

GENERAL CONDITIONS

1.	<p>Approved development</p> <p>The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="text-align: left;">Plan Detail</th> <th style="text-align: left;">Job Number</th> <th style="text-align: left;">Prepared by</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Proposed Site Plan</td> <td>Project No. 3281; Drawing No. DA051; Revision DA1.2</td> <td>mdp Architecture</td> <td>05.04.24</td> </tr> <tr> <td>Detail Site Plan</td> <td>Project No. 3281; Drawing No. DA052; Revision DA1.2</td> <td>mdp Architecture</td> <td>05.04.24</td> </tr> <tr> <td>Typical Enclosure Plan, Elevation and Section</td> <td>Project No. 3281; Drawing No. DA102; Revision DA1.2</td> <td>mdp Architecture</td> <td>05.04.24</td> </tr> <tr> <td>Typical Fence Details</td> <td>Project No. 3281; Drawing No. DA401; Revision DA1.2</td> <td>mdp Architecture</td> <td>05.04.24</td> </tr> </tbody> </table> <ol style="list-style-type: none"> 1. Biodiversity Development Assessment Report, prepared by Land Eco consulting, dated 3 December 2024, v2.0. 2. Operation Plan proposed for Koala Facility Wedderburn. 3. Arboricultural Impact Assessment, prepared by Bradshaw Consulting Arborists, dated 11th April 2024. 4. Bushfire Assessment Report, prepared by BLACKASH Bushfire Consultants, dated 23 October 2023. <p><i>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</i></p> <p style="text-align: right; font-size: small;">D01.Z01</p>	Plan Detail	Job Number	Prepared by	Date	Proposed Site Plan	Project No. 3281; Drawing No. DA051; Revision DA1.2	mdp Architecture	05.04.24	Detail Site Plan	Project No. 3281; Drawing No. DA052; Revision DA1.2	mdp Architecture	05.04.24	Typical Enclosure Plan, Elevation and Section	Project No. 3281; Drawing No. DA102; Revision DA1.2	mdp Architecture	05.04.24	Typical Fence Details	Project No. 3281; Drawing No. DA401; Revision DA1.2	mdp Architecture	05.04.24
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2.	<p>Building Code of Australia</p> <p>All building work must be carried out in accordance with the provisions of the <i>Building Code of Australia</i>. In this clause, a reference to the <i>Building Code of Australia</i> is a reference to that Code as in force on the date the application for the relevant construction certificate is made.</p> <p><i>Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right; font-size: small;">D01.02</p>																				
3.	<p>Use of structure</p> <p>The building that is proposed to be used, fitted or occupied as part of this development shall not be used for any other purpose other than a veterinary hospital, as defined in the Campbelltown Local Environment Plan 2015 for the rehabilitation of Koalas.</p> <p>veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.</p>																				

	<p><i>Condition reason: To ensure that the structure is used for the purposes described in the application and the use of the structure does not change without consent.</i></p> <p style="text-align: right;">D01.999</p>
4.	<p>Advertising signs – Separate DA required</p> <p>This consent does not permit the erection or display of any advertising signs.</p> <p>Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.</p> <p><i>Condition reason: To ensure signage is limited to the areas specified in the application.</i></p> <p style="text-align: right;">D01.16</p>
5.	<p>Storage of goods</p> <p>All works, storage of goods, materials and any other item associated with the premises shall be contained wholly within the building.</p> <p><i>Condition reason: To ensure goods are stored wholly within the premises and protect the amenity of the local area.</i></p> <p style="text-align: right;">D01.22.01</p>
6.	<p>Graffiti removal</p> <p>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.</p> <p><i>Condition reason: To protect and preserve the visual amenity of the surrounding public domain.</i></p> <p style="text-align: right;">D01.34</p>
7.	<p>Car Parking Spaces</p> <p>Two (2) 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).</p> <p>Landscape areas shall be separated from the driveways and car parking areas by a suitable device such as bollards or concrete wheelstops to ensure that the landscaping on site is damaged as a result of vehicular movement.</p> <p><i>Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards.</i></p> <p style="text-align: right;">D01.49</p>
8.	<p>Rubbish/recycling bin storage</p> <p>The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.</p> <p><i>Condition reason: To ensure waste storage does not impact areas required to be dedicated to vehicle access and landscaping.</i></p> <p style="text-align: right;">D01.51</p>
9.	<p>Construction certificate</p> <p>Before commencement of any works that require a construction certificate:</p> <ol style="list-style-type: none"> 1. the applicant shall appoint a Principal Certifier; 2. the applicant shall obtain a construction certificate for the particular works; and

	<p>3. when Council is not the Principal Certifier, the appointed Principal Certifier shall notify Council of their appointment no less than two days before the commencement of any works.</p> <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D01.54</p>
<p>10.</p>	<p>Operational Management Plan</p> <p>The Plan must:</p> <ul style="list-style-type: none"> a) Ensure that CCTV cameras are operating at the extended operating hours. Suitably trained staff in the operation of the CCTV system should be working during this time. Adequate lighting should be used when operating CCTV cameras during times of low light and darkness; b) Lighting shall be designed to the Australian and New Zealand Lighting Standards or higher. Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels; c) The implementation of effective signage and/or directional signs installed to provide guidance to visitors in locating prohibited areas. In addition, warning signs around the perimeter of the business must be provided to warn intruders of what security treatments have been implemented to reduce opportunities for crime, such as: <ul style="list-style-type: none"> i. Warning. This property is under electronic surveillance; and ii. Warning. Restricted access only. d) Emergency evacuation plans should be updated and maintained to assist staff and emergency services in the event of an emergency. This plan should be prominently displayed with staff being suitably trained in evacuation procedures. e) All spaces should always be secure and kept locked while not in use. <p><i>Condition reason: To comply with legislation.</i></p> <p style="text-align: right;">D01.999</p>
<p>11.</p>	<p>Tree retention</p> <p>Tree protection and retention is to be undertaken as set out in Appendix B – Tree location and Protection Plan of the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023.</p> <p><i>Condition reason: To protect and retain trees.</i></p> <p style="text-align: right;">D01.999</p>
<p>12.</p>	<p>Tree Removal</p> <ul style="list-style-type: none"> 1. The tree Numbered 16 in the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023 is approved for removal. 2. The recommendations as set out in Section 4 of the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023 are to be undertaken.

	<p>3. The Section 5 – Project Arborist monitoring stages are to be undertaken as set out in the Arboricultural Impact Assessment 391 Wedderburn Road, Wedderburn by Bradshaw Consulting dated 11 April 2023.</p> <p><i>Condition reason: To provide for planting that will enhance the natural and built environment and replace existing trees that are to be removed as part of the development.</i></p> <p style="text-align: right;">D01.999</p>
<p>13.</p>	<p>On-site Wastewater- Operation</p> <ol style="list-style-type: none"> 1. All premises wastewater is to be treated in the wastewater system. 2. No water supply used for livestock, drinking or other domestic purposes shall be polluted or rendered unwholesome by the disposal of effluent through the effluent application area. 3. Liquid trade wastes or mechanical oil/petroleum base products are not to be discharged into the Wastewater Management System, effluent application area or effluent distribution system. 4. Cooking fats, oils, lards, similar base products and food waste shall not be disposed into the Wastewater Management System, effluent application area or effluent distribution system. 5. Cleaning agents, antibiotics, detergents, disinfectants, bleaches, alkalis, acids, pesticides, and herbicides shall be used sparingly as these substances act to reduce performance of the Wastewater Management System, effluent application area or effluent distribution system. 6. The wastewater system shall be adequately protected from possible vehicle and livestock damage. Such work(s) shall be carried out to Councils satisfaction. 7. The wastewater system shall not be used as a storage or stockpiling area of any such items as vehicles (i.e. trucks, cars etc) materials (i.e. debris of any nature, pallets, boxes and crates). 8. The effluent application area shall not be used for passive or active recreational purposes that involve skin contact with effluent (treated or untreated). 9. Effluent shall be disposed of on to a non-trafficable effluent application area/s. 10. The effluent application area shall be well grassed at all times and be regularly mown and maintained to a maximum length of 150mm to aid in the efficiency of the effluent application area and prevention of overgrown vegetation. 11. Ensure that the effluent application area is maintained free of any depressions. 12. All grass clippings from the effluent application area are to be removed when mowing and maintaining the area to aid in the efficiency of maximum nutrient removal and increased surface contact for solar and wind exposure. 13. No paths, barbecues, entertaining or play areas, pergolas, concrete surfaces, garages or other structures shall be constructed over any portion of, or any buffer zone of, the wastewater system. 14. Fruit, vegetables and any other matter grown for human consumption shall not be sprayed or supplied with any effluent (treated or untreated) from any wastewater management system.

	<p>15. The effluent application area and the effluent distribution system shall be regularly monitored and maintained free of blockages, to allow the effluent to be evenly distributed within the required effluent area/s and to avoid surface ponding.</p> <p>16. Livestock are not permitted to enter the effluent application area due to the potential for these animals to cause damage, impede the efficiency of such areas or cause destruction of effluent distribution equipment.</p> <p><i>Condition reason: To ensure that waste from the building's construction is managed and disposed of to minimise impacts on the environment.</i></p> <p style="text-align: right;">D01.999</p>
<p>14.</p>	<p>Tanker Pump -Out</p> <ol style="list-style-type: none"> 1. The collection well shall be emptied at least every two (2) weeks, or more frequently if required, and the contents removed by a licensed liquid waste removal contactor. 2. Any exposed PVC (Class 12) pump-out line/effluent suction pipe shall be adequately protected against impact damage. 3. The pump-out line from the collection well shall be fitted with a 50mm or 65mm Kamlock fitting and approved dust cover or plug. The necessary fitting, dust cover, plug and adaptor may be purchased from the sanitary contactor/licensed liquid waste removal contactor. 4. The owner/licensee shall maintain, throughout the term of this approval, service contract arrangements with a suitably licensed waste removal contactor for the regular fortnightly waste removal service. 5. Documentary evidence in the form of receipts or invoice statements from the licensed liquid waste removal company shall be retained by the system owner/licensee to verify regular fortnightly pump out of the system. 6. A graduated dipstick of copper/stainless steel or other rigid resistant material not less than 13mm in diameter shall be provided to the collection well. The highest graduation must indicate when the collection well is full. 7. The lids of the tanks are to be free of any soil or vegetation from the top of the septic tank and collection well (entire Tanker Pump-out system). The concrete join between the lid and the tank shall remain exposed (minimum of 100mm height clearance) to ensure surface water cannot enter the tank. 8. The lid access opening cover shall be accessible and rendered watertight. 9. The inspection holes in the tanks are to be clear and easily accessible. 10. The septic tank and collection well (entire Tanker Pump-out system) must be pumped out immediately by a suitably licensed waste removal contactor, if there is evidence and or potential that the system is approaching a level where surcharge into the environment is likely. 11. The primary chambers of the septic tank (if equipped) shall be pumped out/desludged by a suitably licensed waste removal contactor at a regular frequency (i.e. every 3 to 5 years), or when scum and sludge occupy 2/3 of the volume of the septic tank and/or as directed by Council.

	<p><i>Condition reason: To ensure that waste from the building's construction is managed and disposed of to minimise impacts on the environment.</i></p>
<p>15.</p>	<p>On-site Wastewater – Performance</p> <p>a) The approved existing on-site wastewater management system shall be operated and maintained in such a way as to:</p> <ul style="list-style-type: none"> i. Prevent the spread of disease by micro-organisms; ii. Prevent the spread of foul odours; iii. Prevent the contamination of water; iv. Prevent the degradation of soil and vegetation; v. Discourage insects and vermin; vi. Ensure that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned; vii. Minimise any adverse impacts on the amenity of the land on which it is installed or constructed and other land in the vicinity of that land; viii. If appropriate, provide for the re-use of resources (including nutrients, water, vegetative and organic matter); ix. Comply with Subdivision 7, Clause 44 Local Government (General) Regulation 2005. <p><i>Condition reason: To ensure that waste from the building's construction is managed and disposed of to minimise impacts on the environment.</i></p> <p style="text-align: right;">D01.999</p>
<p>16.</p>	<p>Waste</p> <p>All waste and recycling generated from the premises are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.</p> <p>Waste bins that are placed out on a public place for collection must only be placed out for collection on the day of the collection after 6.00pm and must be removed by 8.00am the following day. Any residual waste left on the public place as a result of bin placement must be removed within undue delay. Contaminated or medical waste bins must not be placed onto public land for collection.</p> <p>Sharps and clinical waste must be placed into a sharps container immediately after use. A yellow sharps container must be approved by Australian Standards and comply with AS4261:1994 or AS 4031:1992. The sharps container and contaminated waste bins must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the EPA (Protection of the Environment Operations (Waste) Regulation 2014).</p> <p><i>Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.</i></p> <p style="text-align: right;">D01.999</p>
<p>17.</p>	<p>Bushfire Management</p> <p>The development is to demonstrate compliance with the Bushfire report prepared by BLACKASH Bushfire Consultants, dated 23 October 2023. A bushfire emergency management plan to be in place in the event of bushfire. It is to be prepared and submitted to council for its records prior to commencement of any works on site.</p> <p><i>Condition reason: To ensure that the development complies with the requirements of the NSW RFS.</i></p> <p style="text-align: right;">D01.999</p>

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

18.	<p>Stormwater management plan</p> <p>Before the issue of a construction certificate, a plan indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval.</p> <p>Stormwater shall be conveyed from the site to existing drainage system on street. All proposals shall comply with Council's 'Engineering Design Guide for Development' (as amended) and the applicable development control plan.</p> <p><i>Condition reason: To protect the operation of stormwater systems.</i></p>																												
D02.26																													
19.	<p>Biodiversity Offsetting Requirement</p> <p><i>Ecosystem Credits</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: center;">Plant Community</th> <th style="text-align: center;">PCT Number</th> <th style="text-align: center;">Class</th> <th style="text-align: center;">Trading Group</th> <th style="text-align: center;">IBRA region</th> <th style="text-align: center;">Credits Required</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Sydney Hinterland Grey Gum Transition Forest</td> <td style="text-align: center; padding: 5px;">3616</td> <td style="padding: 5px;">Sydney Hinterland Dry Sclerophyll Forests This includes PCT's: 621, 3609, 3616</td> <td style="padding: 5px;">Sydney Hinterland Dry Sclerophyll Forests >=50% and <70%</td> <td style="padding: 5px;">Sydney Cataract , Burragorang, Cumberland, Illawarra, Moss Vale and Pittwater. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.</td> <td style="text-align: center; padding: 5px;">2</td> </tr> </tbody> </table> <p><i>Species Credits</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: center;">Species</th> <th style="text-align: center;">Offset Requirements (Like for Like) Spp</th> <th style="text-align: center;">IBRA</th> <th style="text-align: center;">Credits Required</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Grevillea parviflora subsp. parviflora / Small-flower Grevillea</td> <td style="padding: 5px;">Grevillea parviflora subsp. parviflora / Small-flower Grevillea</td> <td style="padding: 5px;">Any in NSW</td> <td style="text-align: center; padding: 5px;">2</td> </tr> <tr> <td style="padding: 5px;">Lathamus discolor / Swift Parrot</td> <td style="padding: 5px;">Lathamus discolor / Swift Parrot</td> <td style="padding: 5px;">Any in NSW</td> <td style="text-align: center; padding: 5px;">3</td> </tr> <tr> <td style="padding: 5px;">Phascolarctos cinereus / Koala</td> <td style="padding: 5px;">Phascolarctos cinereus / Koala</td> <td style="padding: 5px;">Any in NSW</td> <td style="text-align: center; padding: 5px;">2</td> </tr> </tbody> </table> <p>Evidence of ecosystem and species credit retirement (ie. a credit retirement certificate or equivalent) from the Biodiversity Conservation Trust must be provided to Campbelltown City Council's Manager Development Assessment (or nominated person) to demonstrate compliance with this condition, and written acknowledgement received from Council prior to the issuing of a construction certificate or the commencement of any works (whichever occurs first).</p> <p><i>Condition reason: To comply with legislation</i></p>	Plant Community	PCT Number	Class	Trading Group	IBRA region	Credits Required	Sydney Hinterland Grey Gum Transition Forest	3616	Sydney Hinterland Dry Sclerophyll Forests This includes PCT's: 621, 3609, 3616	Sydney Hinterland Dry Sclerophyll Forests >=50% and <70%	Sydney Cataract , Burragorang, Cumberland, Illawarra, Moss Vale and Pittwater. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	2	Species	Offset Requirements (Like for Like) Spp	IBRA	Credits Required	Grevillea parviflora subsp. parviflora / Small-flower Grevillea	Grevillea parviflora subsp. parviflora / Small-flower Grevillea	Any in NSW	2	Lathamus discolor / Swift Parrot	Lathamus discolor / Swift Parrot	Any in NSW	3	Phascolarctos cinereus / Koala	Phascolarctos cinereus / Koala	Any in NSW	2
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BEFORE BUILDING WORK COMMENCES

20.	<p>Erosion and sediment control</p> <p>Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</i></p> <p style="text-align: right;">D03.01</p>
21.	<p>Erection of construction sign</p> <p>Before any site work commences on the land, signs must be erected in prominent positions on the site:</p> <ol style="list-style-type: none"> 1. 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 2. Stating that unauthorised entry to the work site is prohibited 3. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office) 4. Stating the approved construction hours in which all works can occur 5. Showing the name, address and telephone number of the Principal Certifier for the work. <p>Any such signs are 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.</p> <p><i>Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.</i></p> <p style="text-align: right;">D03.02</p>
22.	<p>Trade waste</p> <p>Before any site work commences 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.</p> <p><i>Condition reason: To ensure all waste is moved off-site for disposal.</i></p> <p style="text-align: right;">D03.04</p>
23.	<p>Vehicular access during construction</p> <p>Before any site work commences on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.</p> <p><i>Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.</i></p> <p style="text-align: right;">D03.05</p>
24.	<p>Public property</p>

	<p>Before any site work commences on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) kerbs, gutters, footpaths, and the like.</p> <p>Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.</p> <p><i>Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.</i></p> <p style="text-align: right;">D03.06</p>
25.	<p>Fencing</p> <p>An appropriate fence preventing public access to the site shall be erected for the duration of construction works.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i></p> <p style="text-align: right;">D03.11</p>

DURING BUILDING WORK

26.	<p>Construction work hours</p> <p>All work on site shall only occur between the following hours:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Monday to Friday</td> <td style="width: 50%;">7.00 am to 6.00 pm</td> </tr> <tr> <td>Saturday</td> <td>8.00 am to 5.00 pm</td> </tr> <tr> <td>Sunday and public holidays</td> <td>No Work.</td> </tr> </table> <p><i>Condition reason: To protect the amenity of the surrounding area.</i></p> <p style="text-align: right;">D04.01</p>	Monday to Friday	7.00 am to 6.00 pm	Saturday	8.00 am to 5.00 pm	Sunday and public holidays	No Work.
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27.	<p>Erosion and sediment control</p> <p>Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual - Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the Principal Certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.</p> <p>Note: On the spot penalties will be issued for any non-compliance with this requirement without any further notification or warning.</p> <p><i>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.</i></p> <p style="text-align: right;">D04.02</p>						
28.	<p>Work zones</p> <p>All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.</p> <p>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.</p>						

	<p><i>Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.</i></p> <p style="text-align: right;">D04.03</p>
29.	<p>Protection of existing trees</p> <p>While site work is being carried out, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.</p> <p>All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.</p> <p>All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.</p> <p><i>Condition reason: To protect and retain existing trees.</i></p> <p style="text-align: right;">D04.04</p>
30.	<p>Fill contamination</p> <p>Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.</p> <p><i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i></p> <p style="text-align: right;">D04.07</p>
31.	<p>Dust nuisance</p> <p>Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual - 'Soils and Construction (2004) (Bluebook). Construction areas shall be treated/regularly watered to the satisfaction of the appointed Principal Certifier.</p> <p><i>Condition reason: To minimise the impacts of the development construction on the environment.</i></p> <p style="text-align: right;">D04.08</p>
32.	<p>Excess material</p> <p>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.</p> <p><i>Condition reason: To ensure that the levels of the land remain consistent with the approved plans.</i></p> <p style="text-align: right;">D04.14</p>
33.	<p>Public safety</p> <p>Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant.</p> <p><i>Condition reason: To protect workers, the public and the environment.</i></p> <p style="text-align: right;">D04.19</p>

<p>34.</p>	<p>Associated works</p> <p>The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.</p> <p><i>Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.</i></p> <p style="text-align: right;">D04.31</p>
<p>35.</p>	<p>Imported 'waste-derived' fill material</p> <p>The only waste-derived fill material that may be received at the development site is:</p> <ul style="list-style-type: none"> • virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and • any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material. <p>Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifier on request.</p> <p><i>Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.</i></p> <p style="text-align: right;">D04.36</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

<p>36.</p>	<p>Council fees and charges</p> <p>Before the issue of the relevant 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.</p> <p><i>Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.</i></p> <p style="text-align: right;">D05.40.0</p>
<p>37.</p>	<p>Restoration of Public Roads</p> <p>Prior to the appointed Principal Certifier issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p> <p style="text-align: right;">ZD05.22</p>
<p>38.</p>	<p>Public Utilities</p> <p>Prior to the appointed Principal Certifier issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.</p> <p><i>Condition reason: To ensure any damage to public infrastructure is rectified.</i></p> <p style="text-align: right;">ZD05.23</p>

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a Principal Certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

ADVISORY NOTES

A. **Environmental Planning and Assessment Act 1979 Requirements**

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

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

DAADV.01

B. **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 *NSW Biosecurity Act 2015* or included within the NSW Governments Greater Sydney Strategic Management Plan 2017-2022.

DAADV.02

C. **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.

DAADV.03

D. Smoke Alarms

All NSW residents are required to have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

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

DAADV.04

E. Asbestos Warning

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

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

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

DAADV.23

F. Dial before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

DAADV.31

G. Wastewater Management

In certain situations, where adequate controls (such as temporary fences), are in place, separate written approval may be obtained from Council to permit temporary stock access to a portion of an effluent application area not currently under irrigation. Such approval will only apply to effluent application areas serviced by mobile (and not fixed) distribution lines.

1. Ease of access shall be provided to the approved system and its components to allow system servicing, maintenance and monitoring.
2. The following buffer distances from the perimeter of all effluent application areas shall be maintained:
 - a) 100 metres to permanent surface water (eg. Rivers, streams, creeks, lakes etc);
 - b) 250 metres to a domestic groundwater well;
 - c) 40 metres to other water sources (eg. Farm dams, intermittent waterways and drainage channels, etc).

DAADV.999

H. Reinstatement

In the event when the site is no longer required and enclosures are to be removed, the site will need to be reinstated.

Please contact Council for information and requirements for reinstating the site.
council@campbelltown.nsw.gov.au

DAADV.999

I. Tanker Pump-Out

The chambers shall be pumped out/desludged equally, to prevent adjacent chambers collapsing due to hydrostatic pressures. The effluent from the Tanker Pump-out system shall not be used for irrigation or discharged onto any land or into any watercourse or drainage system.