

# ATTACHMENT 1

## Recommended Conditions of Consent

### GENERAL CONDITIONS

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

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

#### 1. Approved Development

The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.

#### 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. Contract of Insurance (residential building work)

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

This clause does not apply:

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

#### 4. Notification of Home Building Act 1989 Requirements

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor, and
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder, and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

## **5. Landscaping**

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

## **6. External Finishes**

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

## **7. Fencing**

A 1.8 metre high fence shall be erected on the site's side and rear boundaries behind the front building alignment and between each required courtyard at the sole cost of the developer. 'Colorbond' style metal fences that face a public space are not permitted.

## **8. Switchboards/Utilities**

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

## **9. Deliveries**

Where possible, the loading and unloading of all materials and equipment shall be carried out upon the subject site.

If this is not possible due to the construction activities, the creation of a Work Zone may be necessary.

Should this be the case, an application to Council, at least 8 weeks prior to the commencement of works, for the creation of a temporary Work Zone will be necessary.

#### **10. 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.

#### **11. Graffiti Removal**

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

#### **12. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements set out in the Campbelltown (Sustainable City) DCP Volume 2 (as amended).

#### **13. Car Parking Spaces**

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

#### **14. Basement Car Parking**

The applicant shall ensure that the basement car park complies with the requirements detailed in Section 4.13.8 of the Campbelltown Sustainable City DCP Vol. 2 (as amended).

#### **15. Prevention of Overland Flow Inundation**

To prevent overland flows entering the property upon completion of the development, the applicant shall construct;

- a) A solid wall along the Moore Oxley Bypass boundary which has a minimum top of wall RL of 79.80 (AHD) at the eastern end and a minimum top of wall RL of 80.80 (AHD) at the western end.
- b) Construct the footpath in Warby Street, adjacent to the development, with a standard crossfall of 2.5%, including where there are proposed pedestrian and vehicular entries to the property.

## **16. Sight Distance**

To improve sight distance for motorists exiting the basement car park and reduce the risk of conflict with pedestrians using the footpath, the applicant shall either, construct an open style fence, or splay the courtyard fencing of the unit immediately adjacent to the driveway.

## **17. Basement Storage Compartments**

Forty-seven storage compartments are to be provided for each unit within the basement levels in accordance with Council's (Sustainable City) Development Control Plan.

## **18. Adaptable Units**

Eight units shall be adaptable units in accordance with Council's (Sustainable City) Development Control Plan.

## **19. Window Construction**

The windows and sliding doors facing south east in all bedrooms on Levels 1 – 3 should be constructed with 10.38mm laminated glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 33.

The windows and sliding doors facing south east in all bedrooms on Levels 4 – 6 should be constructed with 6.38mm laminated glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 33.

The windows and sliding doors facing south east in lounge and dining areas on Levels 1 – 3 should be constructed with 6.38mm laminated glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 33.

The windows and sliding doors facing south east in lounge and dining areas on Levels 4 – 6 should be constructed with 6mm float glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 27.

The windows and sliding doors facing south west in lounge and dining areas in level 1, unit 1 should be constructed with 6mm float glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 27.

The windows and sliding doors facing south west in bedrooms in level 1, unit 2 should be constructed with 6.38mm laminated glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 33.

The windows and sliding doors facing south west in bedrooms 2 & 3 in units 6 & 10 should be constructed with 10.38mm laminated glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 37.

The windows and sliding doors facing south west in bedroom 1 in units 6 & 10 should be constructed with 6.38mm laminated glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 33.

The windows and sliding doors facing south west in all bedrooms 2 & 3 in units 14, 18 & 22 should be constructed with 6.38mm laminated glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 33.

The windows and sliding doors facing south west in bedroom 1 in units 14, 18 & 22 should be constructed with 6mm float glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 27.

The windows and sliding doors facing south west in all bedrooms in units 28, 32, 36, 40 & 44 should be constructed with 6mm float glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 27.

The windows and sliding doors facing north east in bedrooms in units 34, 38, 42 & 46 should be constructed with 6mm float glass in heavy duty aluminium frames with QLon acoustic seals with a minimum Rw rating 27.

## **20. Mechanical Ventilation**

Should the need arise to provide mechanical ventilation or air conditioning for the residences, care should be taken to ensure that the ratings of external walls, ceilings and windows are not compromised. The use of mechanical services equipment can also introduce noise problems, therefore the choice and location of such units is very important.

## **21. Installation of Acoustic Windows and Doors**

The acoustical effectiveness of fitting out a building with acoustic windows, doors and other products will also be dependent on the quality of the installation and associated workmanship. It is important to ensure that products are installed adequately and fully sealed to ensure that air gaps do not occur either within the products or at the perimeter and so reduce the attenuation of the building.

## **22. Retention of Demolition and Construction Waste Dockets**

All demolition and construction waste dockets are to be retained on site to confirm which facility received the material for recycling or disposal.

## **23. Bin Storage Rooms**

All bin storage rooms are to comply with the requirements as stated in Council's Sustainable City Development Control Plan. Sufficient space should be allocated in the bin storage facility to store all bins required such that no bins are stored on public land.

## **24. Garbage Chutes**

Two garbage chutes are to be provided on each level in accordance with the approved plans and must be accessible for all occupants. The waste/chute rooms on each level must accommodate at least two 240L recycling bins. Chute and compactor systems must not be used for recyclables.

## **25. Site Manager**

A site manager shall be employed to manage all on-site waste management activities.

## **26. Subdivision**

This development consent does not give any approvals for subdivision. Should subdivision be required, a separate development application shall be lodged with Council.

## **27. 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
- 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.

## **28. Rain Water Tank(s)**

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

## **29. 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 certifying authority
- c. The private certifying authority 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 an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

## **30. Schedule of External Finishes**

Prior to Council or an accredited certifier issuing a construction certificate, a schedule of external building materials and colours shall be submitted to Council for approval.

### **31. Utility Servicing Provisions**

Prior to Council or an accredited 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.

**Note:** The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authorities water or sewer infrastructure.

### **32. Sydney Water Stamped Plans**

Prior to Council or an accredited certifier issuing a construction certificate, development plans shall be submitted to a Sydney Water Customer Centre or Quick Check Agent, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and or easements, and if further requirements need to be met. The plans, including any amended plans are required to be appropriately stamped.

### **33. Soil and Water Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a detailed soil and water management plan shall be submitted for approval.

### **34. Construction Traffic Management Plans**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare, and obtain approval from an accredited person, separate Construction Traffic Management Plans (CTMP's) for the demolition, excavation and construction stages of the development.

The CTMP's shall include details of, but not be limited to;

- a) The staging and timing of construction works
- b) Perimeter fencing and hoarding requirements
- c) Details of temporary vehicular entry points to the site
- d) Provisions for pedestrian traffic and any diversions that are proposed
- e) Hoisting arrangements for cranes, travel towers or lift operations
- f) Numbers of vehicles used during the demolition stage, their proposed routes, turning paths and parking arrangements
- g) Work zone requirements, if required
- h) Traffic control associated with road occupancy and standing plant
- i) Waste collection areas.

In preparing the CTMP's, the applicant shall address all relevant NSW road rules.

Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and copies shall also be forwarded to Council for its records.

No CTMP's shall be approved unless it is endorsed by Council in writing. Management of the site may be subject to change at the Council's direction.

### **35. Stormwater Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the nearest drainage system under Council's control. All proposals shall comply with the Campbelltown (Sustainable City) DCP Volume 2 (as amended).

### **36. Existing Drainage**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit design details and related calculations for the analysis of the existing drainage system in Warby Street, where it is proposed to discharge stormwater from the proposed development, to determine whether the existing system has sufficient capacity to adequately convey the anticipated increase in flows, due to the proposed development.

### **37. Dilapidation Report**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for all buildings on lands that adjoin the subject works.

### **38. Work on Public Land**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense and upon completion of the development, a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

### **39. Consolidation of Allotments**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a copy of the plan which consolidates the allotments that are the subject of the development application, prior to registration at the Department of Land and Property Information.

### **40. Section 94A Developer Contribution - Community Facilities and Services**

Prior to Council or an accredited certifier issuing a Complying Development Certificate or a Construction Certificate (or where a Construction Certificate is not required, a Subdivision Certificate), the applicant shall provide a receipt for the payment to Council of a community facilities and services contribution in accordance with the provisions of the Campbelltown City Council Section 94A Development Contributions Plan.



For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed development in accordance with the following:

- where the value of the proposed development is greater than \$100,000 but less than \$500,000, provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the Consumer Price Index - All Groups (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or
- where the value of the proposed development is \$500,000 or more, provide a detailed development cost report completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors (Quantity Surveyors Estimate Report Template 2). Payment of contribution fees will not be accepted unless the amount being paid is based on a Quantity Surveyors Estimate Report (QS Report) that has been issued within 90 days of the date of payment. Where the QS Report is older than 90 days, the applicant shall provide an updated QS Report that has been indexed in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 to ensure quarterly variations in the Consumer Price Index All Group Index Number for Sydney have been incorporated in the updated QS Report.

Copies of the Cost Summary Report - Template 1 and the Quantity Surveyors Estimate Report - Template 2 are located under "Developer Contributions" on Council's web site ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)) or can be collected from Council's Planning and Environment Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing.

Payment of Section 94A Developer Contributions will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

**Note:** This condition is only applicable where the total development value exceeds \$100,000.

#### **41. Design for Access and Mobility**

Prior to Council or an accredited certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

## **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.

### **42. 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.

### **43. 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; and
- 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.
- e. Showing the name, address and telephone number of the principal certifying authority 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.

### **44. 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.

#### **45. 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.

#### **46. 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 the public road system. Single sized aggregate, 40mm or larger and placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

#### **47. 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.

#### **48. Demolition Works**

Demolition works shall be carried out in accordance with the following:

- a. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- b. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
- c. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- d. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the principal certifying authority attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

#### **49. Hoarding / Fence**

Prior to the commencement of any works, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

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

#### **50. Sydney Water**

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) for:

- Quick check agent details - see Building Developing and Plumbing then Quick Check
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and Developing then Building and Renovating

or telephone 13 20 92.

#### **51. Structural Engineer Details**

Prior to the commencement of any works, the submission to the principal certifying authority of all details prepared by a practicing structural engineer.

#### **52. Demolition of Existing Dwelling**

Prior to the commencement of any other works, the existing dwelling and all other improvements on the land shall be demolished in accordance with the conditions of this consent.

### **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.

#### **53. 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 4.00pm
Sunday and public holidays	No Work.

#### **54. 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 certifying authority. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

Note: On the spot penalties of up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

#### **55. Work Zones**

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

#### **56. 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 certifying authority.

#### **57. Termite Control**

The building shall be protected from subterranean termites in accordance with Australian Standard 3660.1. Certification of the treatment shall be submitted to the principal certifying authority prior to the issue of an occupation certificate.

#### **58. Excess Material**

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

## **59. 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 AS 1742.3, the requirements set out in the RTA manual "Traffic Control at Work Sites" (as amended) and 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 are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

## **60. Compliance with Council Specification**

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. Campbelltown (Sustainable City) DCP Volumes 1 & 2 (as amended)
- c. 'Soils and Construction (2004) (Bluebook)
- d. All relevant Australian Standards and State Government publications.

## **61. Footpath**

The footpath area, adjacent to the existing concrete footpath paving, which adjoins the subject land shall be regraded, topsoiled and turfed in accordance with levels obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

## **62. Footpath Kerb and Gutter**

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter, adjacent to the site, in Warby Street and Moore Oxley Bypass. All works shall be in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the design requirements detailed in the Campbelltown (Sustainable City) DCP 2009 - Vol 2 (as amended).

## **63. Industrial / Commercial Footpath Crossing and Layback**

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the basement car park, in accordance with Council's Industrial/Commercial Vehicle Crossing Specification and the Campbelltown (Sustainable City) DCP Volume 2 (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.

#### **64. 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.

#### **65. Redundant Laybacks**

All redundant laybacks shall be reinstated as conventional kerb and gutter, in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the design requirements detailed in the Campbelltown (Sustainable City) DCP Volume 2 (as amended).

#### **66. Proposed Bio-Retention System**

The applicant is advised that the ongoing maintenance of the proposed bio-retention system will be the responsibility of the property owner/s and a statement to this effect shall be detailed in the body corporate's management plan. The levels of Pits 9 & 10 seem to be erroneous and needs to be rectified.

#### **67. Erection of Stop Signs**

The applicant shall create a No Stopping zone in Warby Street, by erecting appropriate signage for a distance of 10 metres on the approach side and 6 metres on the departure side of the proposed driveway for the collection of bins.

#### **68. Completion of Construction Works**

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within 12 months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

In the event that construction works are not continually ongoing, the applicant shall appropriately screen the construction site from public view with architectural devices and landscaping to Council's written satisfaction.

### **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 either Campbelltown City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

Note: For the purpose of this development consent, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

## **69. Section 73 Certificate**

Prior to the principal certifying authority issuing an occupation certificate, the submission of a Section 73 certificate issued by Sydney Water.

## **70. Structural Engineering Certificate**

Prior to the principal certifying authority issuing an occupation certificate, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings and relevant SAA Codes and is structurally adequate.

## **71. Completion of External Works Onsite**

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

## **72. Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans, prepared in accordance with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the Campbelltown (Sustainable City) DCP Volume 2 (as amended).

The applicant shall **also** submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements:

### **Survey Information**

- Finished ground and building floor levels together with building outlines
- Spot levels every five metres within the site area
- Where there is a change in finished ground levels that are greater than 0.3m between adjacent points within the above mentioned 5m grid, intermediate levels will be required
- A minimum of fifteen site levels
- If the floor level is uniform throughout, a single level is sufficient
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development



- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s
- The surface levels of all other infrastructure.

### **Format**

- MGA 94 (Map Grid of Australia 1994) Zone 56 - Coordinate System
- All level information to Australian Height Datum (AHD).

### **AutoCAD Option**

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type -	zip
File Format -	AutoCAD 2004 Drawing Format or later
Transmittal Options -	Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is not to be password protected.

### **MapInfo Option**

- Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif.

All surveyed points will also be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format.

## **73. Restoration of Public Roads**

Prior to the principal certifying authority 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.

## **74. Public Utilities**

Prior to the principal certifying authority 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.

#### **75. Line Marking / Sign Posting Documentation**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council for the Local Traffic Committee's records, two copies of a work as executed plan of the line marking / sign posting, associated with the proposed development. The plans shall show all works undertaken and the date/s of installation.

#### **76. Air Handling System**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit documentary evidence demonstrating that the air handling system has been designed by a qualified mechanical engineer in accordance with AS 1668 – Mechanical Ventilation and Air Conditioning Code, Parts 1 and 2.

#### **77. Retaining**

Prior to the principal certifying authority issuing an occupation certificate, all excavated and filled areas shall be battered to a slope of not greater than 1:2 or similarly be retained in accordance with the approved retaining wall.

#### **78. Termite Protection**

Prior to the principal certifying authority issuing an occupation certificate, certification from a licensed pest controller shall be submitted certifying that the termite treatment has been installed in accordance with AS3660.1.

#### **79. BASIX**

Prior to the principal certifying authority issuing an occupation certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

#### **80. Council Fees and Charges**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

### **ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act 1979*, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

### **Advice 1. Environmental Planning and Assessment Act 1979 Requirements**

The *Environmental Planning and Assessment Act 1979* requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the commencement of any works
- c. Give Council at least two days notice prior to the commencement of any works
- d. Have mandatory inspections of nominated stages of the construction inspected
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

### **Advice 2. Tree Preservation Order**

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

A tree is defined as a perennial plant with self-supporting stems that are more than 3.0 metres in length or has a trunk diameter of more than 150mm, measured 1.0 metre above ground, and excludes any tree declared under the *Noxious Weeds Act* (NSW).

### **Advice 3. Provision of Equitable Access**

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

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

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

### **Advice 4. Smoke Alarms**

From 1 May 2006 all NSW residents must have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

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

**Advice 5. Retaining Walls**

A separate development application shall be submitted and approved for any retaining walls that exceed 0.9 metres in height.

**Advice 6. Buried Waste**

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented.

**Advice 7. 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 8. Inspections – Civil Works**

Where Council is nominated as the principal certifying authority 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 & LAYBACKS – Prior to pouring concrete.
- d. FINAL INSPECTION – All outstanding work.

**Advice 9. Inspection within Public Areas**

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

**Advice 10. Adjustment to Public Utilities**

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

**Advice 11. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within the Campbelltown (Sustainable City) DCP Volume 2 (as amended).

**Advice 12. HOW Insurance or Owner Builders Permits**

Must be submitted to Council prior to the commencement of works. Failure to do so will prevent council from inspecting works.

**Advice 13. Asbestos Warning**

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

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

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

**Advice 14. Bonds and Bank Guarantees**

All 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 15. Dial 1100 Before you Dig**

Underground cable and pipes may exist in the area. In your own interest and for safety, telephone 1100 before excavation or erection of structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website - [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au).

**Advice 16. Telecommunications Act 1997 (Commonwealth)**

Please note that under the *Telecommunications Act 1997* (Commonwealth) Telstra's written authorisation is required before any person can enter land or undertake work on any Telstra's assets. Any person caught interfering with a facility or installation owned or operated by Telstra is committing an offence under the *Criminal Code Act 1995* (Commonwealth) and is liable for prosecution. If you are aware of any works or proposed works which may affect or may impact on Telstra's assets in any way please contact Telstra's Network Integrity Team on phone number 1800 810 443.

**END OF CONDITIONS**

## ATTACHMENT 2



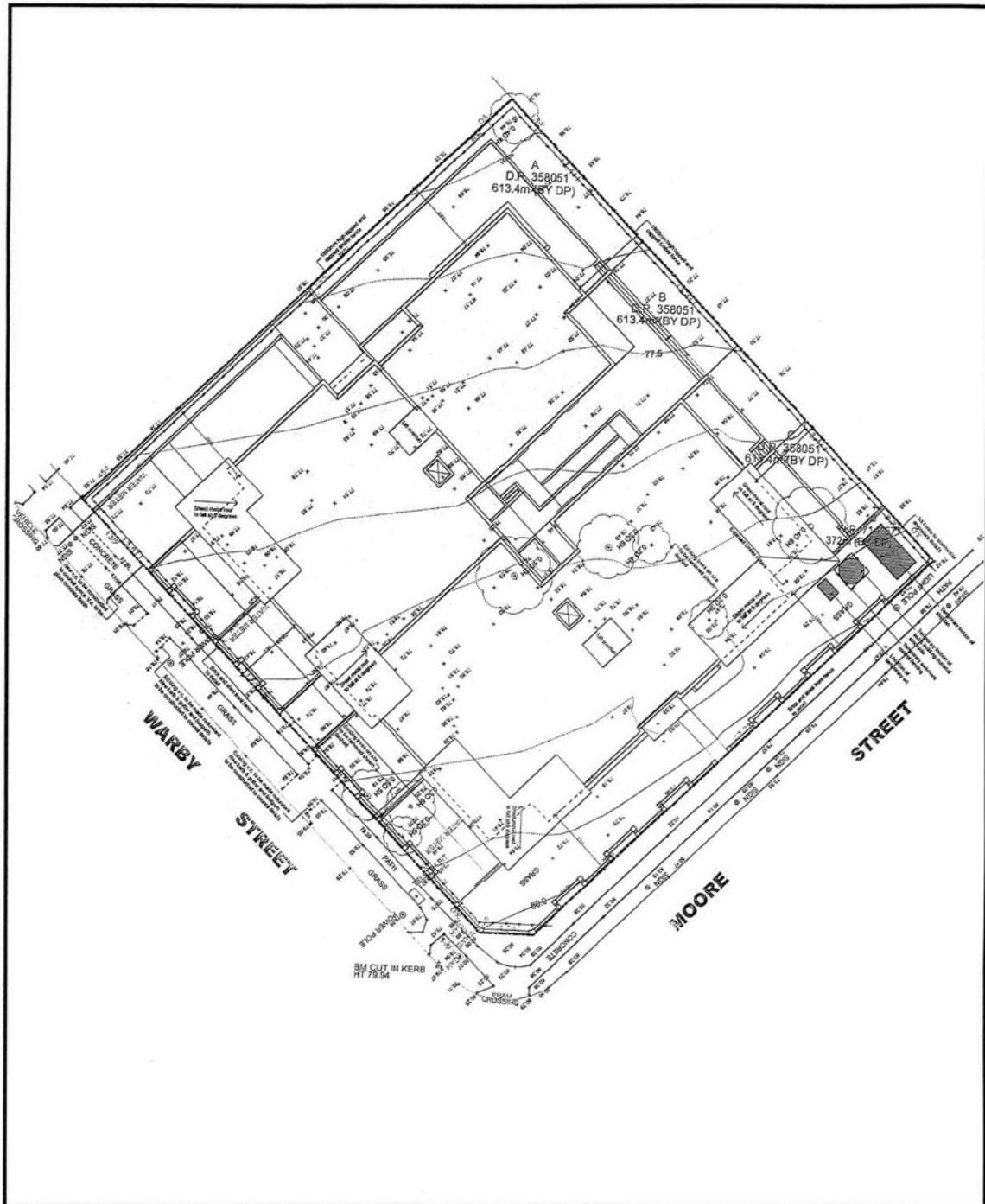
## LOCALITY PLAN



**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A  
SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS  
OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.

## ATTACHMENT 3



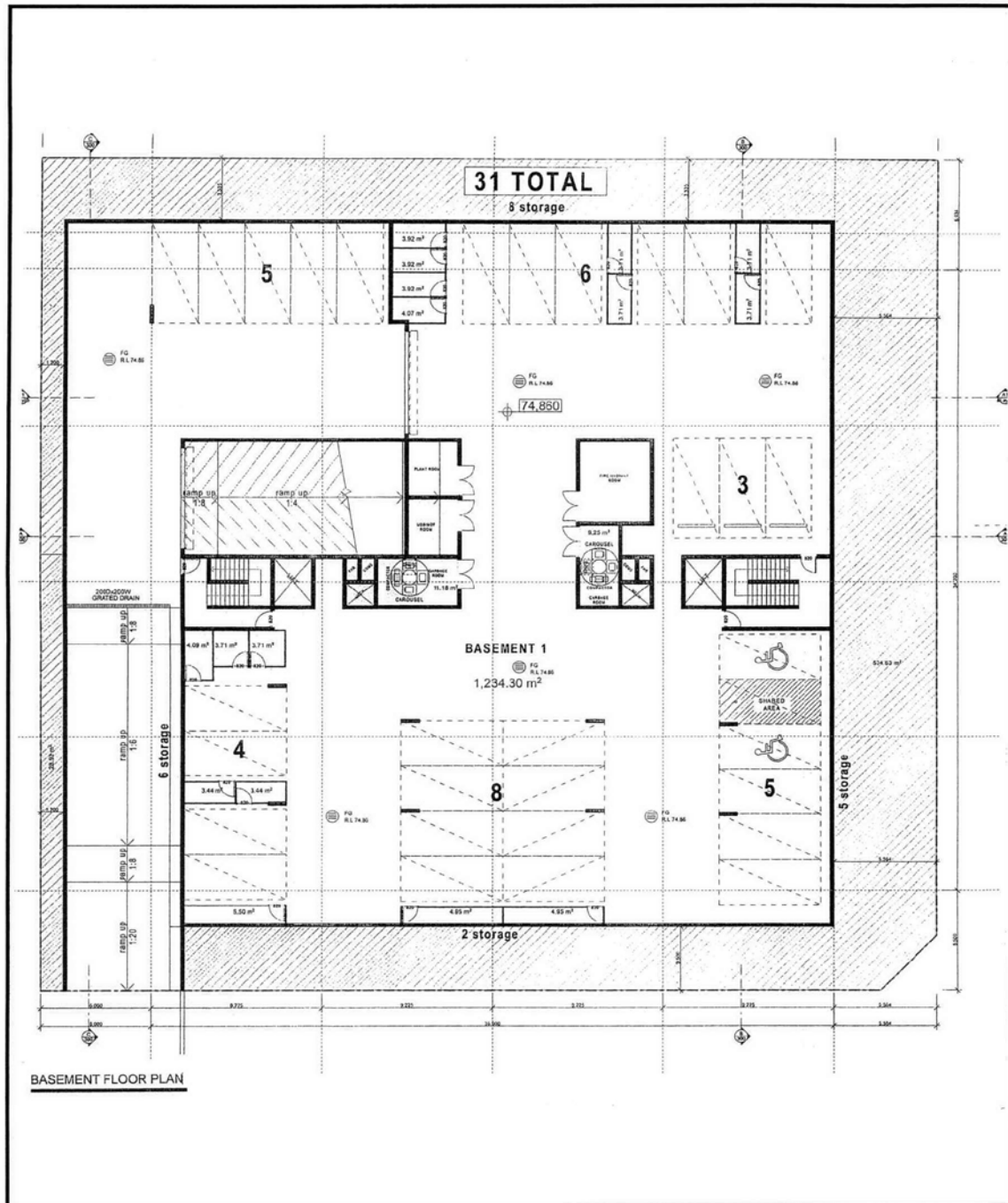
### SITE PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A  
SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS  
OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.



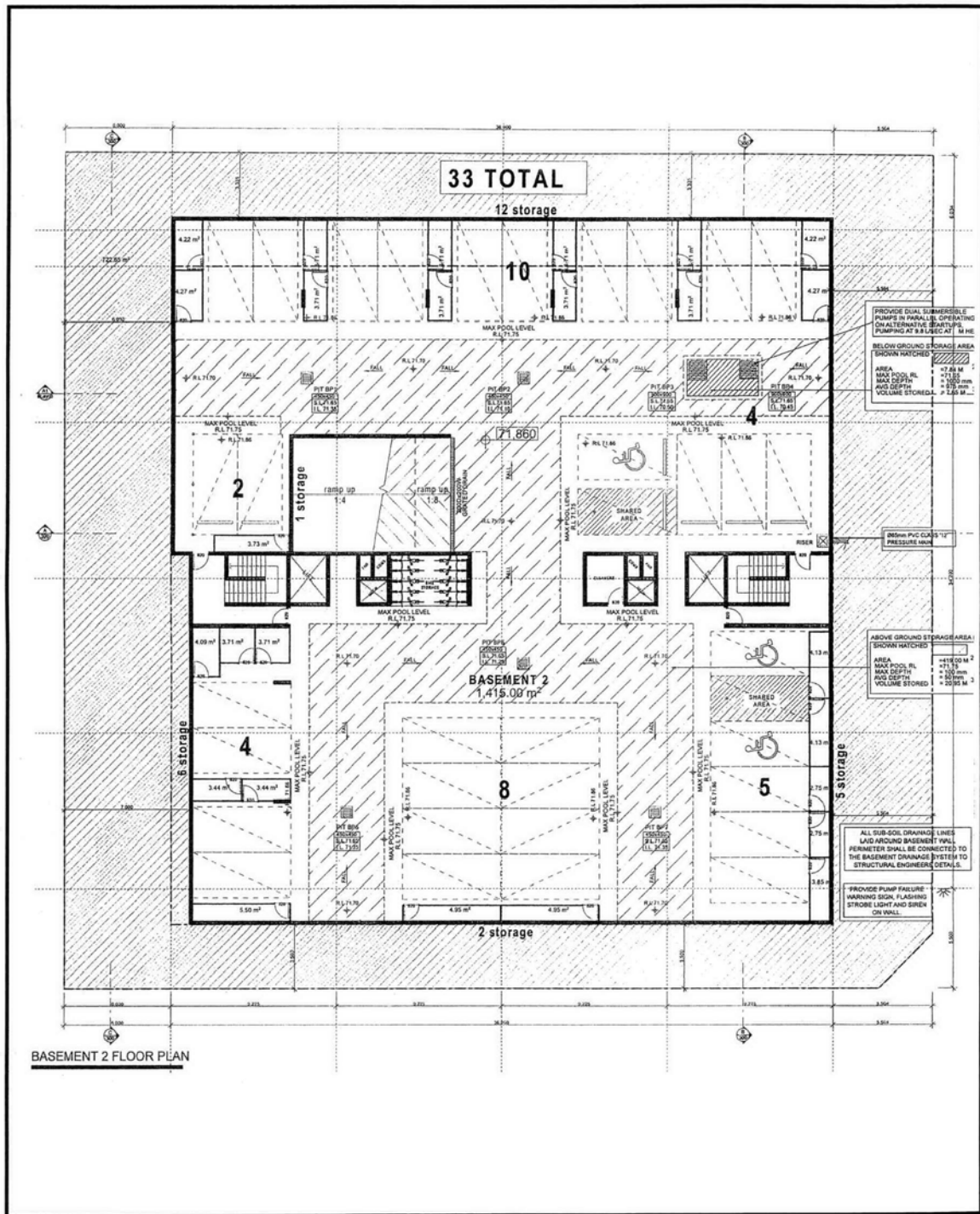
# ATTACHMENT 4



## BASEMENT 1 FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.

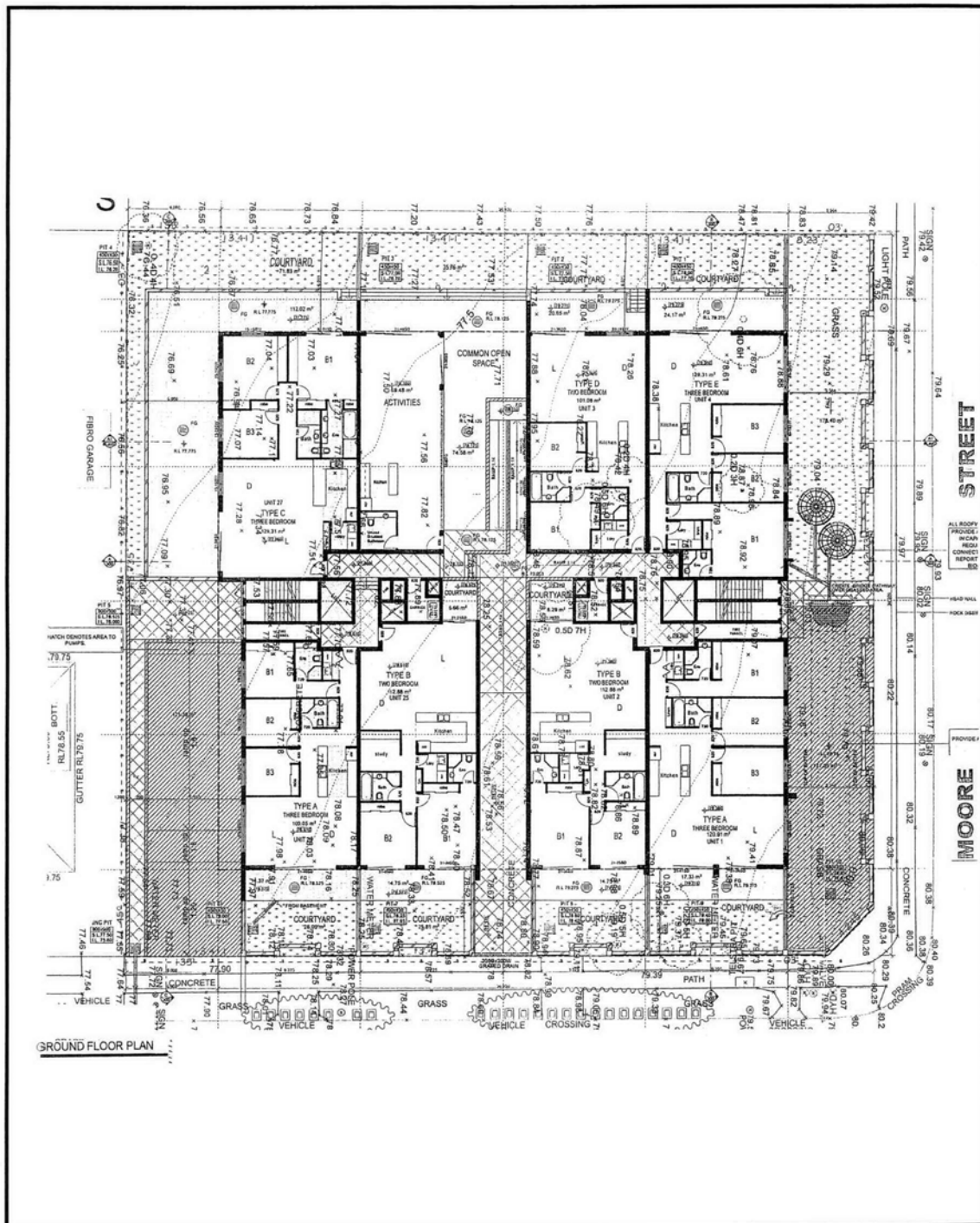


## BASEMENT 2 FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.

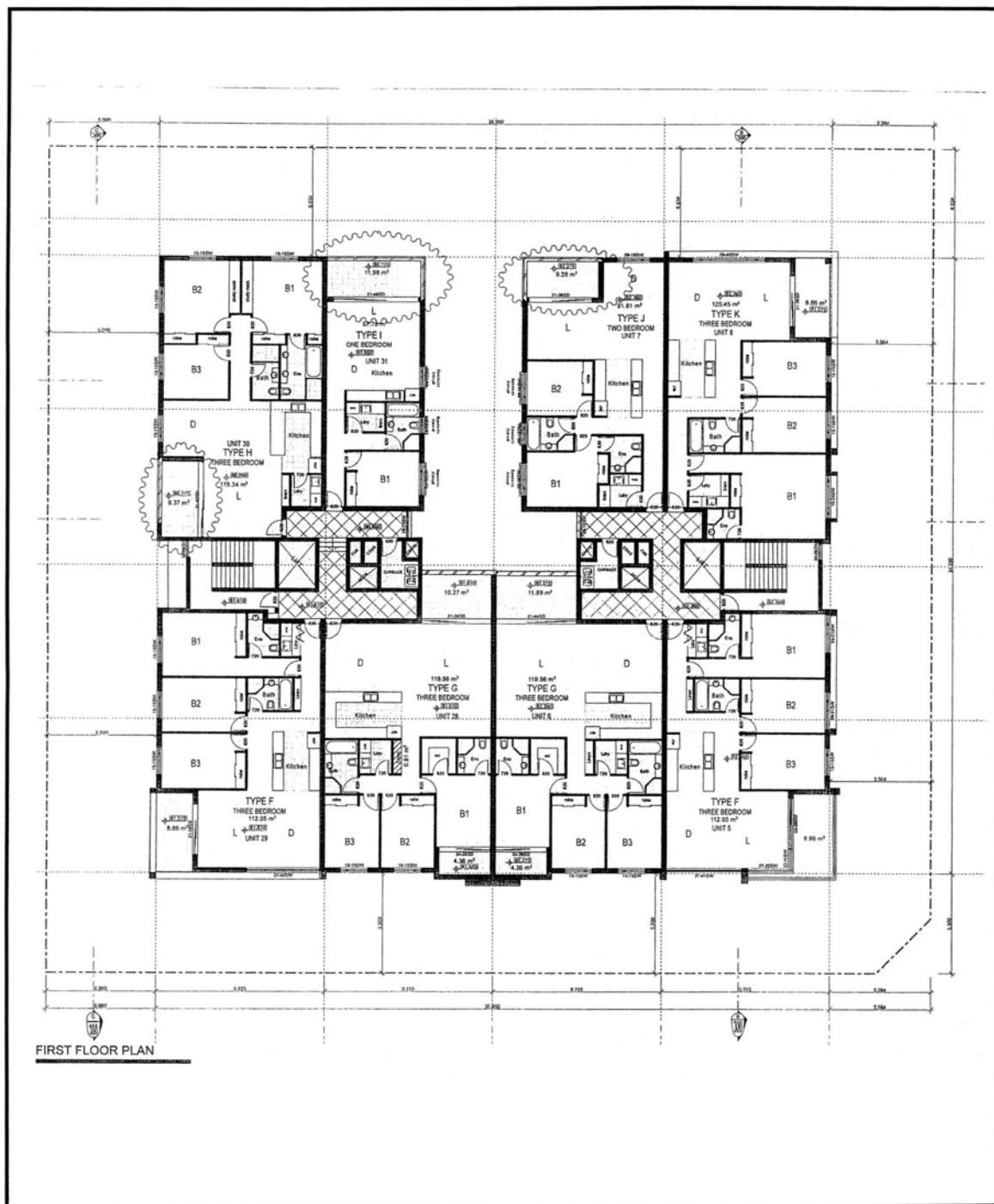
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.



## GROUND FLOOR PLAN

**SUBJECT:**

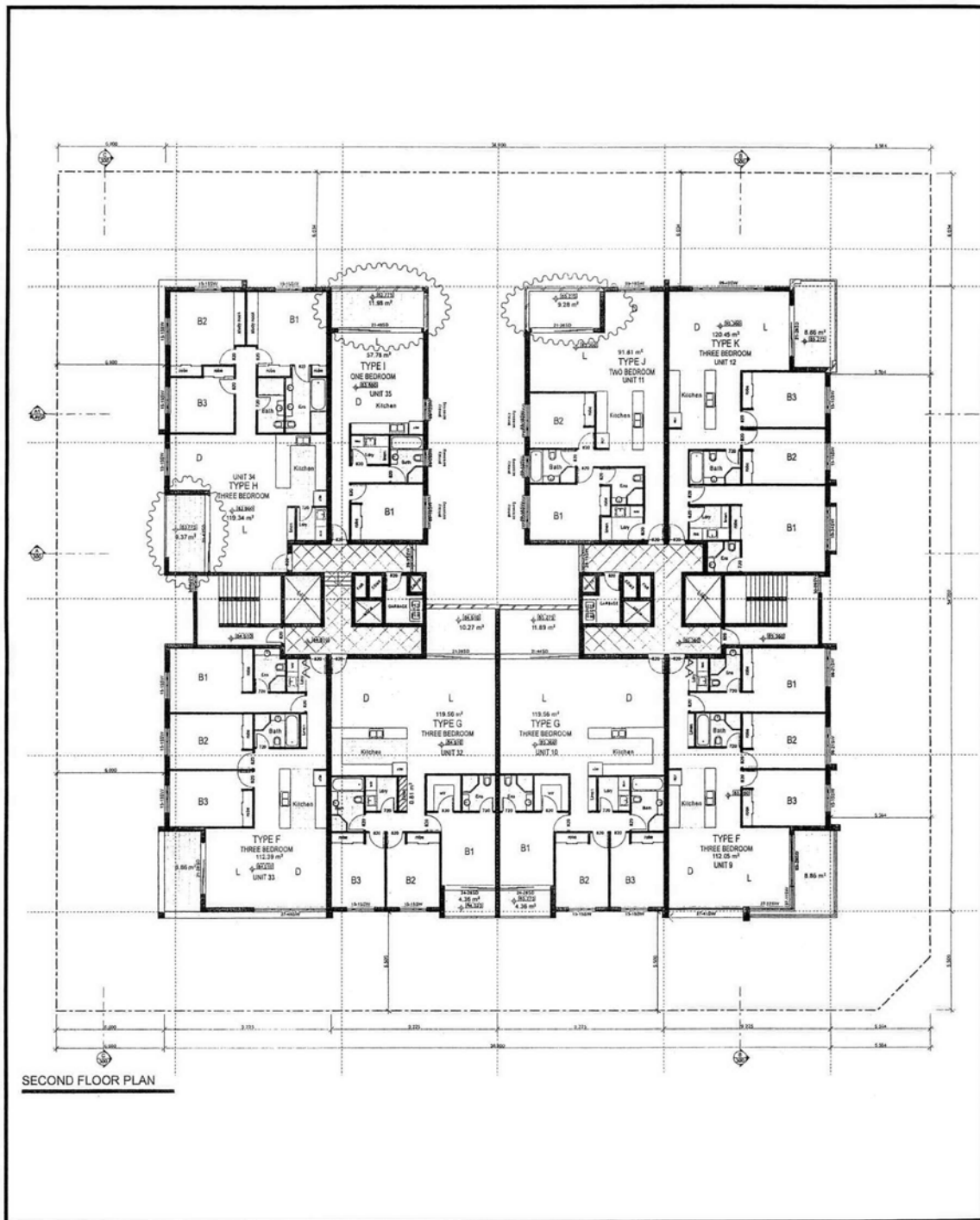
DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A  
SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS  
OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.



## FIRST FLOOR PLAN

### SUBJECT:

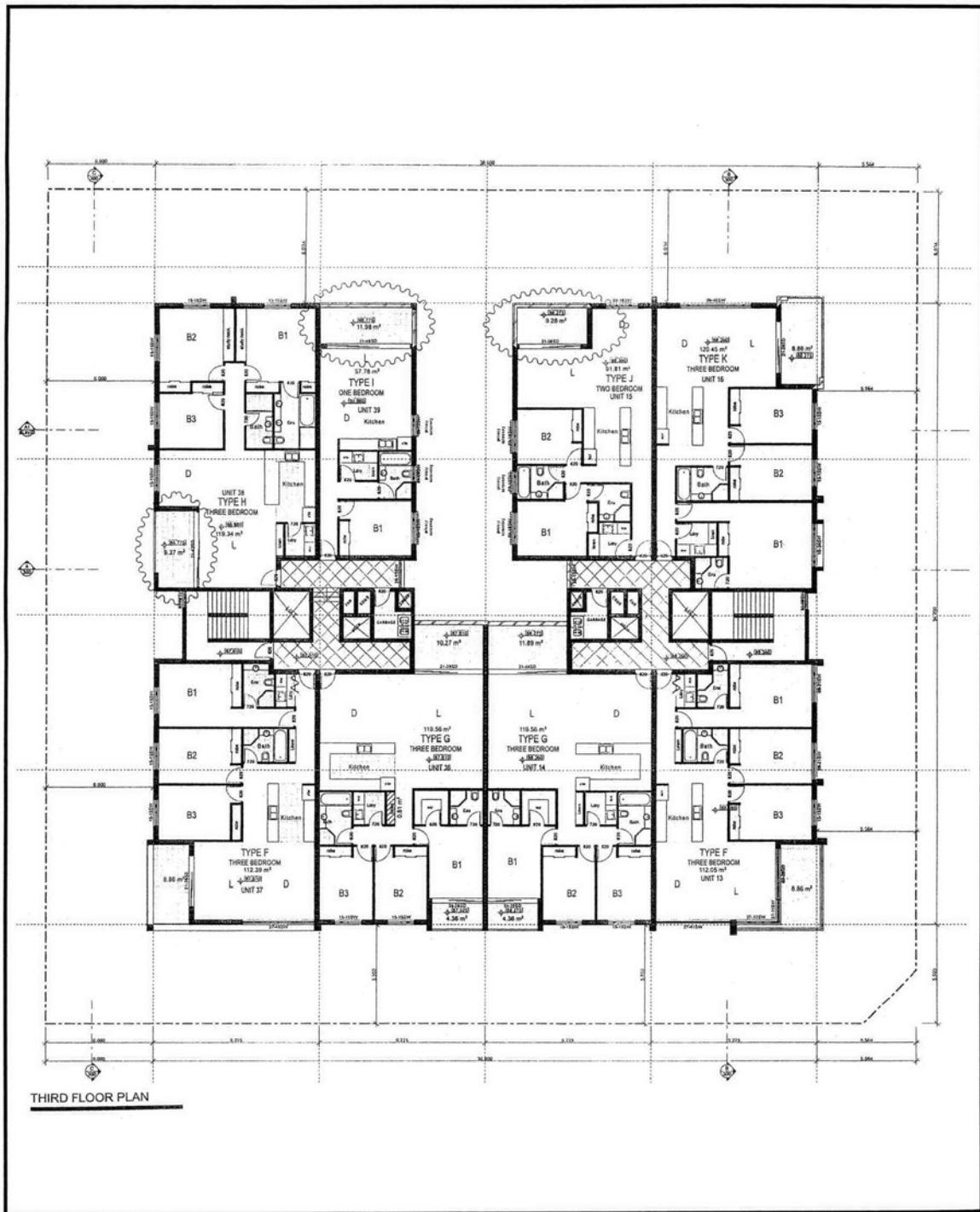
DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.



## SECOND FLOOR PLAN

### SUBJECT:

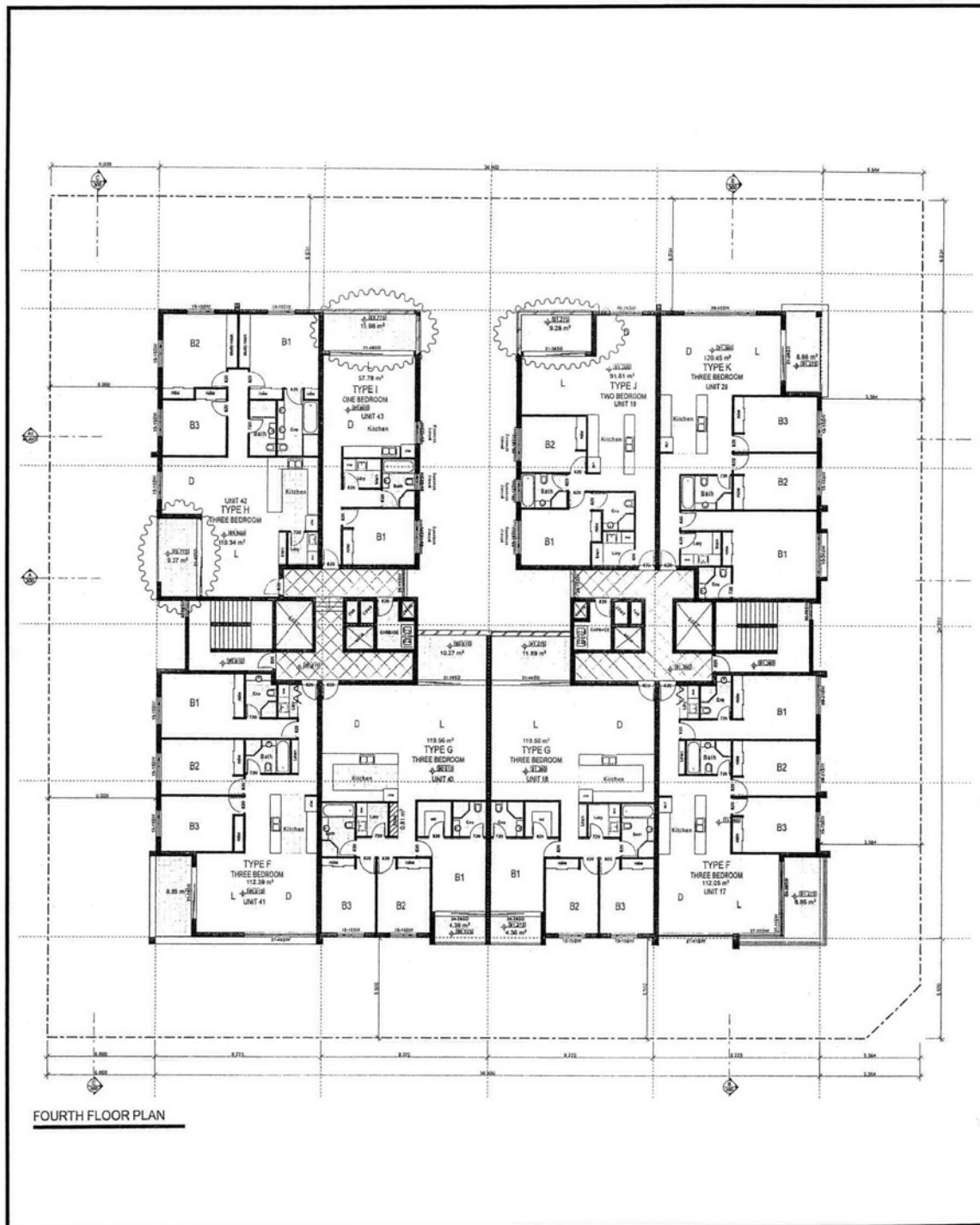
DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A  
SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS  
OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.



## THIRD FLOOR PLAN

### SUBJECT:

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
 LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.

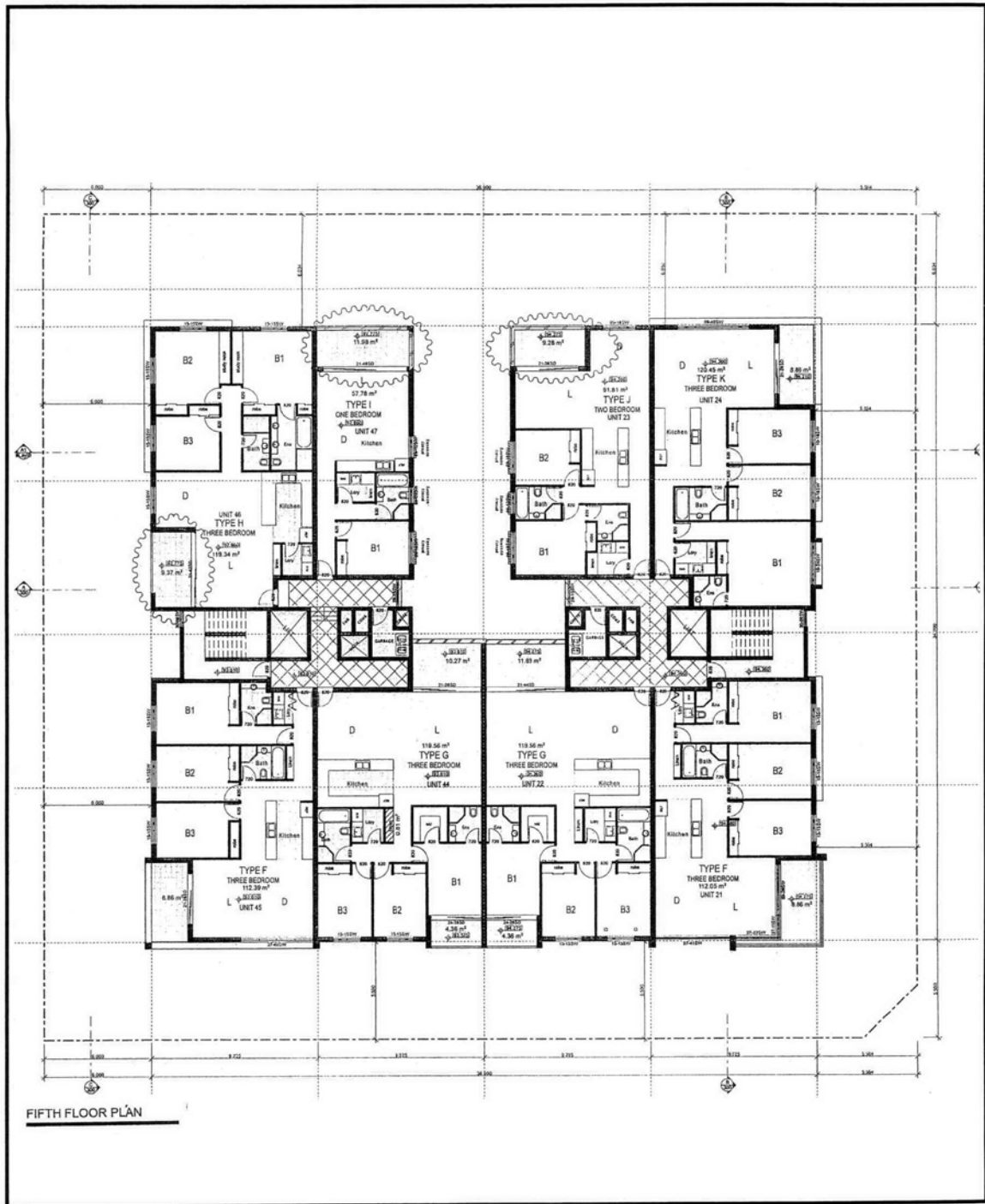


## FOURTH FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A  
SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS  
OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.





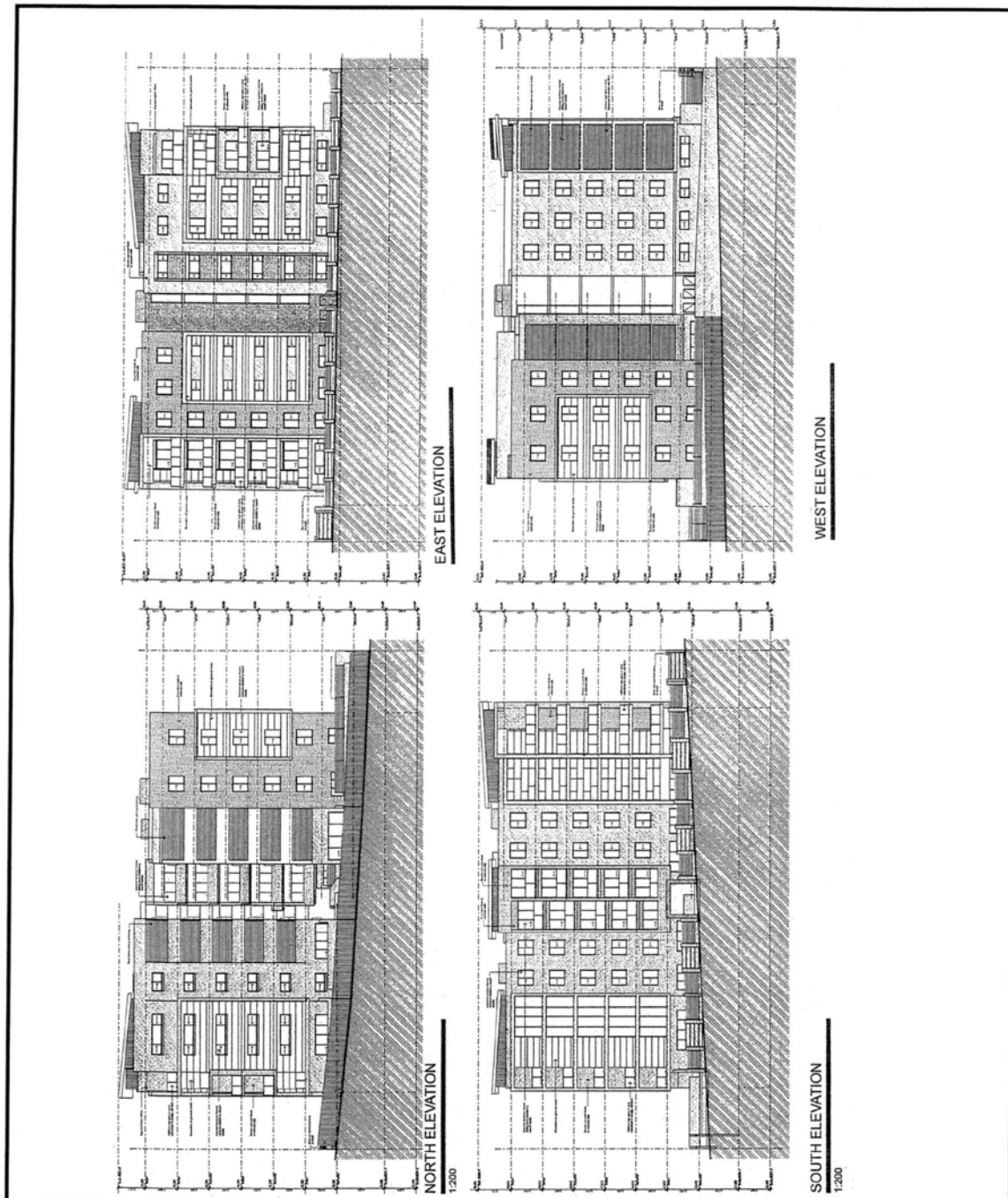
## FIFTH FLOOR PLAN

### SUBJECT:

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.



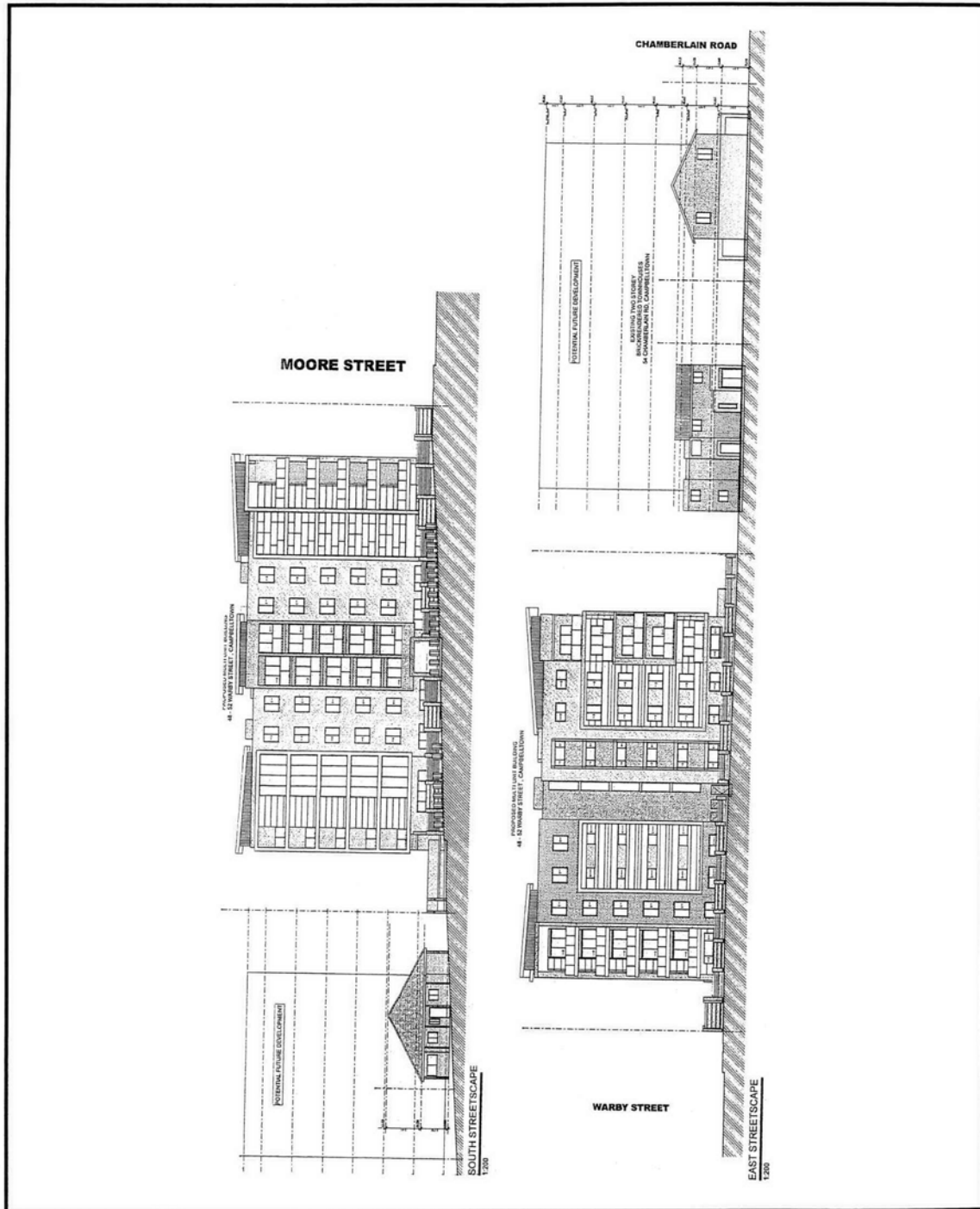
## ATTACHMENT 5



## ELEVATIONS

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A  
SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS  
OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.

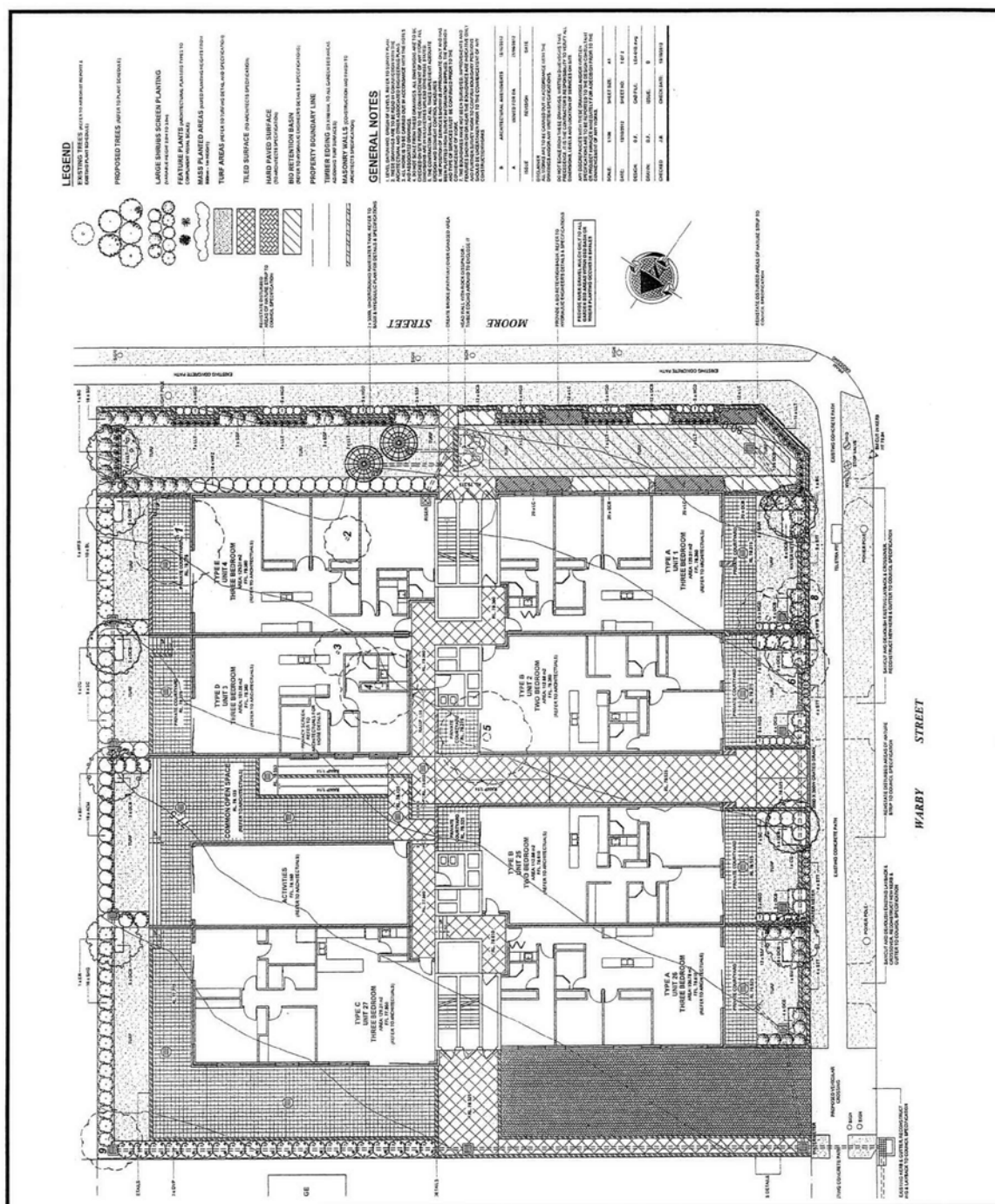


## STREETSCAPE

### SUBJECT:

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING. LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.

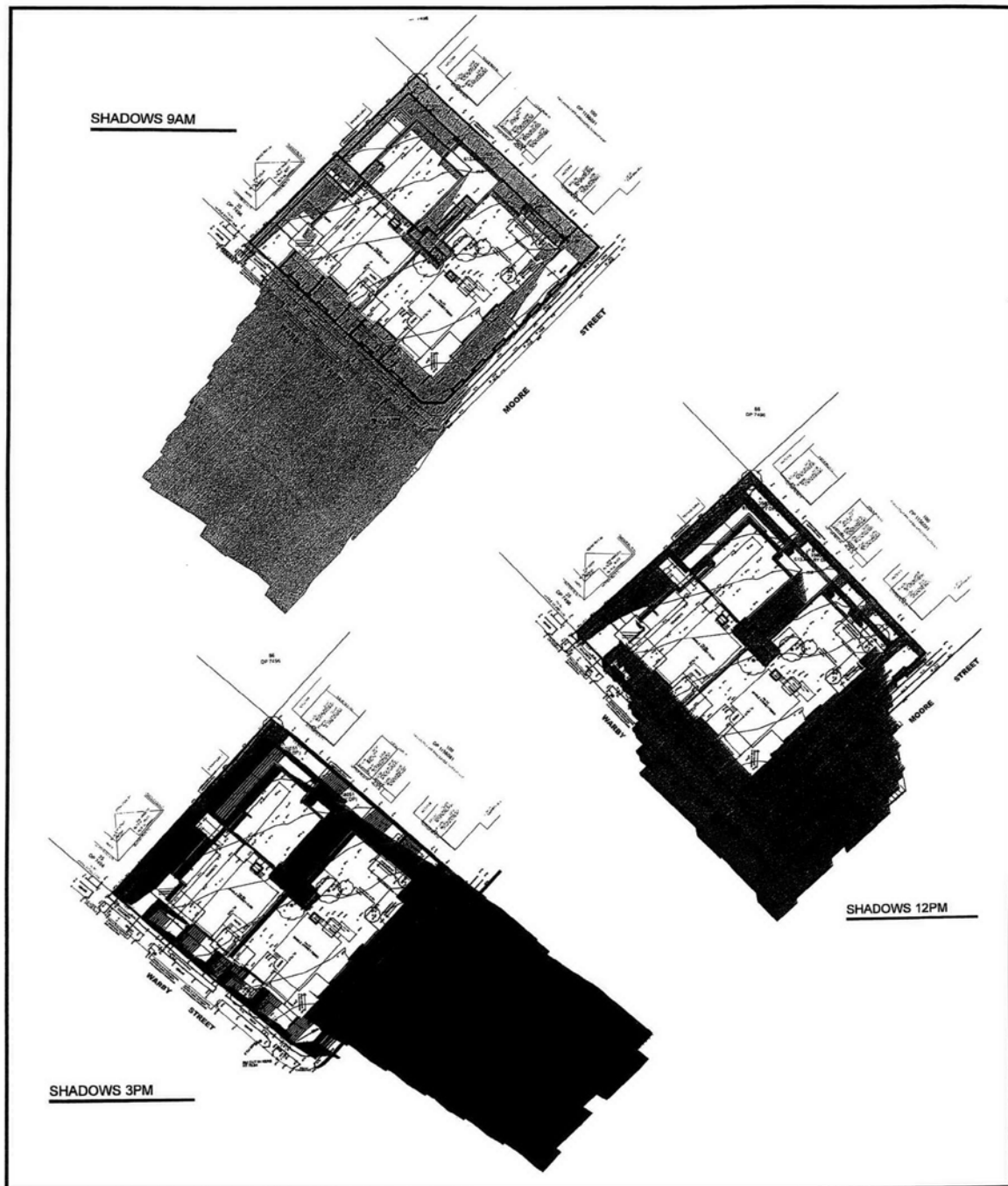
## ATTACHMENT 6



## LANDSCAPE PLAN

**SUBJECT:** DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING. LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.

## ATTACHMENT 7



### SHADOW DIAGRAM

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A  
SIX STOREY RESIDENTIAL APARTMENT BUILDING WITH TWO LEVELS  
OF BASEMENT CAR PARKING AND ASSOCIATED LANDSCAPING.  
LOTS A-C DP 358051 & LOT 10 DP 714457 Nos. 48-52 WARBY STREET, CAMPBELLTOWN.