

# 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. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to Council, for approval, prior to the issuing of a Construction Certificate:

- Amended Strata Plans detailing correct lot numbers for all units and dwellings
- A plan indicating the collection points for the waste and recycling bins. Sufficient room shall be provided on the kerbside for the bins to be presented side-by-side at least 0.5m apart with an overhead clearance of 4m
- Additional information is to be provided on the proposed pathway and method for transporting bins from storage areas to the collection points. The path between storage areas and collection points must be free of steps or kerbs and have a maximum gradient of 1V:8H.

#### 3. 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.

#### 4. 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.

## **5. 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.

## **6. 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.

## **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**

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 waiting to load or unload shall be parked on site and not in the adjacent right of carriageway or public roads.

If it is proposed to use the common driveway for access during the construction period, the applicant shall liaise with the other owners benefited by the accessway, to reach a suitable agreement on the terms of use and the rectification of any damage that may be caused by construction traffic.

## **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. Work Zone**

The applicant is advised that a work zone will be required if loading/unloading is not possible on site during the course of construction. Should this be the case, an application to Council for a road occupancy permit should be lodged at least 8 weeks prior to the commencement of construction.

## **12. 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.

## **13. 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).

## **14. Waste Receptacle Collection**

Whilst the Traffic & Parking Report makes reference to the private collection of waste materials, the Strata Management may choose to alter this arrangement in the future. Should this occur, the applicant shall nominate a length of kerb on the Plan of Subdivision, where the waste receptacles are to be placed for collection by Council's waste management vehicles.

## **15. Car Parking Spaces**

75 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).

## **16. Rubbish/Recycling Bin Storage**

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

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

## **17. Waste Dockets**

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

## **18. Retention of Construction and Demolition Waste Docketts**

All construction and demolition waste docketts shall be retained on-site to confirm which facility received the material for recycling and/or disposal.

## **19. Garbage Chutes**

A garbage chute is 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. The chute system shall be designed in accordance with the requirements as set out in Council's Sustainable City Development Control Plan.

## **20. 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.

## **21. Site Manager**

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

## **22. 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.

### **23. 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.

### **24. 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; and
- 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.

### **25. 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.

### **26. 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.

### **27. 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.

## **28. Driveway and Basement Carpark Layout**

The driveway widths, gradients, carpark layout and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2 (as amended).

Particular attention should be paid to Clause 3.3 (a) of AS2890.1 in regard to the grade of the first 6 metre section of driveway, as this is critical for the sight distance of drivers exiting the car park with respect to the visibility of pedestrians and other vehicular traffic.

## **29. 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.

With regard to the basement car parking the applicant shall ensure that the proposed stormwater drainage complies with the requirements detailed Section 4.13.8 of the Campbelltown (Sustainable City) DCP 2009 - Volumes 1 and 2.

Stormwater shall be conveyed from the site to nearest drainage system under Council's control.

## **30. Traffic Committee**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for the construction of any proposed traffic control devices/facilities and/or the application of any line marking or the erection of any sign posting.

In this regard, due to the relatively narrow carriageway in Parc Guell Drive and the fact that this road is likely to become a bus route, to restrict parking for a distance of 15 metres from the prolongation of the kerb line in Parkside Crescent, the applicant shall supply and erect No Stopping signs behind the kerb on the south side of Parc Guell Drive.

## **31. Construction Traffic Management Plan (CTMP)**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare a construction traffic management plan (CTMP) and have it approved by Council. Council may require that the plan be amended during the construction phase as site conditions change.

## **32. 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.

### **33. 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 a compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

### **34. Consolidation of Allotment**

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.

### **35. 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.

### **36. 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.

### **37. 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.

### **38. 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.

### **39. 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.

### **40. 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.

### **41. Vehicular Access during Construction**

If it is proposed to access the site from a public road, prior to the commencement of any works, a single vehicle/plant access shall be provided, to minimise ground disturbance and prevent the transportation of soil onto the surrounding road network. Single sized aggregate, 40mm or larger and 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

### **42. Public Property**

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

### **43. Demolition Works**

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

- a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

- b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- c. 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.
- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e. 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.

#### **44. 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.

#### **45. 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.

#### **46. 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.

#### **DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION**

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

#### **47. Construction Work Hours**

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

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 4.00pm
Sunday and public holidays	No Work.

#### **48. Erosion and Sediment Control**

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal 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.

#### **49. 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.

#### **50. 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.

#### **51. Excess Material**

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

## **52. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, 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.

## **53. 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.

## **54. Footpath**

The unsealed areas of the footpath which adjoin 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 the existing footpath levels.

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

The applicant shall provide a reinforced concrete footpath crossing and layback at each entrance to the property, 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.

## **56. 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.

## **57. Redundant Laybacks**

All redundant laybacks adjacent to the site 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).

## **58. 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".

## **59. Section 73 Certificate**

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

## **60. 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.

## **61. 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.

## **62. Visitor Parking Sign**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall erect a sign adjacent to the Parc Guell Drive access stating that visitor parking is available at the rear of the development, off Rizal Lane.

## **63. Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation certificate the applicant shall submit to Council two copies of a work as executed plan, certified by a qualified surveyor, which is in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and the requirements detailed in the Campbelltown (Sustainable City) DCP Volume 2 (as amended).

## **64. 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.

## **65. 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.

## **66. 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 work as executed plans of the line marking/sign posting. The plans shall show all works undertaken and the date/s of installation.

## **67. Cooling Tower Registration**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall make application and obtain approval from Council for registration of the cooling tower/s.

## **68. 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.

## **69. 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.

## **70. 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.

## **71. 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.

## **72. Council Fees and Charges**

Prior to the principal certifying authority issuing an occupation certificate the applicant shall ensure that all applicable Council fees and charges associated with the development have been paid in full.

## **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 a tree outside three metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self supporting stems that are more than three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the *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. Filling on Site**

Council's records in respect of this lot indicate that varying depths of filling covers the natural ground surface.

### **Advice 7. 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 8. 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 9. 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 10. 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 11. 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 12. Strata Linen Plan and Copies**

Should Council be nominated as the principal certifying authority for the strata subdivision, an original linen plan (and if required an original 88B Instrument) together with four copies of each shall be submitted to Council prior to the release of the subdivision certificate.

### **Advice 13. Linen Plan Checking Fee**

Where Council is the principal certifying authority 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.

### **Advice 14. 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 15. 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 16. 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 17. Rain Water Tank**

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

**Advice 18. Smoke Free Environment Act**

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007* (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

**Advice 19. 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 20. Dial 1100 Before you Dig**

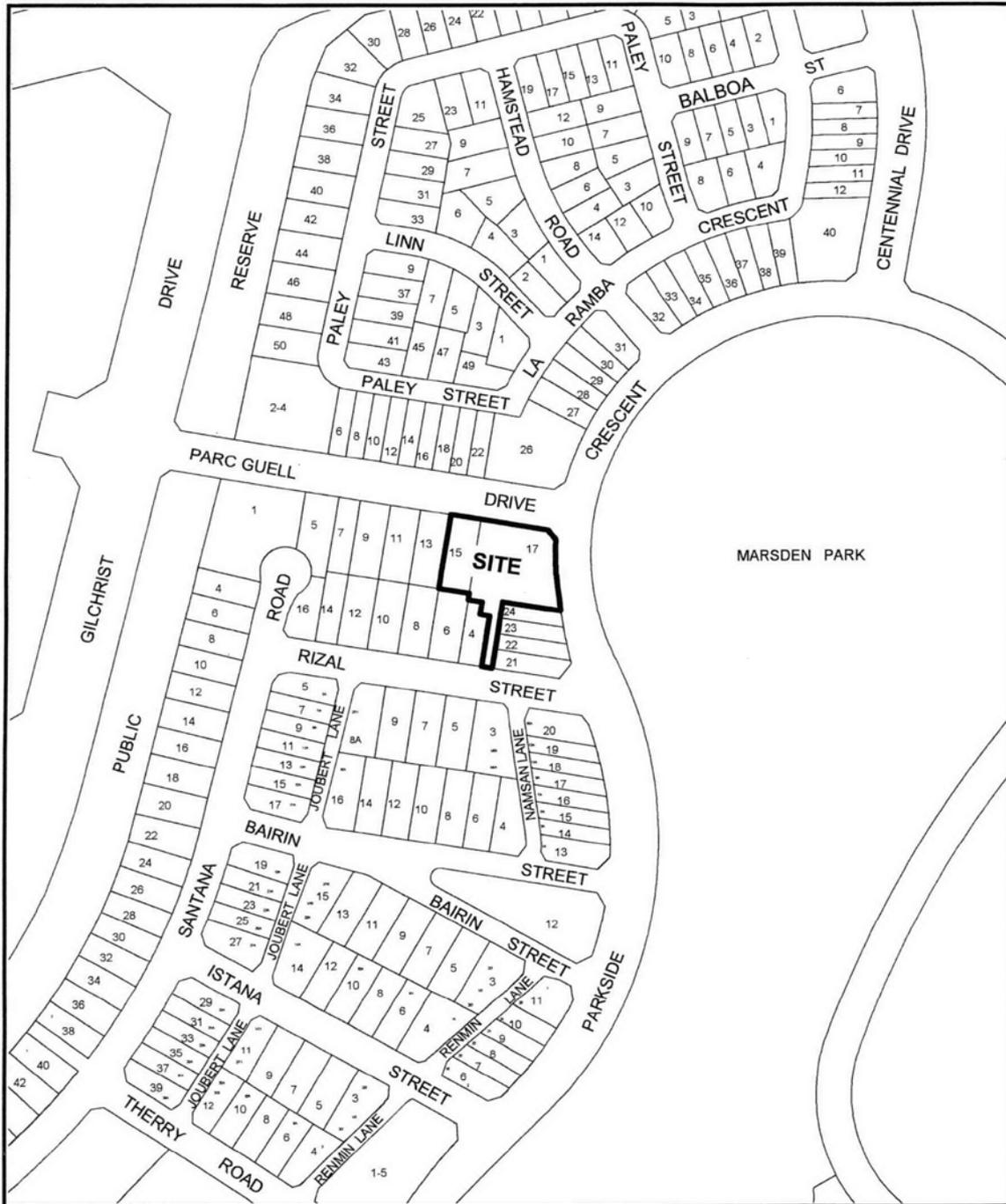
Underground cable and pipes may exist in the area. In your own interest and for safety, telephone 1100 before excavation or erection of structures. Information on the location of underground pipes and cables can also be obtained by fax on 1300 652 077 or through the following website - [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

**Advice 21. 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



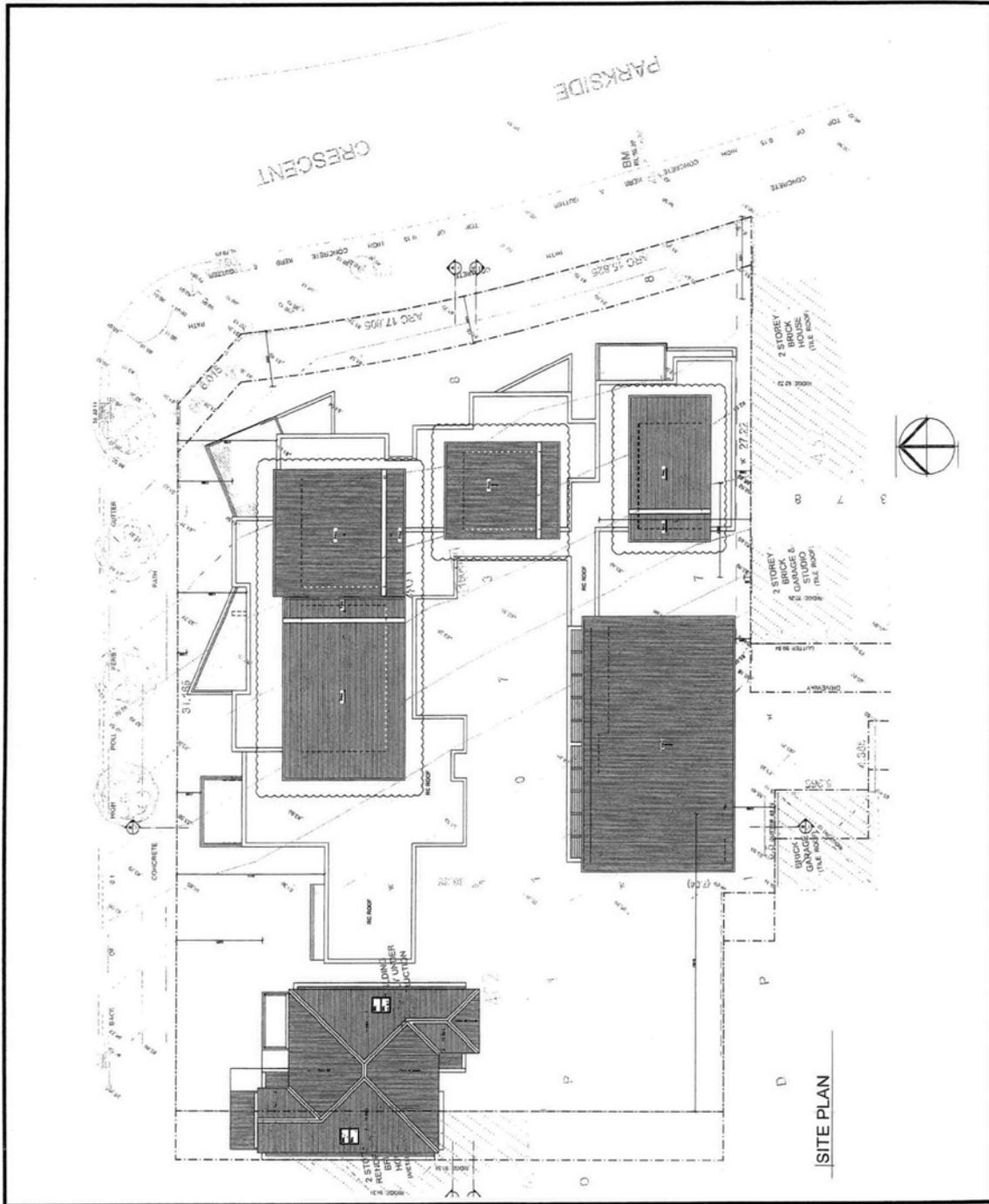
## LOCALITY PLAN



**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING, ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

# ATTACHMENT 3

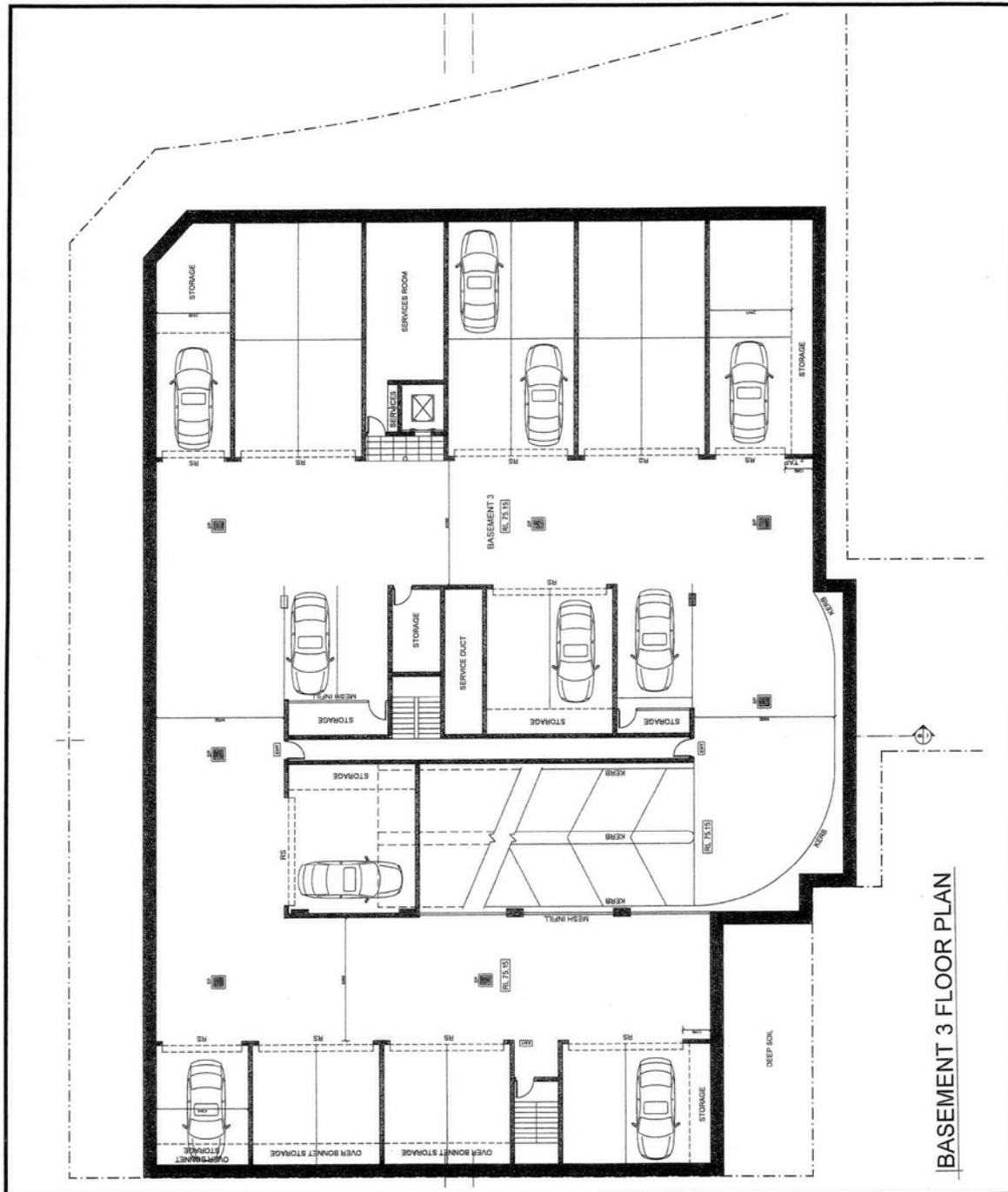


## SITE PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING, ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

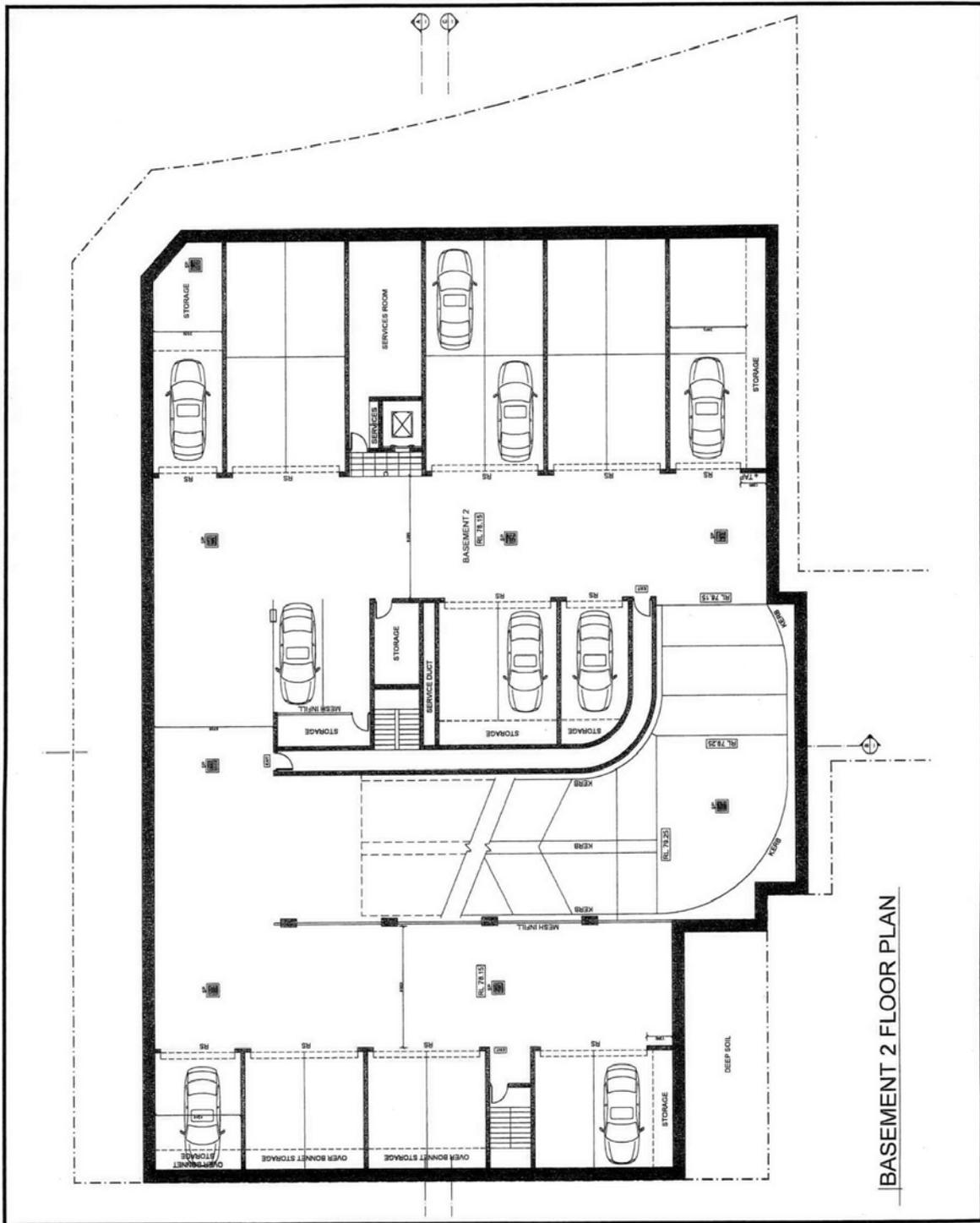
# ATTACHMENT 4



## BASEMENT 3 FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.



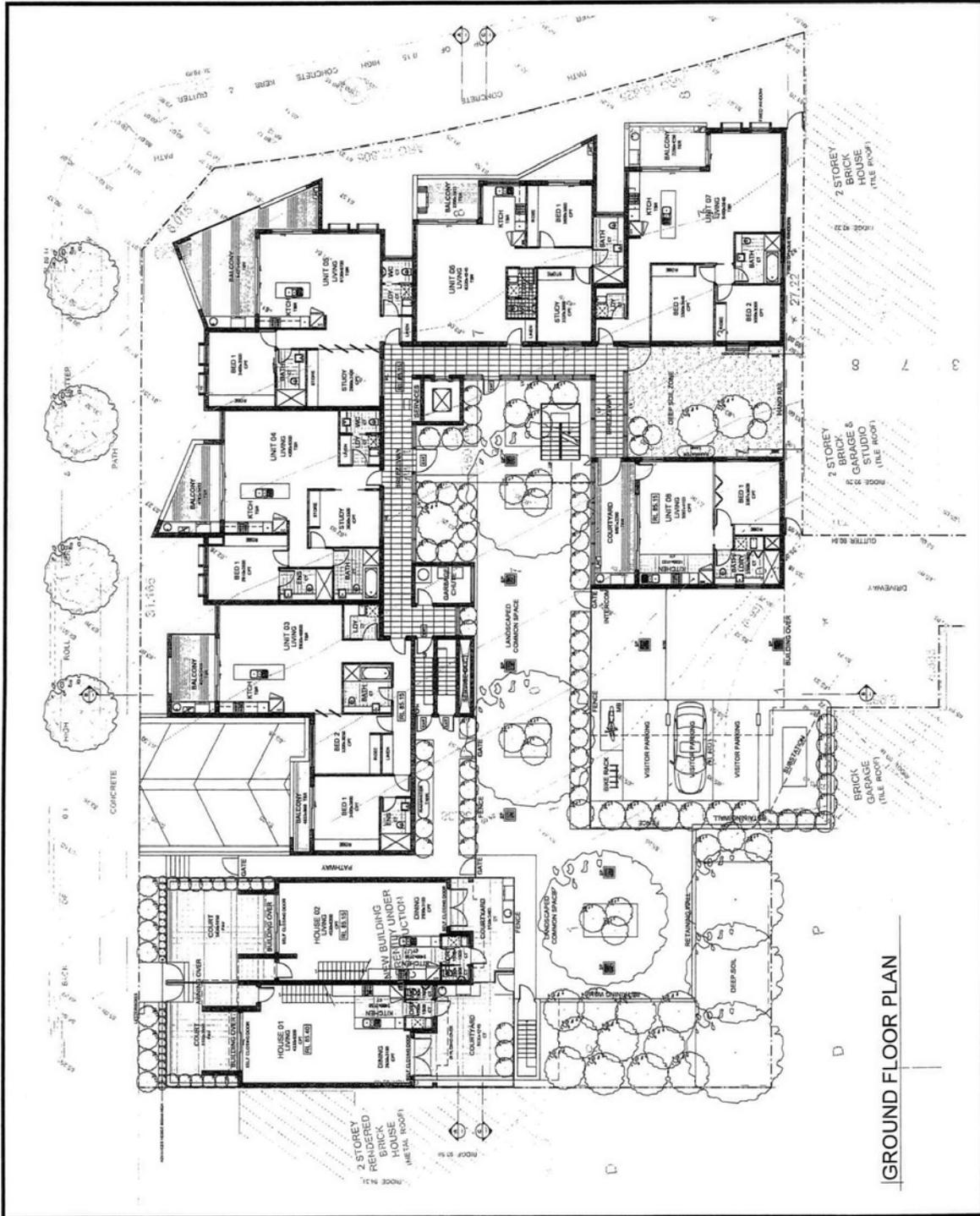
BASEMENT 2 FLOOR PLAN

## BASEMENT 2 FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
 RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
 ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
 LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

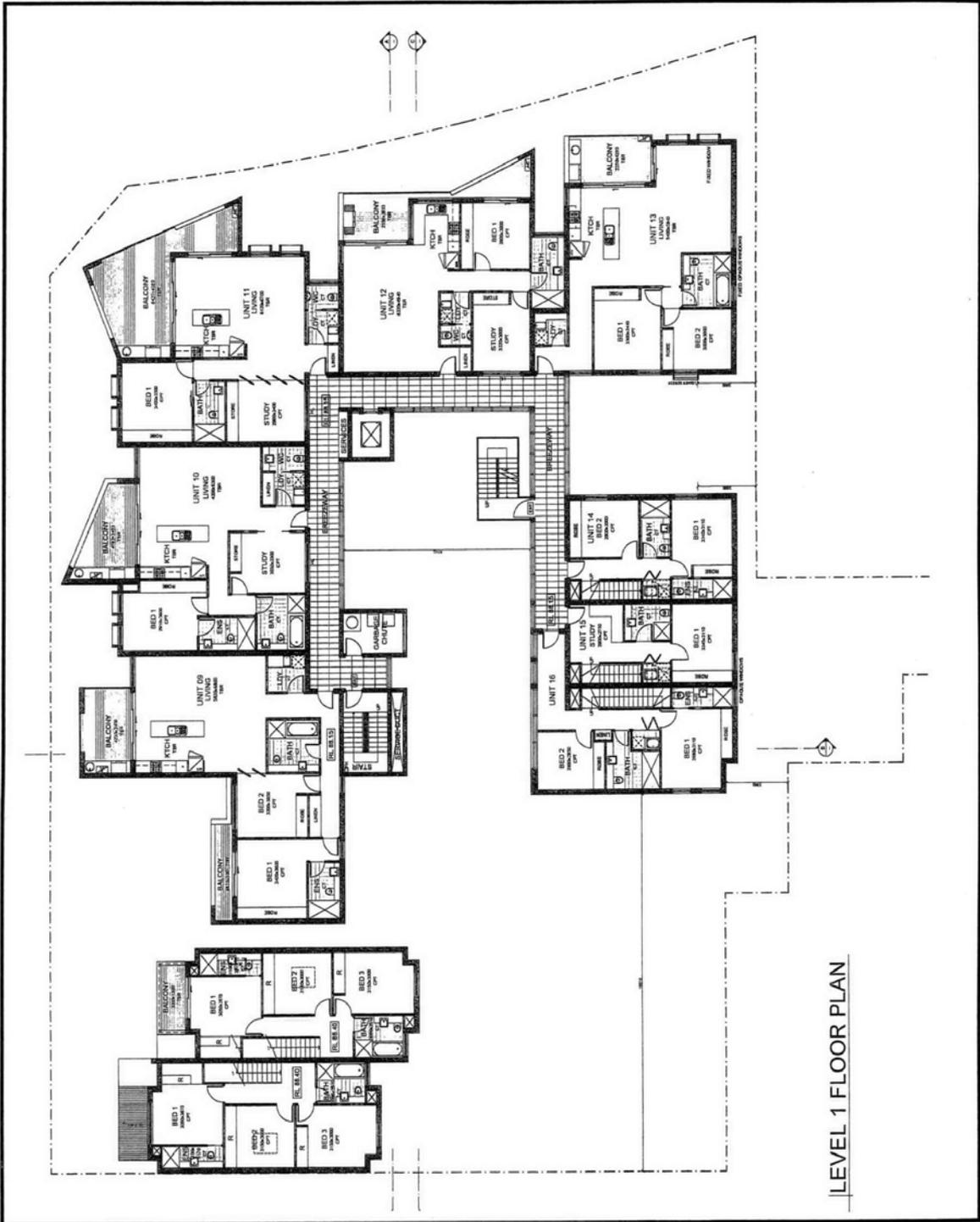




## GROUND FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A  
 RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
 ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
 LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

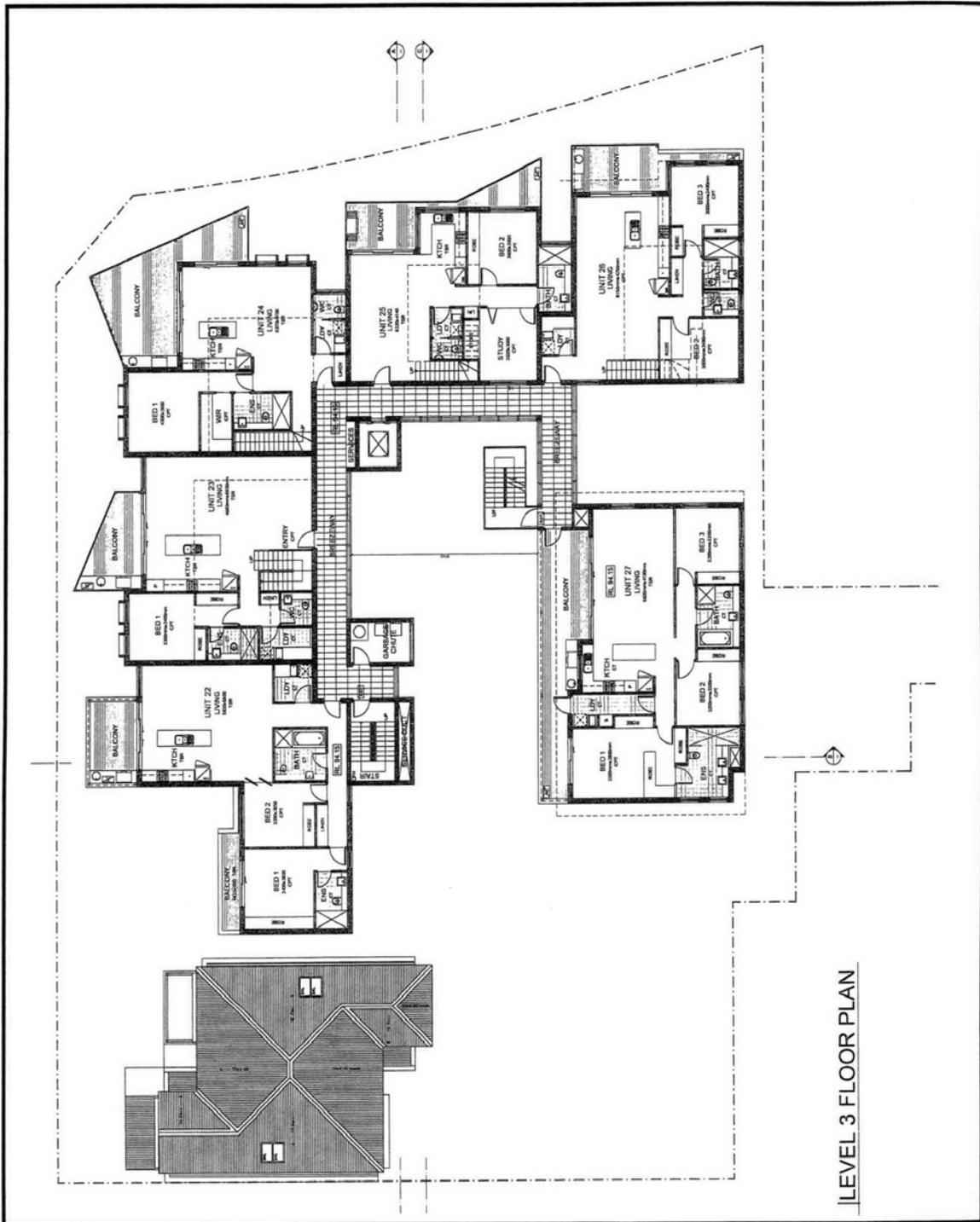


## LEVEL 1 FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

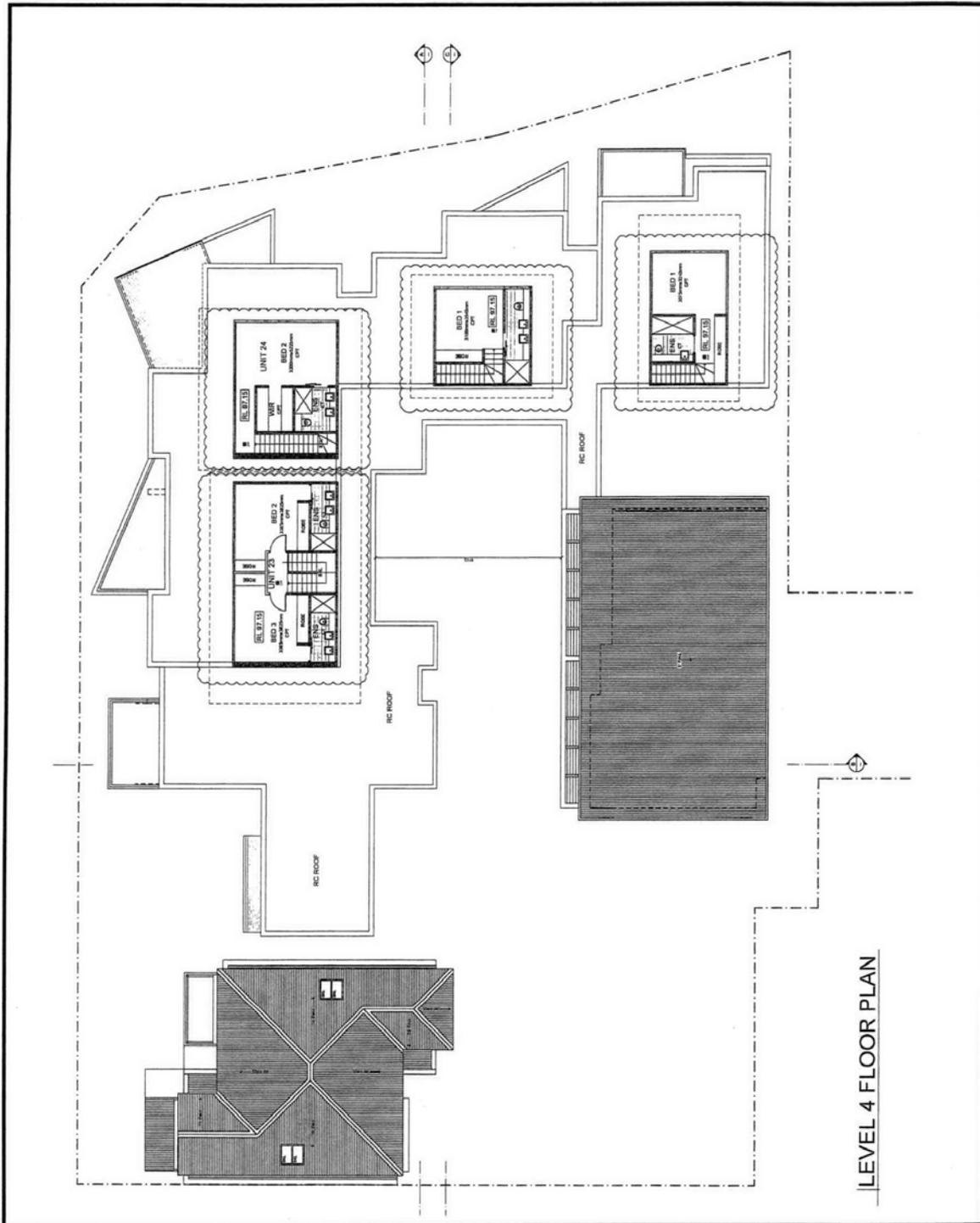




## LEVEL 3 FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING, ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION. LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

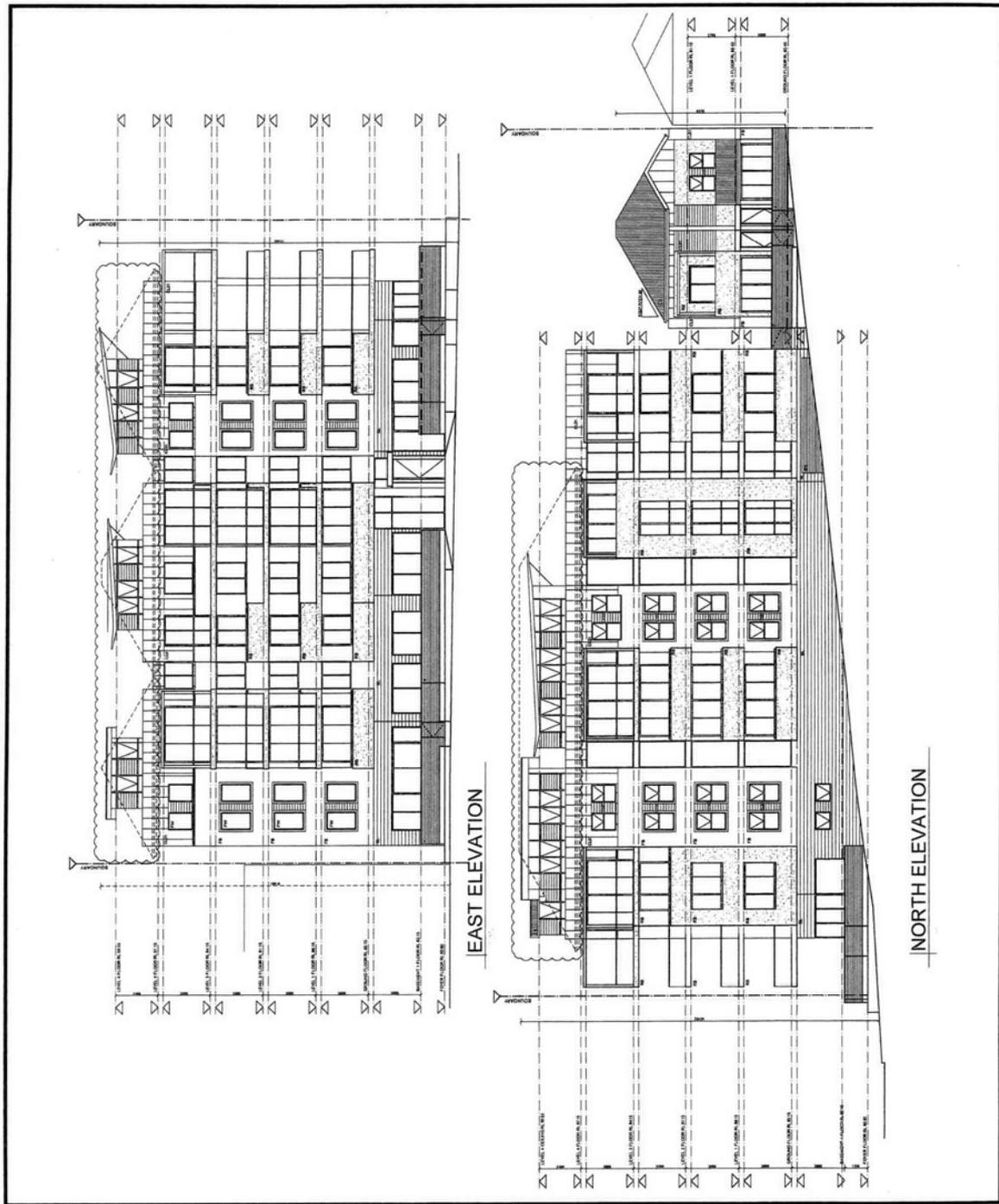


## LEVEL 4 FLOOR PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
 RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
 ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
 LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

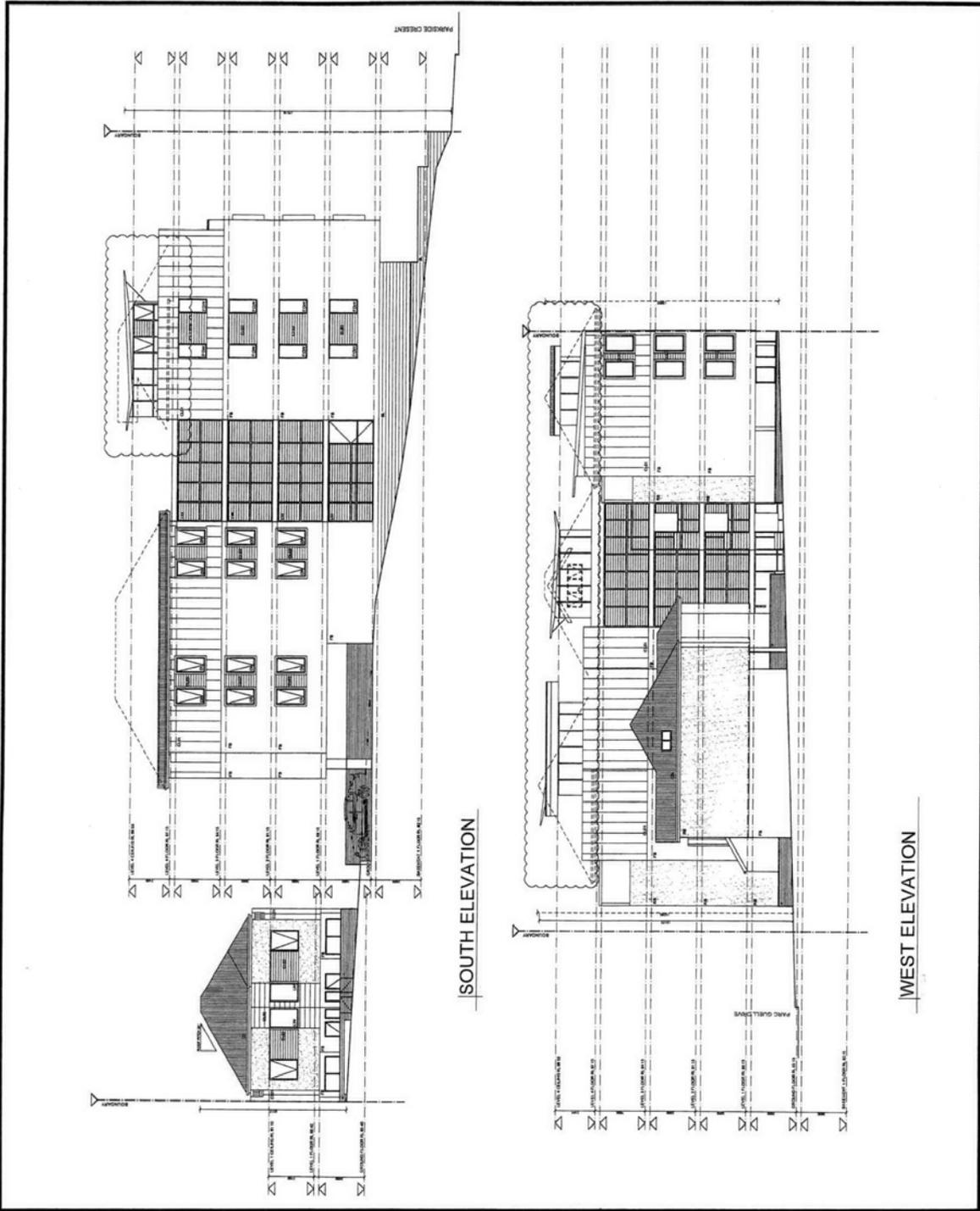
# ATTACHMENT 5



## ELEVATIONS

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

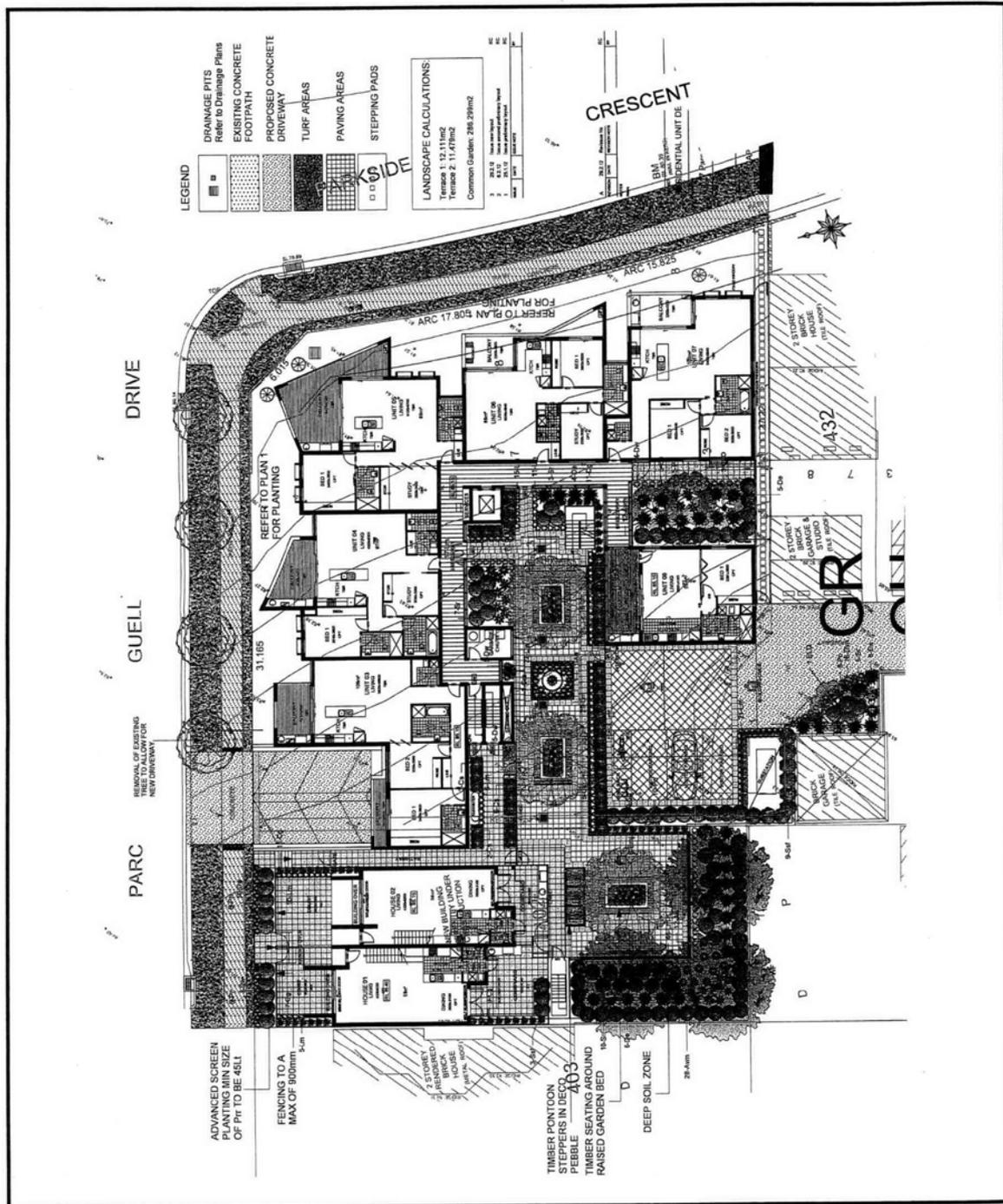


## ELEVATIONS

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
 RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
 ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
 LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

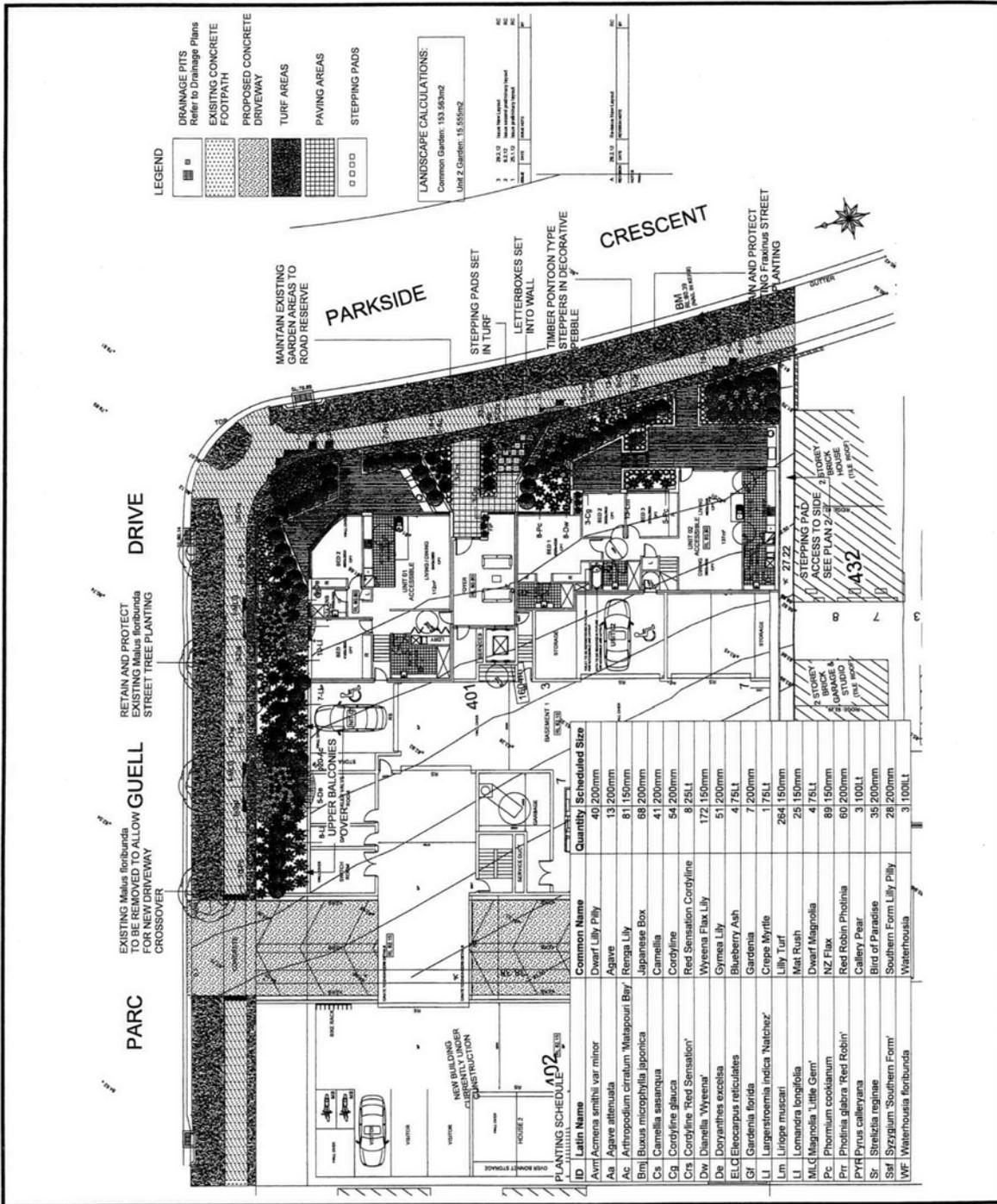
# ATTACHMENT 6



## LANDSCAPE PLAN

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING, ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
 LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

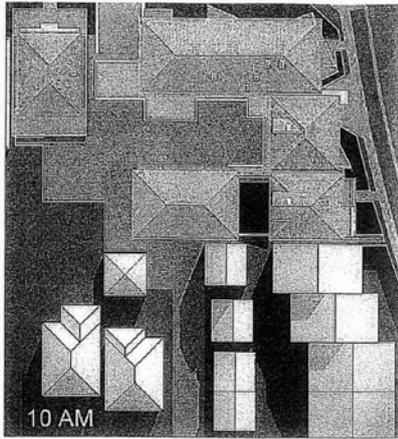


# LANDSCAPE PLAN

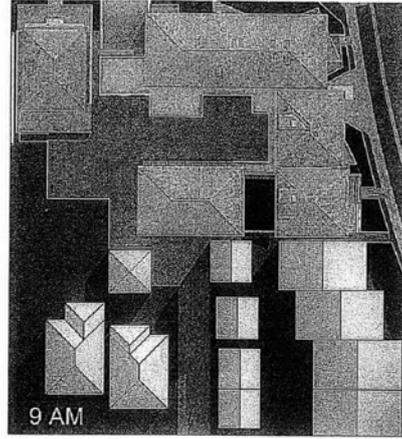
**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES, CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING, ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

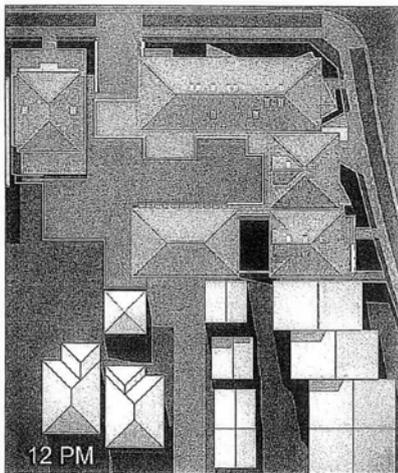
# ATTACHMENT 7



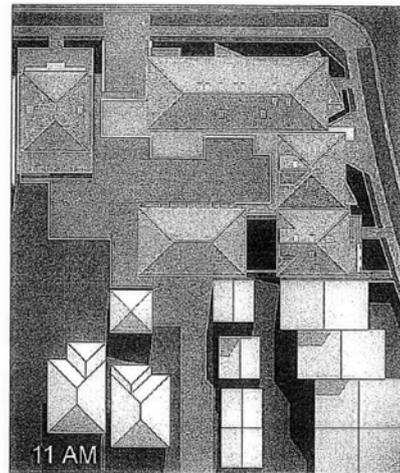
JUNE 10am



JUNE 9am



JUNE 12pm

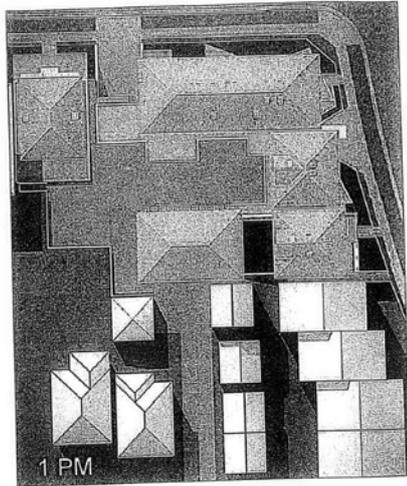


JUNE 11am

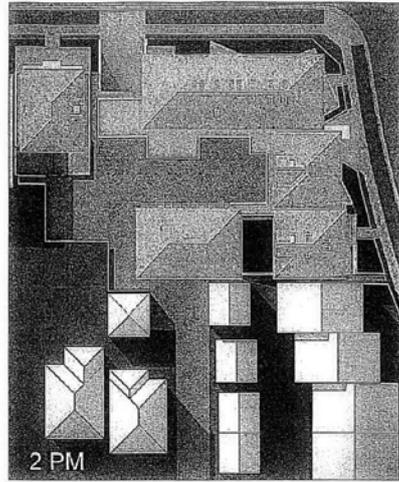
## SHADOWS WITHOUT PROPOSAL

**SUBJECT:**

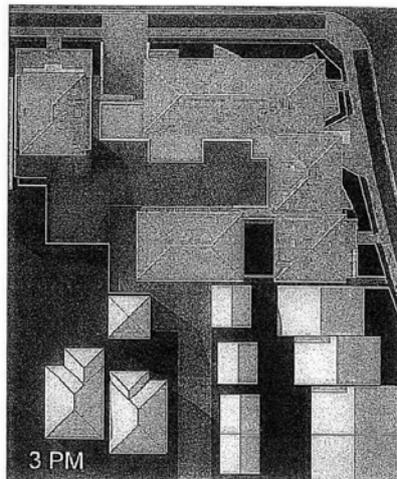
DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING, ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.



JUNE 1pm



JUNE 2pm

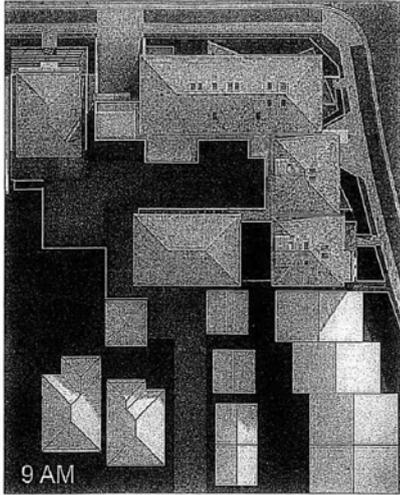


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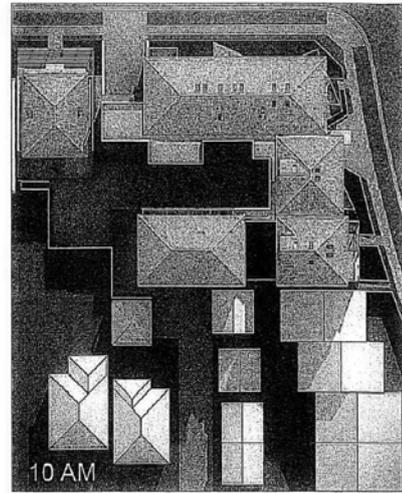
## SHADOWS WITHOUT PROPOSAL

**SUBJECT:**

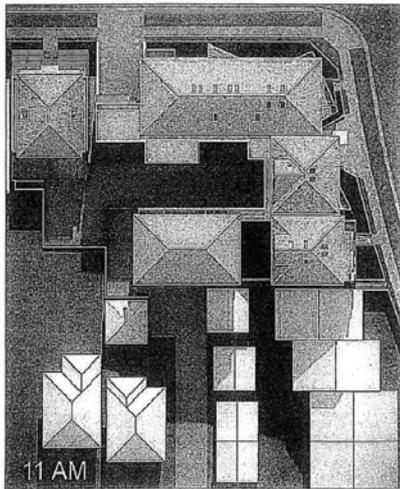
DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
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LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.



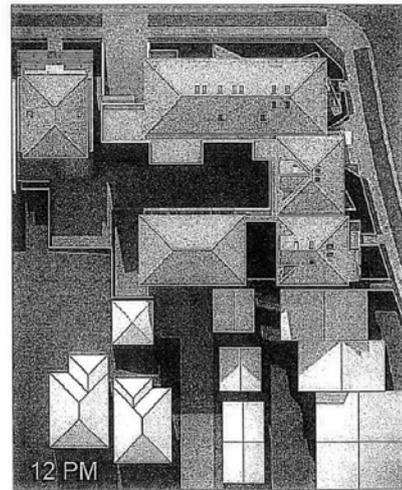
JUNE 9am



JUNE 10am



JUNE 11am

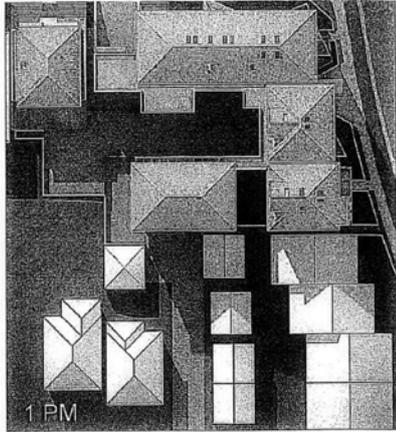


JUNE 12pm

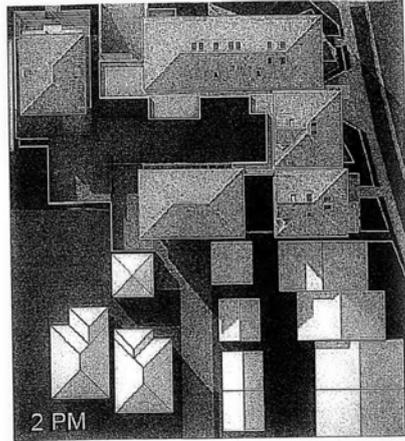
## SHADOWS WITH PROPOSAL

**SUBJECT:**

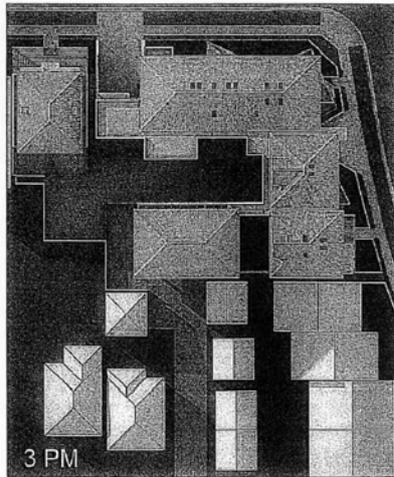
DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
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ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.



JUNE 1pm



JUNE 2pm



JUNE 3pm

## SHADOWS WITH PROPOSAL

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
LOTS 402 & 401 DP 1107378 - Nos. 15 & 17 PARC GUELL DRIVE, CAMPBELLTOWN.

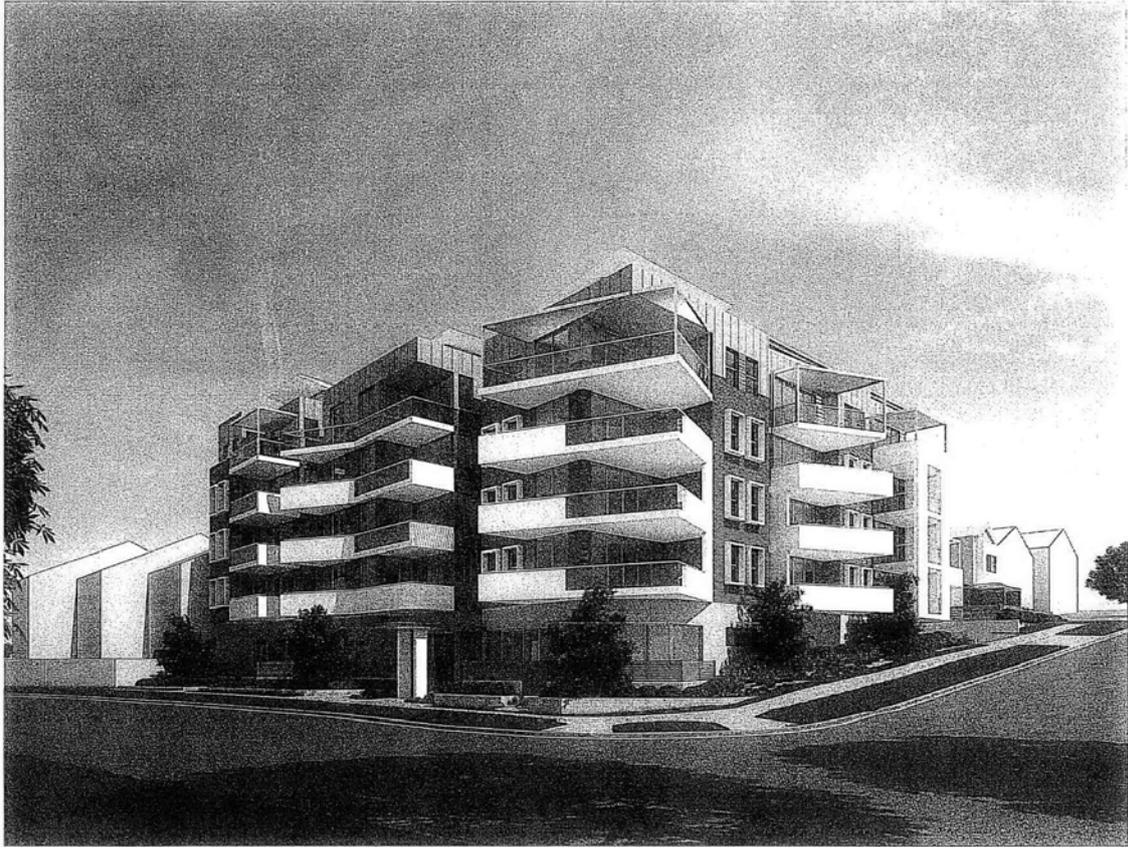
## ATTACHMENT 8



## PERSPECTIVES

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
RESIDENTIAL APARTMENT BUILDING, BASEMENT CAR PARKING,  
ASSOCIATED LANDSCAPING AND STRATA SUBDIVISION.  
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## PERSPECTIVES

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
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## PERSPECTIVES

**SUBJECT:**

DEMOLITION OF EXISTING STRUCTURES , CONSTRUCTION OF A  
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