be provided (AS 4674-2004, Section 4.4).

102. Dishwashing Machines

The dishwashing/glass washing machine must be designed and able to operate in accordance with AS 4674-2004 and the Food Standards Code. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitising rinse cycle must achieve a water temperature of 80°C for 2 minutes or 75°C for 10 minutes (AS 4674-2004, Section 4.1.6).

Appropriate ventilation must be provided over the dishwashing system and be designed and installed in accordance with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings.

103. Equipment Wash Sinks

A double bowl wash sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 – Section 4.1). The double bowl sink is in addition to the hand wash basin.

Alternatively to the above, a triple bowl sink must be installed and serviced with hot and cold water through a single outlet where rinsing is required before or after sanitising e.g. wash, rinse, sanitise procedure or wash, rinse/sanitise, rinse procedure (AS 4674-2004, Section 4.1).

104. Bottle Preparation Room

In the event, a bottle preparation room is constructed (separate to the food preparation area); the following conditions must be complied with:

- Floor construction - The floor construction within the bottle preparation room must be finished to a smooth, even non-slip surface (AS 4674-2004, Section 3.1).
- Wall requirements - All walls in the bottle preparation room must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in Table 3.2 of AS 4674-2004.
- Ceiling construction - The ceiling in the bottle preparation room must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed (AS 4674-2004, Section 3.2).
- Benches - The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices (AS 4674-2004, Section 4.2).
- Storage cabinets/cupboards - All storage cabinets/cupboards (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS 4674-2004, Section 4.2).

- Hand wash basins – A hand wash basin is to be located and installed in the bottle preparation room in such a way that they are not obstructed, are at bench height either permanently fixed to a wall, to a supporting frame or set in a bench top and is accessible (AS 4674-2004, Section 4.4).

The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand wash basin. A waste receptacle for used towels must be provided (AS 4674-2004, Section 4.4).

105. Cleaner's Sink

A cleaner's sink is to be installed in a location outside of the food preparation area and must be serviced with hot and cold water through taps fitted with hose connectors (AS 4674-2004, Section 4.1.8).

106. Tap Fittings

Hot and cold wall mounted taps must be installed fitted with hose connectors and positioned at least 600 mm above the floor in a convenient and accessible location within the food preparation area and adjacent to the floor waste (AS 4674-2004, Section 4.1.8).

107. Fittings and Fixtures

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS 4674-2004, Section 4).

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS 4674-2004:

- Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75 mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities.
- Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device.
- Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150 mm.

False bottoms under fittings are not permitted (AS 4674-2004, Sections 4.2 and 4.3).

108. Food Preparation Benches

All food preparation benches must be constructed of stainless steel. All food contact surfaces are to be smooth, continuous and flush so as to avoid any exposed screw fixtures.

109. Benches

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices (AS 4674-2004, Section 4.2).

110. Storage Cabinets/Cupboards

All storage cabinets/cupboards (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS 4674-2004, Section 4.2).

111. Shelving

All shelving must be located at least 25 mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. All shelving must be constructed at least 150 mm from the floor level (AS 4674-2004, Section 4.2).

112. Hot Water Service

The hot water service must be positioned at least 75 mm clear of the adjacent wall surfaces, and mounted at a minimum 150 mm above the floor level on a non-corrosive metal stand. The hot water system must be of adequate size to enable a sufficient amount of hot water to all washing facilities throughout the working day (AS 4674-2004, Section 4.3).

113. Pest Protection

Flyscreens and/or other approved means of excluding the entry of pests must be provided to all window and door openings in accordance with Section 2.1.5 of AS 4674-2004.

Where pipe work, drains, cables and ducts penetrate walls, ceilings and roofs, holes must be sealed, filled and finished to prevent the entry of pests.

Spaces between adjoining structures, such as between cool room walls and premises walls, must be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests. Spaces between the top surface of equipment or structures, such as cool rooms, must be accessible for inspection and cleaning or sealed/boxed in so that they are inaccessible to pests.

114. Toilet Facilities and Hand Basins

A toilet for staff must be provided for the premises. The toilet cubicle must be separated from areas where open food is handled, displayed or stored by one of the following:

- a. An intervening ventilated space fitted with self-closing doors
- b. Self-closing doors and mechanical exhaust systems that operate when the sanitary compartment is in use for at least 30 seconds after the cubicle is vacated (AS 4674-2004, Section 5.2).

Toilets intended for customer use must not be accessed through areas where open food is handled, displayed or stored.

A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS 4674-2004, Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser.

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 2021, 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. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of applicable works.
- b. Give Council at least two days notice prior to the commencement of applicable works.
- c. Have mandatory inspections of nominated stages of the construction inspected.

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).

Regard is to be given to the requirements of the Building Code of Australia (BCA) & the Premises Standards. It is the sole responsibility of the Principal Certifier, building developer and building manager to ensure compliance with the Premises Standards.

Advice 3. 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 must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 4. 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 occupation of the development.

Advice 5. Inspections – Civil Works (Generally for Developments)

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 6. Salinity

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed prior to the commencement of applicable works on the land. Further information regarding salinity management is available within Council's Engineering Design for Development (as amended) guide and the applicable Development Control Plan.

Advice 7. 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 8. Telecommunications Act 1997 (Commonwealth)

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

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

Advice 9. Bonds and Bank Guarantees

All security bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

Advice 10. Linen Plan Checking Fee

Where Council is the Principal Certifier a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans for each lot of the subdivision including any residue lots.

END OF CONDITIONS