

# **ATTACHMENT 1**

## **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 by any conditions of this consent.

### **2. Building Code of Australia**

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

### **3. 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.

### **4. Driveways**

The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1 and AS 2890.2.

All driveways in excess of 20 metres in length shall be separated from the landscaped areas by the construction of a minimum 150mm high kerb, dwarf wall or barrier fencing.

### **5. Storage of Goods**

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

### **6. 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 3.

## **7. Car Parking Spaces**

In total, nine car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standard 2890.

## **8. Underground Petroleum Storage**

The underground petroleum storage system shall be installed and operated in accordance with the following:

- The manufacturer's recommendations
- Relevant Australian Standards
- The requirements of the NSW Office of Environment and Heritage.

The applicant shall consult the Protection of the Environment (Underground Petroleum Storage Systems) Regulation 2008 (as amended) and other Office of Environment and Heritage publications regarding the installation, maintenance and monitoring of underground storage of petroleum products as applicable.

Registration and licensing of the system with the OEH may also be required and shall be implemented prior to operation of the system.

## **9. Department of Planning Requirements**

The development shall be constructed and operated in accordance with the relevant requirements of the Department of Planning's Hazardous Industry Advisory Papers as applicable and relevant Australian Standards for the design, installation and maintenance of hazardous liquids storage.

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

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

## **11. Storage of Flammable and Combustible Liquids**

Flammable and combustible liquids shall be stored in accordance with Australian Standard 1940-(as amended) – The Storage and Handling of Flammable and Combustible Liquids.

## **12. Storage of Dangerous Goods**

Storage of any dangerous goods shall be undertaken in accordance with the manufacturer's recommendations, the relevant material safety data sheets, any relevant Australian Standards and if applicable, WorkCover requirements.

### **13. 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.

### **14. 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) and shall not impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

### **15. Unreasonable Noise**

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise and cause no interference to adjoining or nearby occupants.

Noise from plant and vehicles associated with the development shall not exceed the values contained within the Protection of the Environment Operations (Noise Control) Regulation 2008.

The recommendations of the Acoustic Assessment Report 610.07939.06038 Revision 1, prepared by SLR Consulting Australia P/L shall be implemented at the site, and shall include (but are not limited to) a noise abatement barrier along the site's southern and eastern boundaries.

The applicant shall place non-obtrusive signs in the vehicle car parking and filling areas that contain wording to the effect that visitors are requested to refrain from making noise after 10pm.

### **16. 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.

### **17. Deliveries**

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. Deliveries (or rubbish removal) by any trucks shall not occur at the site between 10.00pm and 6.00am.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

**18. Heavy Vehicle Access**

Articulated and heavy rigid vehicles servicing the site shall not enter from Kellerman Drive at any time.

**19. External Finishes**

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

**20. Shoring and Adequacy of Adjoining Property**

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

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

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

**21. Rain Water Tank(s)**

A rain water collection tank/s shall be installed on site for the collection and storage of stormwater for irrigation purposes, in accordance with the requirements of Campbelltown (Sustainable City) Volume 1, Part 2.4.

**22. Operating Hours**

The use of the service station/convenience store shall be 24 hours per day, 7 days per week subject to compliance with relevant operational conditions relating to noise, delivery times and other residential amenity protection provisions within this consent and other legislation.

**23. Liquefied Petroleum Gas Facilities**

LPG facilities do not form part of this approval and will be the subject of a separate development application for Council's consideration, should future operators of the facility wish to provide such facilities.

## **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 authority's water or sewer infrastructure.

## **26. Geotechnical Report**

Prior to Council or an accredited certifier issuing a construction certificate, a geotechnical report prepared by a NATA registered lab shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

## **27. Construction Traffic Management Plan**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and receive Council's written approval for a 'Construction Traffic Management Plan', which shall contain details of the following as a minimum:

- Required loading zones and parking restriction areas near the development site to allow for manoeuvring and loading/unloading of heavy vehicles associated with the development
- 'Staging' locations, where heavy vehicles wait until such time that adequate space is available adjacent to the development site for loading/unloading
- Traffic management control near to the development site (especially for any works such as crossover/layback construction and drainage works in Blaxland Road)

- Proposed access routes for heavy vehicles loading/unloading at the site
- Proposed hours of truck movements
- Consultations made with potentially affected businesses in preparation of the Plan
- The applicant may also be required to liaise with adjoining or nearby land owners presently undertaking works of a similar scale in the vicinity.

## **28. Traffic Control Plans**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall prepare and obtain approval from an accredited person, a Traffic Control Plan (TCP) in accordance with the RMS manual "Traffic Control at Work Sites" and Australian Standard AS 1742.3 (as amended). A copy of the approved TCP shall be kept on site for the duration of the works in accordance with Work Cover Authority requirements. A copy shall be submitted to Council for its records.

## **29. 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 any proposals for the construction of prescribed traffic control devices, intersections and traffic control facilities and all associated line marking and/or sign posting.

## **30. Access Arrangements**

No construction certificate shall be issued until Roads and Maritime Services (RMS) receives and approves the acceptable detailed concept road design plan, incorporating the recommendations of its letters dated 3 December 2002 and 27 October 2011 (as detailed in Council ref. 866/2002/DA-C/B) and its current requirements.

## **31. RMS General Requirements**

1. The applicant will be required to enter into a Works Authorisation Deed (WAD) for the civil works in Appin Road. The WAD will need to be executed prior to the RMS's assessment of the detailed design plans. The Council or accredited certifier shall not release a construction certificate for the development until such time the WAD is executed
2. The applicant shall be responsible for all public utility adjustment/relocation works necessitated by the above work and as required by the various public utility authorities and/or their agents
3. All costs associated with the proposed development including (but not limited to) the associated civil works on Appin Road shall be at no cost to the RMS.

### **32. Access Arrangements (Kellerman Drive)**

Prior to Council or an accredited certifier issuing a construction certificate, Council (and where appropriate, the RMS) receives and approves a design for the alterations to Kellerman Drive. In this regard, the following shall be incorporated into any future design:

1. The total length of the auxiliary lane along Kellerman Drive for eastbound drivers turning right into the site from Kellerman Drive shall comply with current the Austroads guide to road design and corresponding RMS supplement
2. An eastbound acceleration/storage lane within Kellerman Drive for drivers when turning right from the subject site
3. The lateral transition for the proposed right turn bay on Kellerman Drive shall comply with Austroads and relevant design guides
4. A central median island of minimum width 0.9 metres to cater for the access of both pedestrians and control of vehicles
5. Lane marking/sign posting and any road widening required as a result of the proposal, including the provision of 'No U Turn' signage at the median island break and end.
6. Details such as horizontal and vertical curves/alignments, long and cross sections and line marking.
7. Parking restrictions along Kellerman Drive shall be provided in accordance with the requirements/recommendations of Council and the RMS.
8. Demonstration of adequate provision for heavy vehicles turning left from Appin Road to Kellerman Drive.

The cost of any required changes to Kellerman Drive including, but not limited to, road construction and surfacing, road width adjustments, sign posting, line marking and foot path works shall be borne by the applicant. The design shall be undertaken in accordance with relevant Austroads guides (including RMS supplements) and Australian Standards.

The land required for road widening and splay corners shall be dedicated at no cost to Council.

### **33. Design Auditing**

A detailed design stage audit shall be undertaken on the submitted design plans by independent accredited road safety auditors. The audit report shall be submitted with the design plans to Council and RMS for review as part of the access arrangement approval process for the site. The intersection auditing process is controlled by the RMS and shall be implemented in accordance with its requirements.

#### **34. Noise Abatement Barrier**

Prior to Council or an accredited certifier issuing any construction certificate, as per the recommendations of the Acoustic Assessment Report 610.07939.06038 Revision 1, prepared by SLR Consulting Australia P/L (Option B), the applicant shall provide written evidence that approaches have been made to land owners on the development site's eastern boundary in order to determine their preference for noise abatement barrier material (timber or clear 10mm lexan) where the noise abatement barrier is near to their boundary.

The applicant shall provide neighbours with the two options in writing, along with a section of the retaining wall/abatement barrier which illustrates the height of the structures at the neighbour's boundary.

#### **35. Truck Access Routes**

Articulated and heavy rigid trucks shall not enter the site via Kellerman Drive at any time. Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit for Council's written approval, detailed of proposed heavy vehicle servicing routes for the development.

#### **36. Plan of Management**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit for Council's written approval a 'Plan of Management' for the operation of the service station/convenience store, which addresses the proposed methods of controlling, as a minimum:

- Litter emanating from the service station/convenience store
- Light emanating from the service station/convenience store
- Noise emanating from the service station/convenience store
- Anti-social behaviour that might be attributed to the service station/convenience store, noting its proposed 24 hours operation.

#### **37. Stormwater Management Plan (Development)**

Prior to Council or an accredited certifier issuing 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. Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be conveyed from the site to the nearest system under Council's control. All proposals shall comply with the Campbelltown (Sustainable City) DCP Volume 3 and shall also ensure that run-off from the site to neighbouring properties is minimised in accordance with the requirements of the *Local Government Act 1993*.

All proposals shall comply with the Campbelltown (Sustainable City) DCP – Volume 3.



### **38. 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.

### **39. 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.

### **40. Road Construction (Shoulder)**

Road shoulder (minimum pavement width 2.5 metres) shall be constructed in Appin Road adjacent to the subject land to include footpath formation, kerb and gutter, drainage, pavement construction including reconstruction of any temporary (sealed or unsealed) pavement or road shoulder, sealing and service adjustments in accordance with Council's Specifications for Construction of Subdivisional Road and Drainage Works (as amended) and to the satisfaction of Council and the RMS. Engineering details shall be submitted in conjunction with the construction certificate application.

### **41. Work outside the Site Boundary**

Prior to Council or an accredited certifier issuing a construction certificate, engineering plans for any work outside the site boundary to be submitted to Council for approval. All works shall comply with Council's Campbelltown (Sustainable City) DCP Volume 3 and shall be inspected by Council at all stages of construction.

A compliance certificate for the work shall be obtained from Council prior to the principal certifying authority issuing an occupation certificate.

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

### **42. 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.

#### **43. 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.

#### **44. Materials**

Any material used in the building shall comply with the requirements for Early Fire Hazard Indices in Specification C1.10 of the Building Code of Australia.

## **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.

### **45. Roads and Maritime Services Requirements**

Prior to any works commencing in relation to the entry/exit points (which require approval prior to issue of any construction certificate), the applicant shall obtain an RMS 'Work Instruction'. Further details can be obtained from RMS on (02) 8849 2172.

### **46. 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.

### **47. Construction Vehicle Control**

Prior to the commencement of any works on the land, the applicant shall meet with Council's Traffic Officers and Compliance Officers to discuss the management of the various stages of the development and the management of construction vehicles in and around the site.

No works shall commence until Council have issued written approval to the Construction Traffic Management Plan detailed in Condition 27.

Where as a result of the monitoring of the ongoing construction activities it is identified (by either Council or the applicant) that additional or varied traffic and construction control measures need to be imposed, a revised Construction Management Plan incorporating all additional measures and management procedures shall be submitted by the applicant to Council for its written approval.

### **48. 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.

#### **49. 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.

#### **50. 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.

#### **51. Vehicular Access during Construction**

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

#### **52. Public Property**

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property which is controlled by Council which adjoins the site, including kerbs, gutters, footpaths, and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

#### **53. Footpath and Vehicular Crossing Levels**

Prior to the commencement of any work, footpath and vehicular crossing levels are to be obtained from Council by lodging an application on the prescribed form.

#### **54. 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 WorkCover 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.

### **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.

#### **55. 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 1.00pm
Sunday and public holidays	No Work.

\* Upon receipt of an application in writing, Council will consider work taking place outside these hours where it is required to reduce impacts on local traffic (for example, where works need to be undertaken within Appin Road under the guidance of the RMS).

#### **56. 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 sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

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

#### **57. Work Zones**

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

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

#### **58. 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.

#### **59. Public Safety**

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.

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

All design and construction work, shall be in accordance with:

- a. Council's specification for Construction of Subdivisional Road and Drainage Works (as amended)
- b. Campbelltown (Sustainable City) DCP – Volume 3
- c. 'Soils and Construction (2004) (Bluebook)
- d. Relevant Australian standards and State Government publications.

#### **61. Industrial / Commercial Driveway and Layback Crossing**

The applicant shall provide a reinforced concrete driveway and layback crossing/s to Council's Industrial/Commercial Vehicle Crossing Specification and Campbelltown (Sustainable City) DCP - Volume 3.

A separate application for this work, which will be subject to a crossing inspection fee, fixing of levels and inspections by Council, must be lodged with Council. Conduits must be provided to service authority requirements.

#### **62. 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. The applicant shall also ensure that surface water is controlled at the point(s) where it leaves the site.

**63. 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.

**64. Associated Works**

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

**65. Footpath**

The footpath adjoining the subject land shall be regraded in accordance with levels to be obtained from Council, and concrete foot paving/pavers in Kellerman Drive 1.2 metres wide in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) shall be constructed to the satisfaction of Council. Areas not concreted shall be topsoiled and turfed. The footpath formation shall be carried beyond the site boundary to provide an acceptable transition to existing footpath levels.

**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".

**66. Acoustic Amelioration**

Prior to Council or an accredited certifier issuing an occupation certificate, independent certification by an appropriately qualified person that the recommendations of the Acoustic Assessment Report 610.07939.06038 Revision 1 (Option B), prepared by SLR Consulting Australia P/L have been satisfied and thus certification shall be provided to Council and the principal certifying authority.

**67. 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 are to be completed to the satisfaction of the principal certifying authority.

## **68. Roads and Maritime Services Requirements**

Prior to the principal certifying authority issuing any occupation certificate, the applicant shall receive final certification and acceptance of the road works undertaken within Appin Road (and Kellerman Drive, where appropriate) from the RMS in accordance with its requirements.

## **69. 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.

## **70. Underground Petroleum Storage System**

Prior to Council or an accredited certifier issuing an occupation certificate, the applicant shall prepare a statement in writing and provide certification that details:

- The UPSS system was appropriately designed, installed and commissioned by duly qualified persons in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 (the Regulation);
- The minimum mandatory pollution protection equipment is installed, consistent with the Regulation, comprising non-corrodible secondary containment tanks and associated pipework and overfill protection devices;
- That groundwater monitoring wells are installed and tested in accordance with the Regulation;
- That a certificate showing that an equipment integrity test (EIT) has been carried out in line with the written directions of duly qualified persons has been issued; and
- That an Environment Protection Plan is in place.

## **71. Final Inspection – Works as Executed Plans**

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council the following documents:

- a. Two complete sets of fully marked up and certified work as executed plans in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP Volume 3.



All reports/certificates shall be prepared by a N.A.T.A. registered laboratory or qualified engineer in accordance with Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and with the design requirements of the Campbelltown (Sustainable City) DCP Volume 3 and shall list the relevant compliance standard(s) and certify that the whole of the area of works or materials tested comply with the above specification. All reports/certificates shall be complete, fully referenced, clearly indicate the area or material tested, the location and required/actual values of all tests and retesting, and be collated and suitably bound.

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

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

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

### **Survey Information**

- Finished ground and building floor levels together with building outlines
- Spot levels every five metres within the site area
- Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required
- A minimum of 15 site levels
- If the floor level is uniform throughout, a single level is sufficient
- Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development
- All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s
- The surface levels of all other infrastructure.

### **Format**

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

### **AutoCAD Option**

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:
- Package Type - zip
- File Format - AutoCAD 2004 Drawing Format or later
- Transmittal Options -
  - Include fonts
  - Include textures from materials
  - Include files from data links
  - Include photometric web files
  - Bind external references
  - The drawing is **not** to be password protected.

### **MapInfo Option**

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

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

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

Prior to the principal certifying authority issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by the applicant to the written satisfaction of Council and the RMS.

### **74. Public Utilities**

Prior to the principal certifying authority issuing an occupation certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

### **75. Council Fees and Charges**

Prior to the principal certifying authority issuing a subdivision or occupation certificate (whichever should occur first), 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.

### **76. Associated Works**

Prior to the issue of an occupation certificate, the applicant shall undertake any works external to the development made necessary by the development, including additional road and drainage works or any civil works necessary to make a smooth junction with existing works.

## **FOOD CONSTRUCTION CONDITIONS**

The following conditions have been applied to ensure that all construction and fit-out of the food premises complies with the details for the food premises submitted to Council's Environmental Health Officers but no less compliant with the *Food Act 2003*, Food Regulation 2010, the Food Standards Code as published by Food Standards Australia and New Zealand and AS 4674-2004: Design, construction and fit out of food premises.

### **77. Construction**

The internal construction of the shop must be completed in accordance with AS4674-2004: Design, construction and fit-out of food premises.

### **78. Registration and Inspections**

**REGISTRATION** - The premise is required to be registered with Council so that regular inspections can be carried out to ensure health standards are maintained. A business registration form is available on Council's website which must be completed and submitted to Council prior to the release of the occupation certificate.

**INSPECTION** - Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted (Phone 4645 4604) to undertake for an inspection of the premises. An inspection fee will be charged in accordance with Council's current schedule of fees and charges.

**ROUTINE FOOD PREMISES INSPECTIONS** - Council's Environmental Health Officers will inspect your food premises on a regular basis. All inspections are unannounced to assess compliance with health and safety requirements. A service charge for each inspection applies and the proprietor of the business will be invoiced a short time after the inspection.

### **79. Food Business Notification Requirement and Food Safety Supervisor**

The proprietor of the premises is required to notify their business details to the NSW Food Authority prior to operations commencing. An application can be made via [www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au) or by submitting a notification form and fee to Council or NSW Food Authority.

**FOOD SAFETY SUPERVISOR** - Businesses selling potentially hazardous foods are required by law to appoint a Food Safety Supervisor that has undertaken food safety training at a registered training organisation approved by the NSW Food Authority. The Food Safety Supervisor's details must be submitted to Council. Notification forms are available from Council or online at [www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)

### **80. Floor Construction**

The floor construction must be finished to a smooth, even non-slip surface, graded and drained to the waste (AS4674-2004 – Section 3).

## **81. Penetrations**

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling (AS4674-2004 – Section 3.2.9).

## **82. Wall Requirements**

Walls in preparation, service and scullery areas must be tiled to a height of 2.0m with glazed ceramic tiles. All walls not tiled must be cement rendered to a smooth even surface and painted with a light coloured washable paint. The intersection of tiles and render must have a flush finish, or be splayed at a 45 degree angle to eliminate a ledge that would allow dust and grease to accumulate (AS4674-2004 – Section 3.2).

## **83. Hand Basin**

The hand basin must be provided in an accessible and convenient location no more than 5 metres from any place where food handlers are handling open food. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed at a temperature of at least 40°C and fitted with a hands-off type tap set (AS4674-2004 – Section 4.4).

Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand basin (AS4674-2004 – Section 4.4).

## **84. Wash Service**

All double bowl, eating and drinking utensils, washing sinks and/or tubs must be served with hot water (minimum 75°C) and cold water through a single outlet at a mixed temperature of at least 40°C (AS4674-2004 – Section 4.1).

## **85. Cleaner's Sink**

A cleaner's sink serviced with hot and cold water through taps fitted with hose connectors must be provided and located outside of areas where open food is handled (AS4674-2004 – Section 4.1.8).

## **86. Fittings and Fixtures**

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS4674-2004 Section 4).

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS4674-2004:

- **PLINTHS** - Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities.

- **WHEELS OR CASTORS** – Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device.
- **LEGS** – Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

False bottoms under fittings are not permitted (AS4674-2004 Section 4.2 & 4.3).

#### **87. Benches**

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints (AS4674-2004 – Section 4.2).

#### **88. Storage Cabinets**

The storage cabinets both internally and externally must be finished in a smooth and non-absorbent material, free of joints (AS4674-2004 – Section 4.2).

#### **89. Shelving**

All shelving must be located at least 25mm off the wall. Alternatively, the intersection of the shelf and the wall is to be completely sealed to the satisfaction of Council (AS4674-2004 – Section 4.2).

#### **90. Display Units**

The food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Regulation 2004, AS4674-2004 – Section 4.2).

#### **91. Food Storage**

Any appliance used for the storage of hot and cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance (Food Regulation 2004).

#### **92. Coolroom and Freezer Room**

**COOLROOM AND FREEZER ROOM FLOOR** - The coolroom and /or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside the coolroom and freezer room adjacent to the door.

**METAL WORK** – All metal work in the coolroom and freezer room must be treated to resist corrosion.

COOL ROOM AND FREEZER CONDENSATION COLLECTION – Condensation from the refrigeration units/coolroom/freezer room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

COOLROOM AND FREEZER ROOM– The coolroom and freezer room must be provided with:

- a. a door which can at all times be opened from inside without a key; and
- b. an approved alarm device located outside the room, but controllable only from inside.

### **93. Locker Storage**

Sufficient lockers must be provided in the food premises specifically for the storage of cleaning materials or employees' clothing and personal belongings (AS4674-2004 – Section 5.2).

### **94. Hot Water Service**

The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted a minimum 150mm above floor level on a stand of non-corrosive metal construction (AS4674-2004 – Section 4.3).

### **95. Packaged Food**

As there are no satisfactory facilities for handling fresh food or produce, all food sold for which this consent applies must be packaged. This consent does not allow for the sale of fresh or pre-cooked non-packaged food.

### **96. Condensation Collection**

Condensation from the refrigeration units, freezer units and coffee machines must be directed to a tundish, installed in accordance with Sydney Water requirements.

### **97. Store Room**

The storeroom must be constructed in accordance with AS4674-2004 by providing the following:

- a. A smooth, even, non-slip floor surface
- b. Walls must be provided with a smooth even surface and painted with a light coloured washable paint to enable easy cleaning in accordance with Table 3.2 of AS 4674-2004
- c. Ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersections of the walls and ceiling must be tight-jointed, sealed and dustproof (AS4674-2004 – Section 3.2)
- d. Shelving or storage racks must be designed and constructed to enable easy cleaning
- e. Appropriate ventilation must be provided (ducted to the external air) within the store room to allow for the escape heat and odour that can be produced from refrigeration and freezer motor units.

## **98. Toilet Facilities and Handbasins**

STAFF TOILETS - A toilet for staff must be provided on the premises.

STAFF TOILET HAND BASIN - A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS4674-2004 – Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser.

## **99. Waste Collection, Waste Storage Areas and Rooms**

The Waste Storage area/room must be provided with smooth and impervious surfaces (walls and floors). Floor areas must be graded and drained to a floor waste gully connected to the sewer. Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer.

Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning (AS4674-2004 Section 5.1).

The business operator must enter into a commercial waste contract agreement for regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.

All waste and recycling generated from the business is 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.

## **ADVISORY NOTES**

The following information is provided for 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 the applicant 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. Filling on Site**

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

**Advice 3. 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 4. 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 compliance certificate or other documentary evidence of compliance is required to be obtained prior to proceeding to the subsequent stages of construction:

- a. EROSION AND SEDIMENT CONTROL –
  - Direction/confirmation of required measures
  - After installation and prior to commencement of earthworks
  - As necessary until completion of work.
- b. STORMWATER PIPES – Laid, jointed and prior to backfill.
- c. SUBSOIL DRAINS – After:
  - The trench is excavated
  - The pipes are laid
  - The filter material placed.
- d. SUBGRADE – Joint inspection with NATA Registered. Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.
- e. SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.
- f. CONDUITS – Laid and jointed prior to backfilling.
- g. GULLEY PITS and OTHER CONCRETE STRUCTURES – Prior to pouring concrete.
- h. PAVEMENT THICKNESS MEASUREMENT (DIPS) – After placement of kerb and gutter and final trimming of sub-base.



- i. SUB BASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.
- j. BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.
- k. OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.
- l. CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS OR LAYBACKS – Prior to pouring concrete.
- m. VEHICLE CROSSINGS OR LAYBACKS – Prior to pouring concrete.
- n. ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.
- o. FINAL INSPECTION – All outstanding work.

**Advice 5. 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 6. 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 7. 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 Council's Engineering Design Guidelines for Development (as amended).

**Advice 8. 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 9. 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 10. 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 11. 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 12. Telecommunications Act 1997 (Commonwealth)**

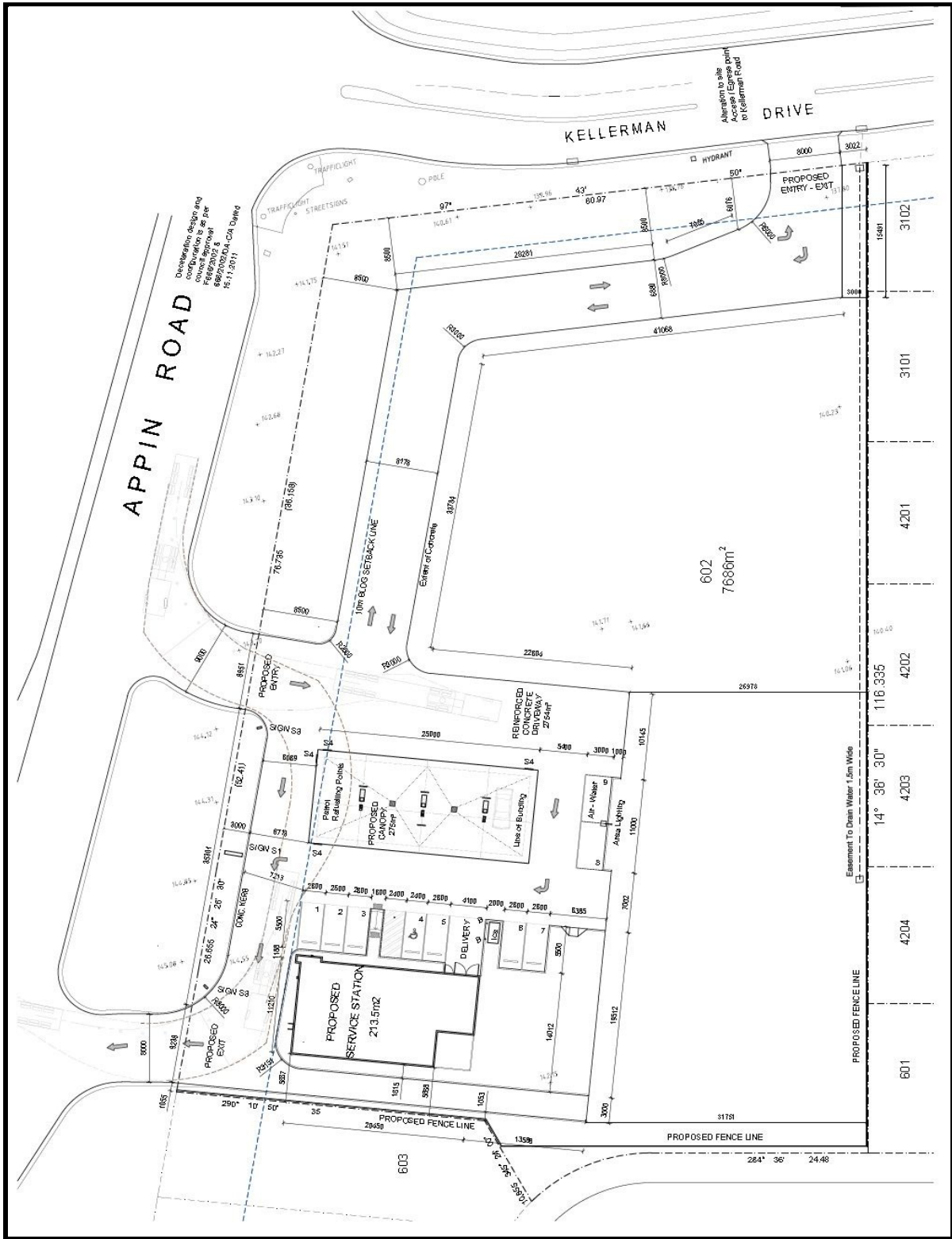
Please note that under the *Telecommunications Act 1997* (Commonwealth) Telstra's written authorisation is required before any person can enter land or undertake work on any Telstra's assets. Any person caught interfering with a facility or installation owned or operated by Telstra is committing an offence 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 3

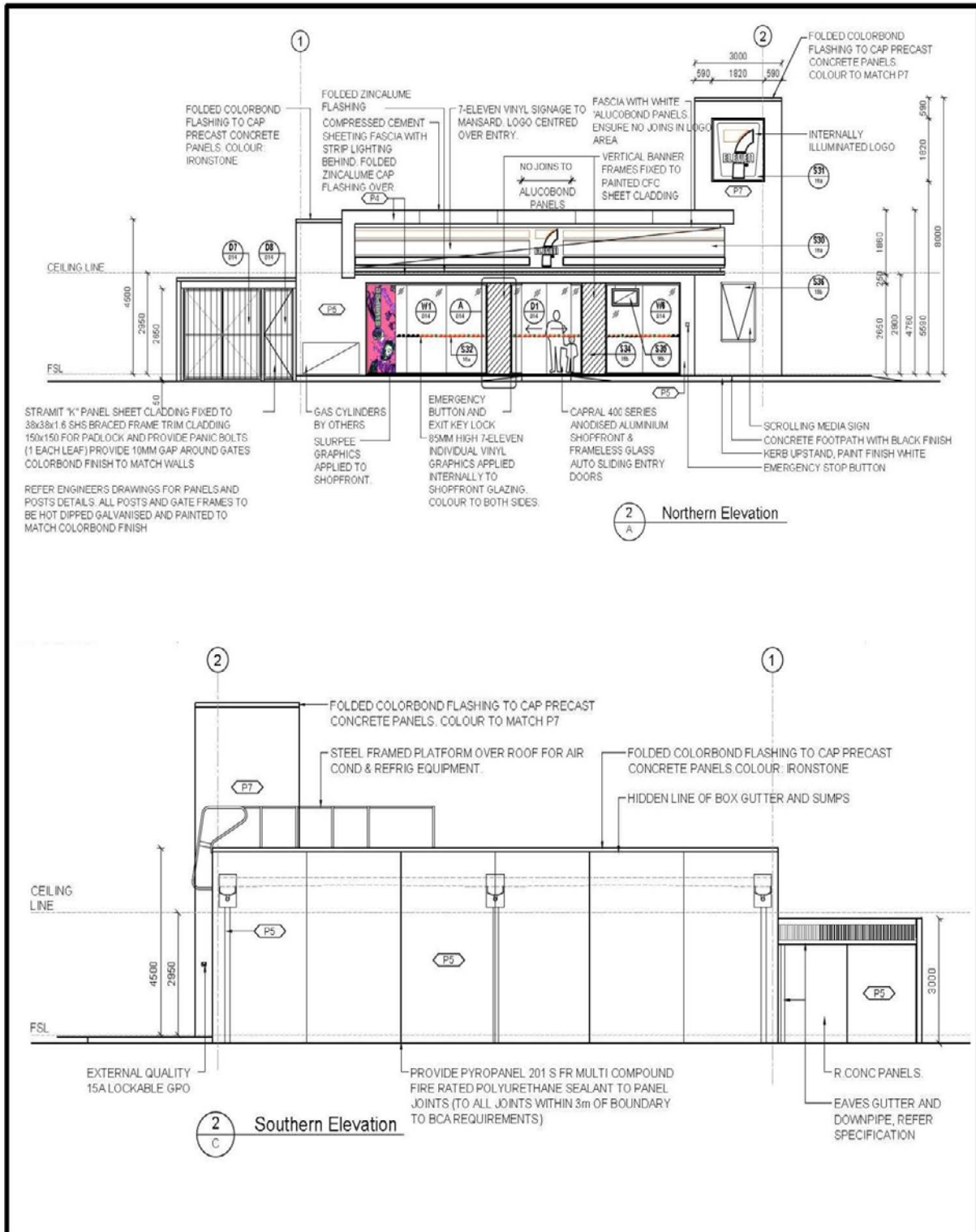
## Site Plan



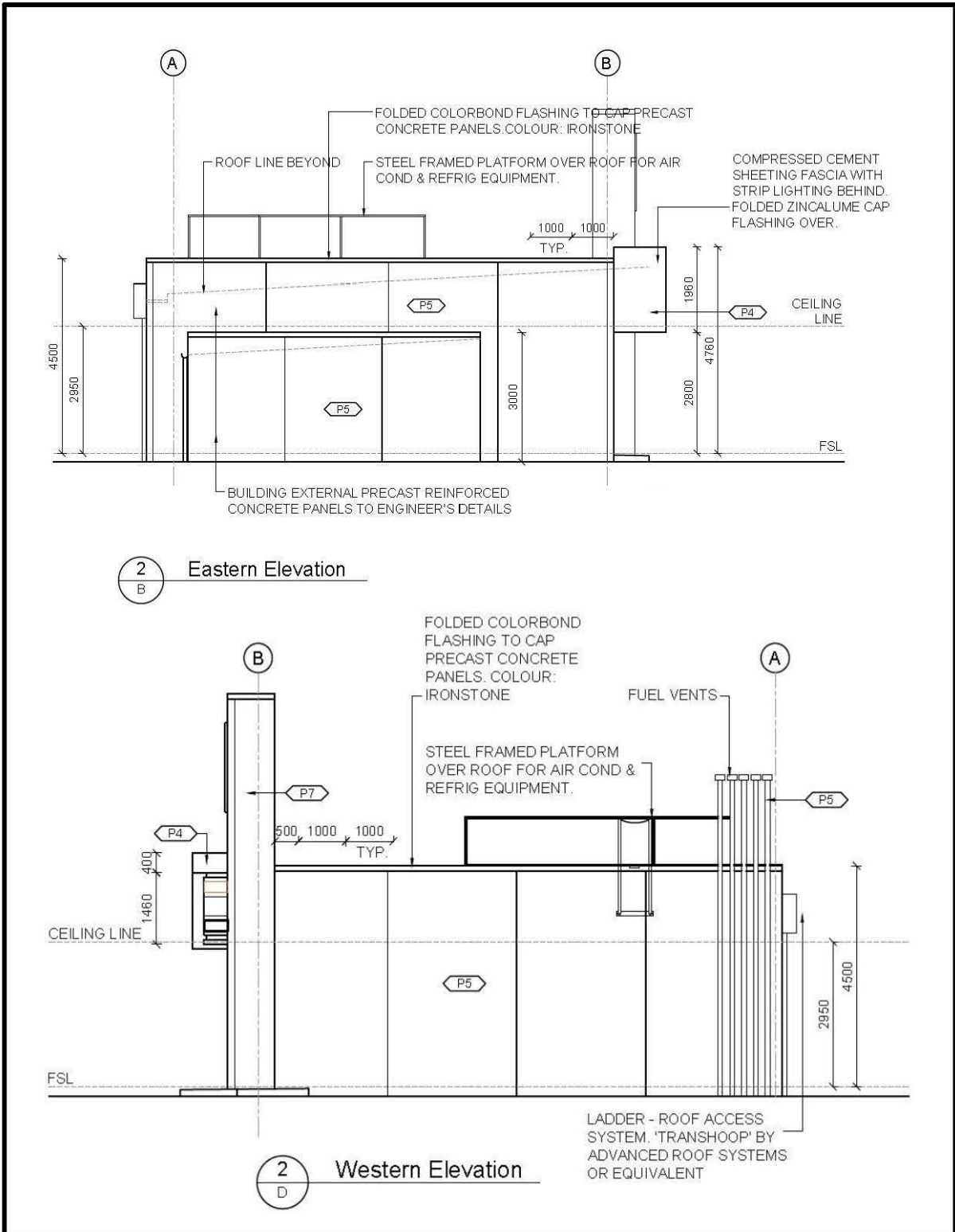


# ATTACHMENT 5

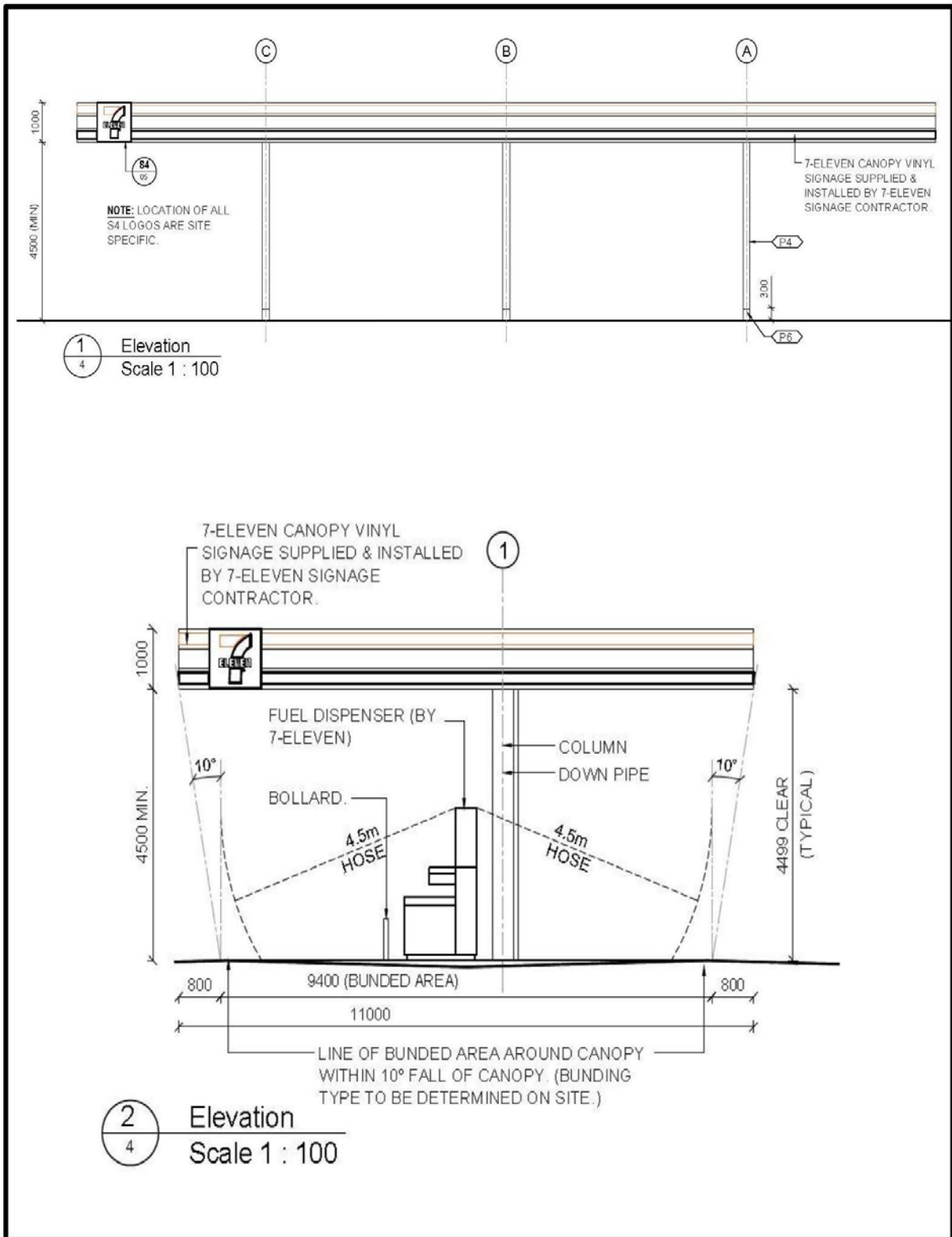
## Elevations



# Elevations



# Elevations – Canopy









# Landscape Plans


SOFTSCAPE
PALETTE




Ligustrum Asa-Drummondii




Nerita sibirica




SHRUBS /  
GROUNDCOVERS  
Grasses / Groundcovers




Dianella caerulea




Ligustrum sibirica




Ruellia brittanica




Ligustrum sibirica



Ligustrum sibirica


















Ruellia brittanica



Ligustrum sibirica

## NOTES

### LEGEND

-  PROPOSED TREE
-  TIMBER EDGE
-  LAWN - LAWN TO BE KIKUYU
-  PROPOSED GARDEN WITH TIMBER EDGE
-  PROPERTY BOUNDARY
-  PROPOSED ACOUSTIC FENCE TO 3000mm, BY CITY COUNCIL
-  EXISTING LEVEL
-  POLE
-  TRAFFIC LIGHT
-  STREET SIGNS
-  PROPOSED SIGNAGE
-  HYDRANT
-  DRAINAGE PIT
-  DRAINAGE EASEMENT
-  WIND DIRECTION

### PROTECTION OF EXISTING TREES

Existing trees are to be protected and maintained during the course of construction. The contractor is to abide by council regulations relating to any trees nominated in DA approval, which will require all on-site trees to be provided with a 1800mm high fully supported chainmesh to minimise disturbance to existing ground conditions within the canopy drip line for the duration of construction works. "Tree Protection Zone" is to be attached to the protective fence.

### GARDEN BEDS

Cultivate to a depth of 200mm so that soil can be worked freely. Apply gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread premium blend garden bed mix to a depth of 200mm, when settled. Back filling shall be tamped progressively to match existing soil compaction, to avoid later subsidence. Mound all garden beds to centre. Allow for depth of mulch to finished levels when installing soil mix. Refer to Garden Bed Preparation Detail.

### MULCH

Mulch shall be ANL Re-mulch, which is best suited to the plant type and clients needs. Variation from this can only be made with consultation with the project manager. Mulch shall be free of soil, weed growth or any other foreign matter. Spread mulch evenly to a depth of 75mm over all garden beds. Rake over mulch surface to create an even finish.

### MAINTENANCE SCHEDULE

The consolidation program shall include, but not limited to, the following items:

**Routine Maintenance:** Provide routine maintenance for a period of six months after practical completion. Program to include but not limited to plant establishment, watering, mowing, fertilising, weeding, staking, pruning, mulching, pest and disease control and generally maintaining the site in a neat and tidy condition.

**Watering:** Watering of plants and turf should be done in conjunction with current Sydney Water watering restrictions.

**Fertilising:** Apply an appropriate lawn fertilizer, at manufacturer's rates, after 6 weeks of installation. Ensure fertilizer is adequately watered and evenly dispersed for healthy even lawn growth.

Mulch of garden beds must adhere to Australian Standard AS4454.

### LAWN AREAS

Cultivate to a depth of 150mm, so that soil can be worked freely. Apply Gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread 100mm layer of sandy loam topsoil blend Rake over to form a smooth, even surface ready for lawn installation. New turf to all areas to be Kikuyu. Lay with staggered and class-butted joints along contours, to prepared surface. Water immediately, top dress once established. Refer to Turf detail.

### STREET NUMBER

A street number is to be placed on site in a readily visible location, (numbers having a height of not less than 75mm) prior to occupation of the building.

### PLANTS

All plants which have been declared, pursuant to section 7 & 8 of the Native Wood Act 1993, to be Native Woods within the area of Campbelltown City Council shall be removed on site and replaced with appropriate indigenous or native species.

All labels are to remain on plants and delivery receipts or copies of plant purchase, stating the species, amount, and container sizes of plants, shall be made available to Council's Construction Services or Private Certifier to facilitate certification that the landscape plan and conditions of consent have been implemented.

### LOANS

Loans: Repair lawns in all failed areas.

### Disease and Pest Control

If pathological disease or insect pests appear, they are to be controlled using organic methods or pest and disease control. Failing this, chemical sprays may be used, at manufacturer's rates, with prior consent of client.

### Replacement

Defects including any dead or unhealthy plant must be replaced or treated within 3 weeks. Missing, dead or unhealthy plants are to be replaced with plants of similar size and quality and identical species/variety, unless a substitution has been approved by Council.

### Any Pruning

must be carried out to meet Australian Standards AS4373 Pruning of Amenity Trees and shall comply with Council's Tree Preservation Order.

### Making Good

The contractor shall make good erosion of soil or subsidence which may occur, at no contract variation.

## Landscape Plans

77-12 Tree Schedule by Distinctive

Code	Genus	Species	Hybrids/Cultivars	Common name	No	Pot Size	Height	Width
La in	Lagerstroemia	indica	'Natchez'	White Crepe Myrtle	9	75L	5	5
Mi ch	Michelia	champaca		Himalayan Magnolia	2	75L	12	4

77-12 Shrub/Groundcover Schedule by Distinctive

Code	Genus	Species	Hybrids/Cultivars	Common name	No	Pot Size	Height	Width
Di LR	Dianella	Revoluta	'Little Rev'	Little Rev Paroo Lily	270	140mm	0.3	0.3
Di BS	Dianella		'Border Silver'	Border Silver Paroo Lily	292	140mm	0.5	0.6
Ha vi	Hardenbergia	violacea	'Meema'	Meema False Sarsaparilla	13	200mm	0.3	2
Is no	Isolepis	nodosa		Knobby Clubrush	190	140mm	0.6	0.9
Lo lo	Lomandra	longifolia	'Tanika'	Dwarf Lomandra	260	140mm	0.6	0.5
Lo ny	Lomandra	longifolia	'Nyalla'	Blue Lomandra	268	140mm	0.8	0.8
Rh um	Rhaphiolepis	umbellata		Yeddo Hawthorn	106	200mm	1.5	1.5
Te fr	Teucrium	fruticans		Bush Germander	18	200mm	1.2	1.5

