

4.2 Stage 3 Claymore Urban Renewal Concept Plan: subdivision creating 113 residential allotments, one residue allotment, associated civil and landscaping works in Stages 3A and 3B

Community Strategic Plan

Objective	Strategy
4 Outcome Four: A Successful City	4.3 - Responsibly manage growth and development, with respect for the environment, heritage and character of our city

Referral Criteria

The consent authority for the subject development application is the Campbelltown City Council Local Planning Panel, due to the Council being partial land owner of the subject site and the developer offering to enter into a planning agreement.

Executive Summary

- Redevelopment of the Claymore public housing estate is being undertaken by NSW Land and Housing Corporation in accordance with the Claymore Urban Renewal Concept Plan granted by the Minister for Planning and Infrastructure on 24 May 2013.
- The development application proposes subdivision to create 113 residential Torrens title allotments, one residue lot and associated civil works in Stages 3A and 3B within the Claymore public housing estate in accordance with the Claymore Urban Renewal Concept Plan.
- Stages 3A and 3B within the Claymore Urban Renewal Concept Plan extend from the south-western portion of the Claymore Renewal Area to the north-east towards the centre of the renewal site, covering approximately 8.9 hectares.
- The proposal is consistent with the terms and intent of the Claymore Urban Renewal Concept Plan, and associated Claymore Urban Renewal Development Control Guidelines.
- The development application was notified and publicly exhibited. No submissions of objection were received.
- It is recommended to the panel that the application be approved, subject to the recommended conditions of consent detailed in attachment 1.

Officer's Recommendation

That development application 1700/2017/DA-SW for the subdivision of land creating 113 Torrens title residential allotments, one residue allotment and associated civil works in Stages 3A and 3B be approved, subject to the recommended conditions of consent in attachment 1.

Purpose

The purpose of this report is to outline the proposed development and summarise the assessment of the subject development application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

The Campbelltown City Council Local Planning Panel is the consent authority for this development application due to the Council being partial land owner of the subject site and the developer offering to enter into a planning agreement.

Property Description	Lot 1 DP 258940, Lot 6 DP 258940, Lot 8 DP 258940, Lot 9 DP 258940, Lot 12 DP 258940 Lots 1, 6, 8, 9 and 12 (DP 258940), Dobell Reserve, Burdekin Park, Eldred Park and Tate Park, Gidley Crescent, Claymore.
Application No	1700/2017/DA-SW
Applicant	UrbanGrowth NSW
Owner	New South Wales Land and Housing Corporation Campbelltown City Council
Provisions	Claymore Urban Renewal Concept Plan Approval State Environmental Planning Policy No 55 – Remediation of Land Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015 Draft Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	2 June 2017

Site History

The Claymore public housing estate is one of five public housing areas in Campbelltown built in the 1970s and early 1980s. The housing estate was previously one of the largest public housing estates in South Western Sydney, containing 1,123 public housing dwellings. Significant parts of the Claymore public housing area utilised the Radburn urban design principles, which are now considered unsuitable in a public housing context.

Redevelopment of the Claymore public housing estate is being undertaken by the NSW Land and Housing Corporation in accordance with the Claymore Urban Renewal Concept Plan (Concept Plan) granted by the Minister for Planning and Infrastructure on 24 May 2013. The subject development application is identified as Stages 3A and 3B within the Concept Plan.

The redevelopment of the Claymore public housing estate is facilitated by the Concept Plan. The Concept Plan increases dwelling numbers from 1,123 to approximately 1,490 dwellings, including 100 seniors housing units. Further, the Concept Plan increases social mix within the estate with 70 per cent of housing stock to be privately owned and 30 per cent to be retained as public housing. The Concept Plan also includes the creation of a new Claymore town centre and new and upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a new road network.

The Concept Plan was modified on 22 October 2013 to allow a planning agreement to be provided prior to the lodgement of any development application for subdivision relating to Stage 3 of the Concept Plan.

On 9 October 2014, the Sydney West Joint Regional Planning Panel approved Stages 1 and 2 of the Concept Plan (development application 1141/2014/DA-SW) which created 247 Torrens title residential allotments, two allotments for future medium density development, four residue allotments and associated subdivision works including construction of new roads, drainage, site regarding and retaining, utility services and landscaping. The Stages 1 and 2 subdivision works have been completed.

Site and Surrounding Locality

Claymore redevelopment area is an irregularly shaped 125 hectare site bound by Badgally Road to the southwest, the Hume Highway to the southeast, and the western and northern boundaries adjoin the existing Eagle Vale residential area. The site is approximately 2 kilometres north of Campbelltown CBD and is accessed from Badgally Road to the south, Dobell to the south and west and Gould Road to the north.



Figure 1: Claymore Urban Renewal Concept Plan area.

The Concept Plan prescribes that Stages 3A and 3B are accessed from Rosslyn Drive via Badgally Road. The subdivision is also connected to Dobell Road via Gidley Crescent and Arkley Avenue. The location of Stages 3A and 3B proposal is shown below.

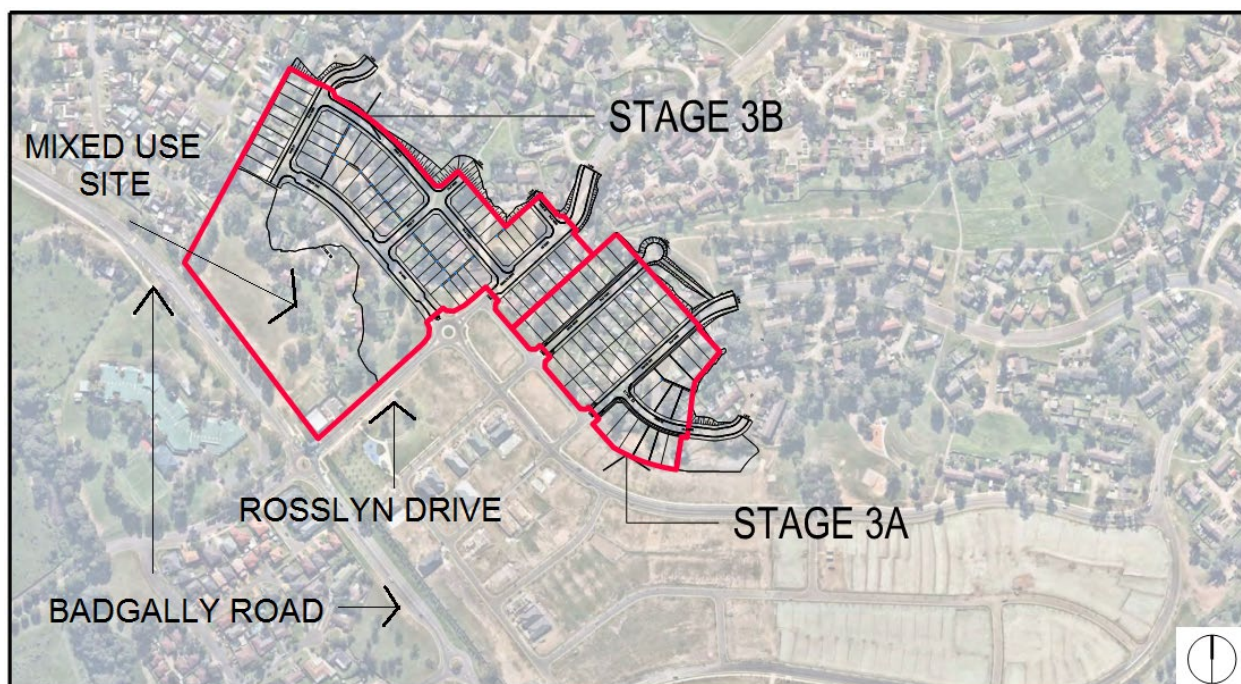


Figure 2: Location of Stages 3A and 3B within the Claymore public housing estate

Proposal

Stage 3 of the Concept Plan proposes subdivision and associated works within Stages 3A and 3B. The following works are proposed:

- Subdivision to create 113 residential allotments and one residue allotment in two stages, being Stages 3A and 3B. Stage 3A includes 64 residential allotments and Stage 3B includes 49 residential allotments and one residue allotment.
- The following Torrens title allotment sizes are proposed:

Lot size (sqm)	No. of Proposed Allotments
260-299	21
300-374	40
375-449	47
>450	5
Total	113 residential allotments
Residue lot	1 (32,177.0sqm)

- 21 proposed allotments are less than 300sqm and include building envelopment plans.
- The proposed residue allotment is located within Stage 3B and would be the subject of a separate development application for the Claymore mixed use shopping centre.
- Subdivision works including the construction of roads, associated drainage, site regrading and retaining walls, utility services and street landscaping.
- The removal of redundant services, sedimentation control and tree removal and civil works associated with road grading and site benching is also proposed.
- Rosslyn Drive is proposed to be extended north from the same roundabout which

temporarily connects into Gidley Crescent.

- Works are proposed outside the boundaries of Stages 3A and 3B to facilitate access to the existing Claymore housing area.

Report

1. Campbelltown 2027 Community Strategic Plan

Campbelltown 2027 is the Community Strategic Plan for the city of Campbelltown. The Strategic Plan addresses four key strategic outcomes that Council and other stakeholders will work to achieve over the next ten years:

- Outcome 1: A vibrant, liveable city
- Outcome 2: A respected and protected natural environment
- Outcome 3: A thriving, attractive city
- Outcome 4: A successful city

The continued redevelopment of the Concept Plan is anticipated to have positive social and economic impacts for the immediate locality and the wider community due to the provision of improved housing in a renewed urban environment. Accordingly, the key outcome most relevant to the proposed development is Outcome 1: A vibrant, liveable city.

The strategic directions most relevant to this application are:

- Growing the regional city; and
- Building and maintaining quality public infrastructure

The application is consistent with the above strategic directions as the proposal would continue to facilitate the redevelopment of Claymore public housing estate, which would significantly improve the existing public infrastructure.

2. Planning Provisions

The development has been assessed in accordance with heads of consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and having regard to those matters, the following issues have been identified for further consideration.

2.1 Determination of Crown Development Applications

Pursuant to Clause 4.33 of the *Environmental Planning and Assessment Act 1979*, a consent authority must not impose a condition on its consent to a Crown development application, except with the approval of the applicant. The draft conditions of consent were provided to Landcom and were amended accordingly.

2.2 Housing Act 2001

The proposed development includes works to Council owned land that is classified as community land under the *Local Government Act 1993*. To facilitate clear title over this land,

NSW Land and Housing Corporation issued a letter to Council, dated 2 March 2018, requesting agreement to the compulsory acquisition of Council owned land in order to facilitate the Concept Plan. Pursuant to Clause 22(1) of the *Housing Act 2001*, New South Wales Land and Housing Corporation may acquire Council owned land by compulsory process in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* for the purposes of residential development. This compulsory acquisition process has previously been undertaken for Stages 1 and 2 of the Concept Plan.

In general terms, land is compulsorily acquired through publication of the acquisition in the NSW Government Gazette, at which time ownership passes to the acquiring authority. In this case, the ownership of the land would be passed from Campbelltown City Council to NSW Land and Housing Corporation. As the acquisition process has not been finalised, a condition of consent has been recommended for the notification of acquisition of land to be published in the NSW Government Gazette prior to the commencement of any works on the land.

2.3 Claymore Urban Renewal Concept Plan

Pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (repealed), the Concept Plan was approved by the Minister for Planning and Infrastructure on 24 May 2013.

Clause 3B(2)(d) of Schedule 2 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*, requires consent authorities to be satisfied that development is 'generally consistent' with the terms of the approval of the Concept Plan. The below table provides an assessment of the proposed development against the terms of the Concept Plan.

Schedule of Concept Plan	Requirement	Comment on Consistency
Schedule 3		
Part A - Terms of the Approval	Approval of the Claymore concept plan, except as otherwise modified by this approval, including but not limited to:	The proposed development is considered generally consistent with the Concept Plan.
1. a)	A Masterplan for the long term urban rejuvenation of the estate involving: <ul style="list-style-type: none"> (i) The increase in dwellings from 1,123 to approximately 1,490 (ii) Retention of approximately 140 existing dwellings on separate lots (iii) An increased social mix within the estate of 70 per cent private and 30 per cent public housing (iv) Creation of a new Claymore town centre (v) New or upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a series of new interconnecting public roads. 	Section 2.5 provides an assessment of the proposed development against the approved Concept Plan.
1. b)	Utilities and infrastructure delivery plan	Consistent.
1. c)	Staging plan	Section 2.5 provides an assessment of the proposed development against the approved staging plan.
1. d)	Claymore Development Control Guidelines	Section 2.4 provides an assessment

Schedule of Concept Plan	Requirement	Comment on Consistency
		of the proposed development against the Claymore Urban Renewal Development Control Guidelines (May 2012).
1. e)	Street layout and building typologies	Section 2.5 provides an assessment of the proposed development against the approved street layout and building typologies.
1. f)	Street tree and landscaping strategy	Consistent.
2. a)	<p>The proponent shall carry out the concept plan generally in accordance with the:</p> <p>Claymore Renewal Project Environmental Assessment Report, prepared by BBC Consulting Planners dated September 2011, as amended by Claymore Renewal Project Final Response to Submissions and Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012</p>	The proposed development is consistent with the Environmental Assessment Report prepared by BBC Consulting Planners.
2. b)	Claymore Urban Renewal Development Control Guidelines (May 2012).	Section 2.4 provides an assessment of the proposed development against the Claymore Urban Renewal Development Control Guidelines (May 2012).
2. c)	Statement of Commitments, dated May 2013	<p>The proposed development is generally consistent with the Statement of Commitments.</p> <p>Further, the Statement of Commitments states that the proponent would need to enter into a planning agreement and is to include the items of works in accordance with the Development Contributions Schedule at Annexure 1 of the amended Statement of Commitments.</p> <p>Accordingly, a condition of development consent has been recommended for the development to be consistent with the Statement of Commitments.</p>
2. d)	The terms of this approval	The proposal is considered to be consistent with the terms of the Concept Plan.

Schedule of Concept Plan	Requirement	Comment on Consistency
3.	<p>Inconsistency between plans and documentation.</p> <p>If there is an inconsistency between the plans and the documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However the modifications of this concept plan approval prevail to the extent of any inconsistency.</p>	Noted.
4.	<p>Limits on approval This approval does not allow any components of the concept plan to be carried out or construction to occur without further approval or consent being obtained, except for demolition works prescribed in schedule 6. This approval will lapse five years from the date of this approval unless works the subject of any related application are physically commenced, or before that lapse date.</p>	The proposed development does not include demolition. Demolition will be carried out in accordance with Schedule 6 of the Concept Approval.
5.	<p>Determination of future applications. Separate development application for each stage of development of the project shall be lodged other than for demolition works within the project area prescribed in Schedule 6, which is covered by the Ministerial Determinations pursuant to Section 75P. The determination of future applications for development on the site is to be generally consistent with the terms of the approval.</p>	The subject development application lodged for Stage 3 is consistent with Condition No. 5.
<p>Part B - Modifications to the Concept Plan</p> <p>1. Concept Plan Layout</p>	An amended Concept Plan Layout is to be submitted to the Department of Planning and Infrastructure that identifies the existing Claymore shopping centre site land use as mixed use.	The amended Concept Plan has been accepted by the Department of Planning and Infrastructure.
<p>2. Badgally Road Town Centre</p>	<p>To ensure that a viable town centre is established as part of the Claymore urban renewal project, the following restrictions shall apply to the approved town centre:</p> <p>a) the town centre site area shall be restricted to an area of no greater than two hectares.</p> <p>b) the maximum gross floor area of a supermarket anchor tenant shall be restricted to between 2,500sqm and 3,000sqm and the maximum gross floor area of speciality retail stores shall be restricted to between 1,000sqm and</p>	<p>The development application proposes a residue allotment that would be the subject of a separate development application for the Claymore mixed use shopping centre site.</p> <p>The proposed residue lot is not anticipated to restrict compliance with the town centre requirements of the Concept Plan.</p>

Schedule of Concept Plan	Requirement	Comment on Consistency
	1,500sqm.	
3. Entry Statements	Landscape entry statements are to be provided at the key entry points to the estate from Badgally Road. Details of the proposed treatments and works are to be provided and approved by Campbelltown City Council prior to the determination of the development application to which these works apply.	Entry Statement landscaping works would be the subject of a separate development application.
4. Traffic and transport	All roads that form part of the final bus route, identified within Appendix 6 of the Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012, shall be of least minor collector road standard.	Noted.
5. Traffic and transport	No development (excluding new roads) shall be permitted to have direct access onto Badgally Road.	The proposed development does not propose direct access from Badgally Road.
6. Special Uses	In recognition of the strong community desire for the continuation of the Baptist Church and the Guardian Angles Child Care Centre, the concept plan is to either show these uses, or the functions and services they provide, continuing at their current locations or at suitable alternative sites identified within the Claymore renewal project site.	The proposed development does not impact the continuation of the Baptist Church or the Guardian Angles Child Care Centre.
Schedule 4 - Further Environmental Assessment Requirements for Applications Under Part 4		
1. General Requirements	The proponent shall ensure that any future applications shall include: a) a detailed description of the layout and design of the proposed development, and b) a demonstration that the project is consistent with the requirements of this approval.	Required details provided with the subject development application documentation.
2. Built Form and Urban Design	Each subsequent subdivision application is to demonstrate consistency with Claymore Urban Renewal Development Control Guidelines.	Section 2.4 provides an assessment of the proposed development against the Claymore Urban Renewal Development Control Guidelines.
3. Built Form and Urban Design	To ensure appropriate land use relationships between the retail and community uses are achieved, the proposed land use layout for the new town centre is to demonstrate consistency with the land use layout contained within Appendix 1 of the Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012, as	The development application proposes a residue allotment that would be the subject of a separate development application for the Claymore town centre. The proposed residue lot is not anticipated to restrict compliance with the town centre requirements of

Schedule of Concept Plan	Requirement	Comment on Consistency
	amended by modification 2, Part B Schedule 3, within the relevant development application under the concept plan.	the Concept Plan.
4. Built Form and Urban Design	Any future development application for the creation of residential allotments or seniors living development fronting Badgally Road must refer to the document entitled Environmental Criteria for Road Noise to enable Council to properly consider potential impacts on that residential development that may arise from the developments proximity to potential road noise and to determine if there are any particular conditions of consent that should be imposed upon that development.	An acoustic report prepared by Renzo Tonin and Associates, dated 26 May 2017, was provided with the development application. The report concluded that the residential subdivision would not be affected by noise emanating from Badgally Road due to the setback of the proposed residential allotments.
5. Built Form and Urban Design	To ensure that the natural character of Badgally Road streetscape is retained and integrated into the Claymore urban renewal project, the Badgally Road vegetation buffer is to be planted in accordance with the Entry Road and Hill Tops planting schedule within the Claymore Urban Renewal - Urban and Landscape Master Plan, prepared by AECOM, dated 12 May 2012, in development applications lodged involving landscaping along the Badgally Road streetscape.	The Badgally Road vegetation buffer would be the subject of future development applications.
6. Traffic Transport	Any future development application for the proposed new retail centre (currently shown as Stage 3A) must be supported by a detailed Traffic and transport Study.	The Claymore mixed use retail centre would be the subject of a separate development application.
7. Development contributions	<p>Prior to the lodgement of any development application for subdivision relating to Stage 3, a planning agreement to provide roads, social and community infrastructure, drainage and open space facilities and amenities, with details of the contributions, and the nature of any land dedications or works in kind, is to be negotiated and executed with Campbelltown City Council and must be consistent with the proponent's Statement of Commitments.</p> <p>Each development application for subdivision for each of the stages must be consistent with the Statement of Commitments or an executed planning agreement and identify how any relevant contributions of works in kind required for that stage will be delivered.</p>	<p>Council has received a letter of offer, dated 19 January 2018, from NSW Land and Housing Corporation to enter into a Voluntary Planning Agreement (VPA).</p> <p>The terms of the VPA and associated Infrastructure Services Delivery Plan (ISDP) are currently under consideration.</p> <p>A condition of consent has been recommended for the VPA to be executed prior to the issue of a subdivision certificate.</p>

Schedule of Concept Plan	Requirement	Comment on Consistency
8. Biodiversity Offset Package	Prior to the determination of any future development application for development under the concept plan, the proponent must satisfy Campbelltown City Council that the biodiversity offset package has been approved by the Director-General and consistency is demonstrated within the proposed development.	The development application included a letter from the NSW Department of Planning and Infrastructure, dated 2 October 2013, stating that the requirements of the biodiversity offset package had been satisfied.
9. Vegetation Management	The draft Vegetation Management plan is to be finalised and approved by Campbelltown City Council prior to determination of development applications of stages to which these works relate under the approved concept plan.	The Vegetation Management Plan, prepared by Cumberland Ecology, dated September 2014, was approved by Council on 9 October 2014.
10. Heritage	Consistent with the Statement of Commitments made by the proponent, prior to the determination of development applications of stages to which these works relate under the approved concept plan, the proponent must demonstrate that the recommendations of the Aboriginal Cultural Heritage Assessment have been finalised.	Stage 3 would not impact areas of potential heritage impact.
11. Heritage	Any future development application for development under the concept plan on land immediately adjoining Glenroy and Hillcrest shall demonstrate compliance with the recommendations of the View Corridor and Visual Curtilage Study of Glenroy and Hillcrest attached to the Preferred Project Report.	The proposed development is not considered to impact either Glenroy or Hillcrest.
12. Site filling and disposal	Any future applications are to provide details of the nature and extent of any cut and fill that is required to be undertaken. Compliance with the relevant Campbelltown City Council's requirements (as relevant to cut and fill) should also be demonstrated.	The proposed development is considered satisfactory in terms of the extent of cut and fill required in order to facilitate the Concept Plan.
13. Utilities	The provision of utilities and services are to be carried out generally in accordance with the Infrastructure Servicing Report prepared by Mott McDonald Hughes Truman (dated June 2011). Each future application for residential subdivision and commercial/retail development shall demonstrate consistency with the Infrastructure Servicing Report.	An Infrastructure Servicing Statement, prepared by SMEC, dated 9 May 2017, was submitted with the development application. The statement concluded that the proposal is consistent with the Concept Plan and the associated Infrastructure Servicing Report.
14. Contamination	Prior to any future application for subdivision and if required by the Phase 1 Contamination Assessment approved with the concept plan, a detailed Phase 2	Interim Contaminated Land Advice for Site Audit 244C By Dr Ian Swane, Stage 3 Claymore Urban Renewal Project NSW (10 pages), dated 26

Schedule of Concept Plan	Requirement	Comment on Consistency
	contamination assessment must be carried out in accordance with the requirements of State Environmental Planning Policy No 55 - Remediation of Land.	<p>May 2017, was provided with the development application.</p> <p>Stage 3 site can be made suitable for residential purposes and that the remediation / validation work can be undertaken in a practical manner. No evidence of contamination in the Stage 3 area that exceeded criteria appropriate for Residential A land use.</p> <p>The Auditors Advice submitted with the development application requires a combined DIS/RAP to be prepared. Accordingly, this has been recommended as a condition of consent.</p>
15. Flooding	Any future application for subdivision are to demonstrate compliance with the flood management measures outlined in the Part 3A Concept Plan, Water Cycle Management Study and Flooding Analysis prepared by Mott McDonald Hughes Truman, attached to the Preferred Project Report.	A Stormwater Management Statement, prepared by SMEC, dated 9 May 2017, was submitted with the development application. The statement states that Stage 3 is at the top of the existing catchment and would not have an adverse impact on the existing downstream stormwater system.
16. Water Quality and Riparian Corridors	Any future applications for subdivision are to provide details on the proposed water sensitive urban design infrastructure, to the satisfaction of the consent authority.	A Stormwater Management Statement, prepared by SMEC, dated 9 May 2017, was submitted with the development application. The statement concluded that Stage 3 has no proposed Water Sensitive Urban Design requirements.
17. Future Development	Any future applications for residential subdivision and dwellings within the site shall:	
17. a) Future Development	Include an assessment of construction impacts, including noise, traffic, soil and erosion (including acid sulphate soils where relevant), waste, and dust, and identify the mitigation and management measures that would be implemented to address these impacts	Sufficient information provided.
17. b) Future Development	Demonstrate compliance with the Water Sensitive Urban Design principles established in the concept plan	The proposed development does not include Waster Sensitive Urban Design in accordance with the Water Cycle Management Study prepared by Mott MacDonald Hughes and Truman.

17. c) Future Development	Where applicable, demonstrate compliance with the commitments and management procedures detailed in the Vegetation Management Plan, including the strategy for retention of trees on site	Recommended condition of development consent to comply with the requirements of the Vegetation Management Plan.
17. d) Future Development	Demonstrate that habitable floor levels are located above the 100 year ARI flood level plus 500mm freeboard, and that appropriate flood evacuation can be provided for dwellings located below the probable maximum flood level	Stage 3 is located at the top of the existing catchment and is above the 100 year ARI flood level inclusive of 500mm freeboard and is in accordance with the Water Cycle Management Study prepared by Mott MacDonald Hughes and Truman.
17. e) Future Development	Provide details on noise attenuation measures for residential land affected by the Hume Highway (M5) in accordance with the approved concept plan	An acoustic report prepared by Renzo Tonin and Associates, dated 26 May 2017, was provided with the development application. The report concluded that the residential subdivision will not be affected by noise emanating from the Hume Highway.
17. f) Future Development	Demonstrate compliance with the Planning for Bushfire Protection 2006	The subject site is not mapped as bush fire prone lands.
17. g) Future Development	Demonstrate that ESD measures have been incorporated into the design of the buildings to reduce water and energy consumption in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Residential development does not form part of the proposed development. Residential development would be the subject of future development applications.
17. h) Future Development	Subdivision plans in accordance with Council's requirements and illustrate the following: i. dimensions of the proposed allotments ii. location of all structures proposed and retained on the site iii. access points iv. a detailed survey showing existing and proposed levels and quantities of fill, and v. any easements, rights of way, covenants or other restrictions either existing or required as part of the development.	Provided and satisfactory.
18. Future Development	In addition to the requirements of 17.e) above, any future development applications for subdivision for future residential purposes within Stage 2 that may be affected by noise emanating from the Hume Highway (M5) shall be accompanied by noise assessments demonstrating satisfactory environmental and residential amenity is achieved.	The development application is not within Stage 2 of the Concept Plan.

It is considered that the proposed development is generally consistent with the terms of the Concept Plan.

2.4 Claymore Urban Renewal Development Control Guidelines

The terms of the Concept Plan require all subdivision applications to demonstrate consistency with the Claymore Urban Renewal Development Control Guidelines (DCG). The DCG apply to all land within the Claymore Urban Renewal area.

The DCG were prepared to guide the design of subdivision and construction of housing in the Claymore Urban Renewal area. The provisions of the DCG are site-specific and reflect the planning and design objectives of the Concept Plan.

The aims of the DCG are to:

- Ensure the development occurs generally in accordance with the Claymore Urban Renewal Project Concept Plan
- Encourage the creation of safe, secure and liveable environments
- Provide high quality affordable housing choices; and
- Ensure that the principles of ecological sustainability are incorporated into the design, construction and ongoing operation of development.

The proposed development is consistent with the above aims of the DCG.

Part 2 Subdivision Guidelines

The objectives of the subdivision guidelines within the DCG are as follows:

- Provide a range of lot sizes with the more intensive development located closer to the town centre, around parks and along bus routes
- Provide lot dimensions capable of accommodating a range of affordable house types
- Create efficient layouts that respond to existing site conditions and context
- Ensure that subdivision provides safe connections with an extension of existing street patterns, as well as any pedestrian, cycleway and public open space networks
- Promote walking and cycling as the primary mode of travel within a residential neighbourhood
- Provide a network of bus, pedestrian and cycle routes within the public domain which connect open space areas and community facilities and encourage alternative modes of transport.

The proposed development satisfies the above objectives as a range of allotment sizes are proposed ranging between 260sqm and 613sqm. The allotments would be capable for accommodating a range of affordable housing types, efficiently responding to the existing site conditions. Further, the proposal provides safe connections to the existing pedestrian and vehicular access constructed in Stages 1 and 2.

An assessment of the proposed development against the relevant subdivision provisions of the DCG is given below:

Claymore Urban Renewal Development Control Guidelines			
Control	Guideline	Proposed	Compliance
2. Subdivision Guidelines			
2.3 Development Guidelines: Allotment Size and Design			
1. Residential Allotment Design	Design of residential allotments shall have regard for the impact of orientation, slope, and aspect to facilitate solar access to future dwelling development.	The proposed subdivision design has given appropriate regard to orientation, slope, and aspect to future dwelling development.	Yes
2. Street Frontage	All proposed allotments shall have a street frontage.	All proposed allotments have a street frontage.	Yes
3. Battle Axe Allotments	Battle axe lots shall only be permitted where a street frontage cannot otherwise be provided because of existing conditions.	Battle axe allotments are not proposed.	N/A
4. Minimum site area	All allotments intended for residential housing will have a minimum site area of 200sqm with a minimum width measured at the building line of 6 metres.	The proposed allotment sizes range from 260sqm – 613sqm.	Yes
5. Allotment Width	Any allotments with a width to the street frontage of less than 9 metres is to have the garage located to the rear of the property accessed from a rear lane or access way.	All proposed allotments have at least one street frontage greater than 9m.	Yes
6. Minimum Depth	Allotments are to have a minimum depth of 25 metres.	All proposed allotments have a minimum depth of 25m (excluding splay corners)	Yes

For proposed allotments less than 300sqm, building envelope plans are proposed which prescribe the maximum permissible building envelopes in accordance with the Claymore Urban Renewal Development Control Guidelines (DCG).

An assessment of the proposed building envelope plans for allotments less than 300sqm is provided in accordance with Part 3 Dwelling Controls of the DCG:

Claymore Urban Renewal Development Control Guidelines			
Control	Guideline	Proposed	Compliance
3. Dwelling Controls			
3.1 Dwelling Guidelines			

Claymore Urban Renewal Development Control Guidelines			
Control	Guideline	Proposed	Compliance
1. Maximum Site Coverage	65%	Future development on allotments <300sqm could comply with this requirement.	Yes
2. Primary Street Setback	3 metres	3m proposed.	Yes
3. Secondary Street Setback	1 metre	N/A. Allotments less than 300sqm do not have access to a secondary street.	N/A
4. Rear boundary setback	1 metre for rear garage or 3 metre where no garage	3m proposed.	Yes
5. Side Setbacks	Lot width 6 – 8 metres: 0 Lot width 8 – 10 metres: one side zero and 0.9 metre the other	Proposed building envelopes comply with this requirement.	Yes
6. Built to Boundary (zero lot line walls)	Lot width 6 – 8 metres: both sides Lot width 8 – f10 metres: one side and 0.9 metre the other	Proposed building envelopes comply with this requirement.	Yes
7. Maximum length of zero lot line walls	66% of the total depth	Future proposed development could comply with this requirement.	Yes
8. Garage setbacks	1 metre for rear access garage or 5.5 metres to primary street	Rear accessed garages not proposed.	N/A
9. Garage dominance	Rear access garage (6 metre max door width) or single garage only to primary street	Rear access garages not proposed.	Yes
10. Principal private open space area (directly accessible to living room)	16sqm (provision of 4m x 4m square)	Future development on allotments <300sqm could comply with this requirement.	Yes
11. Maximum building height	9.5 metres	Future development on allotments <300sqm could comply with this requirement.	Yes
12. Maximum floor area for detached studio on laneway	45sqm (not to be separately titled)	No laneways proposed.	N/A

The proposed building envelope plans for allotments less than 300sqm comply with the dwelling control contained within the DCG.

2.5 Claymore Urban Renewal Concept Masterplan

The Claymore Urban Renewal Concept Plan (Concept Plan) includes a Masterplan for the long term urban rejuvenation of the Claymore public housing estate. Stages 3A and 3B are located between Badgally Road to the south west, the new entry road to the south east, Dobell Road to the north and Eagle Vale residential area to the west.



Figure 3: Claymore Urban Renewal Concept Plan and Staging Plan

The location of proposed Stage 3A and 3B does not reflect the location and configuration of Stage 3A and 3B of the Concept Plan. However, planning advice, prepared by BBC Consulting Planners, was submitted with the development application to specifically address the consistency of the development application with the Concept Plan.

The advice details that Condition 2 of Schedule 3 of the Concept Plan states the proponent shall carry out the concept plan generally in accordance with:

- a) Claymore Renewal Project Environmental Assessment Report, prepared by BBC Consulting Planners dated September 2011, as amended by Claymore Renewal Project Final Response to Submissions and Preferred Project Report and Appendices, prepared by BBC Consulting Planners dated May 2012
- b) Claymore Urban Renewal Development Control Guidelines (May 2012).
- c) Statement of Commitments, dated May 2013
- d) Terms of this approval.

Further, Condition 5 of Schedule 3 of the Concept Plan states that the determination of future applications for development on the site is to be generally consistent with the terms of the approval.

The planning advice submits that the Stage 3A and 3B location has been revised due to further detailed road design. Specifically, the advice states:

The proposed street pattern in the Stage 3 DA and the revised concept plan has evolved from the application of the key design principles and concepts incorporated into the approved Concept Plan. Adjustments have been made to result in an improved street layout with a higher percentage of new streets replacing some existing streets that were to be retained. This results in a more efficient street pattern and lot layout, reduces the potential for battle axe lots and creates a street system more related to the topography of the site. Existing streets are retained where practical and replaced where a better urban structure and form result. The approved Concept Plan and the DCG seek to make use of existing streets where practical and desirable and proposes new streets that respond to local conditions such as topography. Further design development has found retention of some existing streets not practical or desirable with new streets proposed that respond to local conditions.

The advice further details that the proposed development retains the essential features of the Concept Plan including:

- An inter-connective street system with improved pedestrian and cycle accessibility
- A street pattern design that accommodates bus services
- A more regular arrangement of lots in terms of size and shape
- The entry roads and main circulation roads remain generally the same
- There is improve vehicular and public transport access within Claymore and to adjoining areas
- The location of the town centre and its relationship to the road network remains the same.

Overall, it is considered that the proposed location of Stage 3A and 3B and the revised road layout does not inhibit the delivery of the Concept Plan and is considered to be generally consistent with the terms of the Concept Plan.



Figure 3: Revised Concept Plan and Staging Plan

2.6 Development Contributions

Schedule 4 of the Concept Plan lists the following condition in relation to development contributions:

Prior to the determination of any development application for subdivision and consistent with the proponent's Statement of Commitments, a voluntary planning agreement (VPA) to provide roads, social and community infrastructure, drainage and open space facilities and amenities, with details of the contributions, and the nature of any dedications or works in kind, is to be negotiated and executed with Campbelltown City Council.

The Concept Plan was modified on 22 October 2013 to allow a planning agreement to be provided prior to the lodgement of any development application for subdivision relating to Stage 3 of the Concept Plan:

Prior to the lodgement of any development application for subdivision relating to Stage 3, a planning agreement to provide roads, social and community infrastructure, drainage and open space facilities and amenities, with details of the contributions, and the nature of any land dedications or works in kind, is to be negotiated and executed with Campbelltown City Council and must be consistent with the proponent's Statement of Commitments.

Each development application for subdivision for each of the stages must be consistent with the Statement of Commitments or an executed planning agreement and identify how any relevant contributions of works in kind required for that stage will be delivered.

Pursuant to Section 93F of the *Environmental Planning and Assessment Act 1979*, Council has received a letter of offer, dated 19 January 2018, from NSW Land and Housing Corporation to enter into a Voluntary Planning Agreement (VPA).

The terms of the VPA and associated Infrastructure Services Delivery Plan (ISDP) are currently under consideration. A condition of consent has been recommended for the VPA to be executed prior to the issue of a subdivision certificate.

2.7 State Environmental Planning Policy 55 - Remediation of Land

State Environmental Planning Policy 55 provides a state wide planning framework for the remediation of contaminated land. In particular, the policy aims to promote the remediation of contaminated land in order to reduce the risk of harm to human health or any other aspect of the environment.

The Concept Plan states that prior to any future application for subdivision, and if required by the Phase 1 Contamination Assessment approved with the concept plan, a detailed Phase 2 contamination assessment must be carried out in accordance with the requirements of SEPP 55.

Interim Contaminated Land Advice, prepared by Dr. Ian Swane, dated 26 May 2017, was provided with the development application. The purpose of the advice was to review contamination assessments available for the 8.873 ha Stage 3 area and to provide recommendations regarding additional environmental assessments that may be required following the granting of a development consent for subdivision.

The following reports were considered in the preparation of the interim advice:

- Geotechnical investigation report, Claymore Renewal Project, prepared by Geotechnique, dated 24 May 2011; and
- Preliminary Contamination Assessment Report, Claymore Urban Renewal, prepared by Geotechnique, dated 27 May 2011.

The interim advice detailed that the Geotechnique reports were sufficient to conclude that the Stage 3 development site can be made suitable for residential purposes and that the remediation/validation work can be undertaken in a practical manner. No evidence of contamination in the Stage 3 area exceeded criteria appropriate for Residential A land use.

The interim advice states that a Detailed Site Inspection (DSI) and a Remedial Action Plan (RAP) should be prepared to investigate the following:

- A site inspection to identify physical evidence of contamination at the ground surface and the presence of any fly tipped stockpiles in the Stage 3 area. The results of this inspection could be used to define the pre-demolition condition of the ground surface around housing footprints, which could be used to determine whether subsequent demolition work caused impacts due to the spillage of asbestos fragments or other waste
- Test pits that target any infilled creek lines and farm dams in the Stage 3 area
- Test pits that target major buried services in the Stage 3 area, such as the deeply buried concrete pipeline encountered by the Geotechnique 2011 PSI at test pit TP28

- The collection of more detailed and up-to-date data on the presence of physical evidence of soil contamination at the ground surface. This should involve a grid-based walkover survey being undertaken across the Stage 3 area in accordance with protocols specified in Section 11.2.2 of the NEPM (2013) Schedule B2 guideline
- The collection and testing of samples from any fly-tipped stockpiled waste or ground surface soils where physical evidence of suspect contamination is identified by the walkover survey
- The collection and testing of shallow soil samples collected adjacent to building foundations to check for contamination from pesticide spraying of house foundations; and
- The review of the results of a hazardous materials assessment (HAZMAT) on buildings to be demolished at the Stage 3 area.

The results of the DSI for the Stage 3 area should be presented in a report meeting NSW EPA guidelines. The data to be provided in the report should include, but not be limited to:

- The additional historical data as previously mentioned
- Up-to-date site condition data as previously mentioned
- The field data collected by the grid-based walkover survey and a data assessment. The field data should include, but not be limited to, copies of field records, photos, coordinates of areas of concern
- The results of the additional soil investigations
- An updated contamination assessment and CSM; and
- A strategy to remediate and validate areas of known contamination, clearance of building footprints post-demolition, removal of buried services prior to the commencement of bulk earthworks, and the identification and remediation of unexpected finds.

The recommendation of the interim advice has been recommended as a condition of development consent prior to the issue of a construction certificate.

2.8 Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment

The development site is located within the Georges River Catchment, therefore the provisions of the Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment applies to the subject application.

The general aims and objectives of this plan are as follows:

- a) to maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment

- b) to protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner
- c) to ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries
- d) to establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment
- e) (Repealed)
- f) to provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.

The proposal does not conflict with any of the relevant provisions of the Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment and is considered acceptable In this regard.

2.9 Campbelltown Local Environmental Plan 2015

The subject site is zoned R2 Low Density Residential and B2 Local Centre under the provisions of Campbelltown Local Environmental Plan 2015. The proposed development is permitted with consent under the provisions of Clause 2.6 of CLEP 2015.

The objectives of the R2 Low Density zone are as follows:

- To provide for the housing needs of the community within a low density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale
- To minimise overshadowing and ensure a desired level of solar access to all properties
- To facilitate diverse and sustainable means of access and movement.

The proposal is considered to be consistent with the above objectives.

The objectives of the B2 Local Centre zone are as follows:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.

- To maximise public transport patronage and encourage walking and cycling.
- To achieve an accessible, attractive and safe public domain.
- To provide for appropriate residential development in the form of shop top housing to support the vitality of the local area.

The B2 Local Centre zone area is within the proposed residue allotment which would be the subject of a separate development application for the Claymore town centre. The proposed allotment configuration does not constrain development opportunities for future mixed use development of the site.

Clause 2.6 Subdivision - consent requirements

Clause 2.6 of CLEP states that land to which CLEP 2015 applies may be subdivided, but only with development consent. Torrens title subdivision is sought as part of the development application.

Clause 4.1 Minimum subdivision lot size

Clause 4.1(3) states that the size of any lot resulting from subdivision of land must not be less than the minimum shown on the Lot Size Map. The Lot Size Map identifies a minimum lot size of 500sqm for the area zoned R2 Low Density Residential. The part of the site zoned B2 Local Centre is not subject to a minimum lot size on the Lot Size Map.

The development application proposes the following allotment sizes:

Lot size (sqm)	No. of Proposed Allotments
260-299	21
300-374	40
375-449	47
>450	5
Total	113 residential allotments - R2 zone
Residue lot	1 (32,177.0sqm) - B2 zone

The proposed minimum allotment size is inconsistent with the minimum allotment size specified by CLEP 2015. However, the proposed allotment sizes are consistent with the minimum allotment sizes in the Concept Approval.

Clause 3B(2)(f) of Schedule 2 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017* states that the provisions of any environmental planning instrument do not have effect to the extent to which they are inconsistent with the terms of the Concept Plan. Therefore, the minimum lot size guidelines within the Concept Plan prevail to the extent of any inconsistency with the CLEP.

2.10 Campbelltown (Sustainable City) Development Control Plan 2015

All development is required to conform to all relevant requirements contained in Part 2 of Campbelltown (Sustainable City) Development Control Plan 2015 (DCP 2015). The below table details the assessment of the proposal in accordance with the relevant requirements of DCP 2015.

Part 2 - Requirements Applying to All Types of Development

Control	Requirement	Proposed	Compliance
2.2 a) Site Analysis	A Site Analysis Plan shall be lodged with the development application	A site analysis plan was provided with the development application.	Yes
2.5 a) Landscaping	Landscape design shall enhance the visual character of the development and complement the design / use of spaces within and adjacent to the site.	The proposed landscaping treatment is satisfactory and adequately softens the visual impact of the development.	Yes
2.5 e) Landscaping	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	A landscape plan was provided with the development application.	Yes
2.7 a) Erosion and Sediment Control	An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application	Recommended condition of consent.	Yes
2.8.1 a) Cut and Fill	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	The proposed cut and fill levels are considered satisfactory.	Yes
2.10.2 a) Stormwater	All stormwater systems shall be sized to accommodate the 100-year ARI event (refer to Section 4 of <i>Council's Engineering Design Guide for Development</i>).	Recommended condition of development consent to comply with Council's <i>Engineering Design Guide for Development</i> .	Yes

Control	Requirement	Proposed	Compliance
2.10.2 l)	Where applicable, the development shall incorporate the creation of an appropriate easement to manage stormwater in accordance with <i>Council's Engineering Design Guide for Development</i>	Inter-allotment gravity drainage is proposed.	Yes
2.12 a)	Any retaining wall that is not complying or exempt development as specified in the E&CDC shall be designed by a suitably qualified person.	Retaining walls form party of the proposed development.	Recommended condition of consent that all retaining walls to be designed by a suitably qualified person.

The proposed development satisfies the relevant requirements of Part 2 of DCP 2015.

2.11 Draft Volume 2 Campbelltown (Sustainable City) Development Control Plan 2015

Draft Part 9 - Urban Renewal Areas - Airds, Bradbury and Claymore

At the time of lodgement, Part 9 of DCP 2015 was in draft. The purpose of Part 9 of DCP 2015 is to implement the intention of the Concept Plan granted by the Minister for Planning for the urban renewal of Claymore and Aids Bradbury. An assessment against draft Part 9 is not considered necessary as this report has provided a detailed assessment against the Concept Plan, which is the basis of Part 9.

3. Planning Assessment

3.1 Impacts on the natural and built environment

Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979* requires Council to assess the development's potential impacts on the natural and built environment.

The key matters for considerations when considering the development's potential impact on the natural and built environment are as follows:

- Traffic impacts
- Stormwater impacts
- Noise impacts
- Landscaping
- Vegetation management

- Aboriginal Cultural Heritage
- Construction impacts

Traffic Impacts

A Traffic Impact Statement, prepared by SCT Consulting, dated 26 May 2017, was submitted with the development application. The statement provides an assessment of the specific impacts associated with the proposed development. The statement concludes that the proposal is generally in accordance with the Concept Plan in relation to the development yield and street network and would not give rise to adverse impacts on the function of the local or regional road network.

Council's Technical Services section reviewed the proposed road layout. The following response has been recommended as a condition of development consent:

- The temporary road connections are required to achieve Austroads Design Guidelines.
- A permanent cul-de-sac is required at the South end of proposed Road 01. The civil plans need to be amended in this regard prior to the determination of the DA.
- The intersection of Road 07 and Arkley Avenue must be designed so as Council's standard waste collection vehicle (10.4m rigid) can negotiate the intersection
- A road safety audit is to be undertaken for the design of all new roadworks. The audit report needs to be submitted to Council prior to issue of a construction certificate.

Stormwater Impacts

Council's Development Engineer reviewed the stormwater assessment response from Council's Technical Services section and has recommended conditions of development consent accordingly.

Noise Assessment

An acoustic report prepared by Renzo Tonin and Associates, dated 26 May 2017, was provided with the development application in response to Condition No. 4 and No. 17 a) of the Concept Plan relating to traffic noise from residential allotments facing Badgally Road and construction noise impacting residential properties directly adjoining the north western boundary of Stage 3B.

The report concluded that the residential subdivision would not be affected by noise emanating from Badgally Road or the Hume Highway due to the setback of the proposed residential allotments from the road noise source. Further, the report detailed noise and vibration management measures to control noise impacts. The management measures have been recommended as a condition of development consent.

Landscaping

The proposed landscape and street tree planting schedule were referred to Council's Open Space Coordinator and Council's Technical Services section for review and comment. The responses have been recommended as a condition of development consent.

Vegetation Management

Condition No. 9 of the Concept Plan requires the Vegetation Management Plan (VMP) to be finalised and approved by Campbelltown City Council prior to determination of development application of stages to which the management works relate under the Concept Plan. It is advised that the VMP, prepared by Cumberland Ecology, dated September 2014, was approved by Council on 9 October 2014 and forms part of the Concept Plan. Accordingly, compliance with the VMP has been recommended as a condition of development consent.

Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment report, prepared by Archaeological and Heritage Management Solutions, dated July 2014, was provided with the development application. The development site does not include any areas of aboriginal heritage resources. An Aboriginal Heritage Impact Permit is not required and further assessment is not required.

Construction Impacts

The applicant has advised that a Construction Management Plan (CMP) would be prepared for the Stage 3 prior to construction commencing to mitigate any potential impacts on the amenity of nearby existing dwellings and existing land uses within the locality. A condition of development consent has been recommended for a CMP to be prepared prior to the commencement of any works.

3.2 Social, economic and environmental impacts

Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 requires the consent authority to assess the likely impacts of the development, including social and economic impacts on the locality.

The Concept Plan facilitates the construction of over 1,300 dwellings and the retention of approximately 140 social housing cottages and privately owned dwellings.

Having regard to the social and economic impacts generated by the development, the continued redevelopment of the Claymore Housing Estate is anticipated to have positive social and economic impacts for the immediate locality and the wider community due to the provision of improved housing in a renewed urban environment.

3.3 Site Suitability

Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979 requires the consent authority to assess the suitability of the site for the proposed development.

The key matter for considering the suitability of the site for the proposed development is whether the proposal is consistent with the Concept Plan. This report has detailed that the proposed development is generally consistent with the terms of the Concept Plan. The site is therefore considered suitable for the proposed development.

4. Public Participation

Section 4.15(1)(d) of the *Environmental Planning and Assessment Act 1979* requires the consent authority to consider any submissions received as a result of the public notification of the development application. The application was notified to nearby and adjoining

properties and placed on public exhibition between 4 August 2017 and 18 August 2017. No submissions of objection were received.

5. Conclusion

Stage 3 of the Claymore Urban Renewal Concept Plan proposes subdivision to create 113 residential Torrens title allotments, one residue lot and associated civil works in Stages 3A and 3B within the Claymore public housing estate. The proposed development is generally consistent with the terms of the Claymore Urban Renewal Concept Plan.

The continued redevelopment of the Claymore public housing estate is anticipated to have positive social and economic impacts for the immediate locality and the wider community due to the provision of improved housing in a renewed urban environment.

Overall, having regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and the relevant matters discussed within this report, it is considered that the development be approved, subject to the recommended conditions of consent in attachment 1.

Attachments

1. Recommended Conditions (contained within this report)
2. Subdivision and Civil Works Plans (contained within this report)
3. Landscape Plans (contained within this report)
4. Building Envelope Plans (contained within this report)
5. Notification Plan (contained within this report)

Reporting Officer

Executive Manager Urban Release and Engagement

ATTACHMENT 1
1700/2017/DA-SW
Recommended Conditions of Consent

GENERAL CONDITIONS

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

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

1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Drawing Title	Drawing No.	Revision	Prepared by	Date
Cover Sheet and Locality Plan	300177639.03.DA001	4	SMEC	23/11/2017
Lot Mix Plan	300177639.03.P02	C	SMEC	23/05/2017
Sheet Schedule and Notes	300177639.03.DA002	4	SMEC	23/11/2017
Demolition Plan Civil	300177639.03.DA011	4	SMEC	23/11/2017
Existing Services Plan	300177639.03.DA012	4	SMEC	23/11/2017
General Arrangements Plan	300177639.03.DA031	4	SMEC	23/11/2017
Typical Sections	300177639.03.DA041	4	SMEC	23/11/2017
Cut and Fill Plan	300177639.03.DA051	4	SMEC	23/11/2017
Civil Works Plan Sheet 1	300177639.03.DA101	4	SMEC	23/11/2017
Civil Works Plan Sheet 2	300177639.03.DA102	4	SMEC	23/11/2017
Civil Works Plan Sheet 3	300177639.03.DA103	4	SMEC	23/11/2017
Longitudinal Section Road 01	300177639.03.DA201	4	SMEC	23/11/2017
Longitudinal Section Road 02 and Road 03	300177639.03.DA202	4	SMEC	23/11/2017

Drawing Title	Drawing No.	Revision	Prepared by	Date
Longitudinal Section Road 07 and Road 09	300177639.03.DA203	4	SMEC	23/11/2017
Longitudinal Section Arkley Avenue	300177639.03.DA204	4	SMEC	23/11/2017
Longitudinal Section Dowie Drive	300177639.03.DA205	4	SMEC	23/11/2017
Longitudinal Section Hester Avenue	300177639.03.DA206	4	SMEC	23/11/2017
Longitudinal Section Rosslyn Drive	300177639.03.DA207	4	SMEC	23/11/2017
External Catchment Plan	300177639.03.DA501	4	SMEC	23/11/2017
Line Marking and Sign Posting Plan	300177639.03.DA801	4	SMEC	23/11/2017
Soil and Water Management Plan	300177639.03.DA851	4	SMEC	23/11/2017
Soil and Waster Management Details	300177639.03.DA861	4	SMEC	23/11/2017
Design Intent	S17-0035 DA00.02	B	Clouston Associates	31/05/2017
General Arrangement Plan	S17-0035 DA01.00	B	Clouston Associates	31/05/2017
Stage 3 Streetscape Sheet 1 of 2	S17-0035 DA02.00	B	Clouston Associates	31/05/2017
Stage 3 Streetscape Sheet 2 of 2	S17-0035 DA02.01	B	Clouston Associates	31/05/2017
Plant Schedule	S17-0035 DA02.02	B	Clouston Associates	31/05/2017
Planting Details Sheet 1 of 2	S17-0035 DA03.00	B	Clouston Associates	31/05/2017
Planting Details Sheet 2 of 2	S17-0035 DA03.01	A	Clouston Associates	31/05/2017
Plan Showing Building Envelopes	300177639.03.P06	B	SMEC	30/05/2017

Drawing Title	Drawing No.	Revision	Prepared by	Date
Stage 3B				

2. Vegetation Management Plan

The development must be carried out in accordance with the Vegetation Management Plan, prepared by Cumberland Ecology, dated September 2014.

3. Statement of Commitments

The development must be carried out in accordance with the Statement of Commitments contained within the Claymore Urban Renewal Concept Plan, approved by the Minister for Planning and Infrastructure on 24 May 2013.

4. Access Denied

No vehicular access to and from Badgally Road permitted for standard residential lots only. A suitable Restriction as to User to this effect shall be included in the 88B Instrument for the subdivision.

5. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

6. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design Guide for Development (as amended)* and *Part 9 of Volume 2 of Campbelltown (Sustainable City) Development Control Plan 2015*.

7. 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.

8. 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.

9. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

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

10. Waste Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, the relevant provisions of Council's *Waste Management Plan* is to be completed to the satisfaction of Council.

11. Geotechnical Report

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

12. Soil and Water Management Plan

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

13. Road Construction (New)

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit design details for approval of the proposed road construction.

The categories and traffic loadings to be adopted for the design of the road pavements shall be as follows;

Road No.	Category	Traffic Loading
Arkley Avenue	E(ii)	1 x 10 ⁶
Rosslyn Drive	E(ii)	2 x 10 ⁶
Hester Avenue	D	3 x 10 ⁵
Dowie Drive	D	3 x 10 ⁵
01, 02, 03, 07 & 09	D	3 x 10 ⁵

The alignment of the road connections of Road No.1 and Rosslyn Drive to Gidley Crescent, shall comply with the requirements of Austroads Design Guidelines.

Construction of the roads shall be undertaken in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.

All inspections are to be undertaken by Council and the principal certifying authority shall not issue the subdivision certificate until all works have been completed satisfactorily.

14. Temporary Residential Cul-de-sac Heads

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit design details for approval for the temporary cul-de-sac heads at the southern end of proposed Road No.1 and north eastern end of Dowie Drive.

The pavement compositions shall be the same as that constructed for the respective roads.

Construction of the roads shall be undertaken in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.

All inspections are to be undertaken by Council and the principal certifying authority shall not issue the subdivision certificate until all works have been completed satisfactorily.

15. Road Safety Audit

Prior to Council or an accredited certifier issuing a construction certificate, a road safety audit is to be undertaken for the design of all new roadworks. The audit report needs to be submitted to Council's Executive Manager Infrastructure for approval.

16. Vehicle turning movements

Prior to Council or an accredited certifier issuing a Construction Certificate, Vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking and provided to Council for approval. In this regard the Vehicle Tracking files and associated development proposal shall be submitted in .dwg/ .dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.

17. 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 and traffic control facilities and all associated line marking and/or sign posting.

18. Construction Traffic Management Plans

Prior to Council or an accredited certifier issuing a construction certificate, the application shall prepare and obtain approval from an appropriately qualified traffic consultant, a Construction Management Plan (CTMP) for the construction stages of the development.

In preparing the CTMP, the applicant shall address all relevant NSW road rules and consideration shall be given to public notification (including residents).

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

19. Concrete Footpath Paving Widths

Prior to Council or an accredited certifier issuing a construction certificate, concrete footpath paving shall comply with the requirements detailed in Council's *Engineering Design Guide for Development (as amended)*.

Shared concrete footpath/cycleways shall have a minimum width of 2.5 metres.

20. Retaining Structures

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall engage a suitably qualified civil/structural engineer to design all proposed retaining structures exceeding 900mm in height.

The footings of all retaining structures proposed to be constructed along the outer edge of existing and/or proposed drainage easements, shall have their footings extended to the invert level of the pipeline or to solid rock.

All retaining structures adjacent to existing or future public infrastructure shall be constructed of a masonry material.

21. Stormwater Management Plan (Green Field Subdivision)

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit engineering details of a formal drainage system designed to conform with the requirements detailed in Council's *Engineering Design Guide for Development (as amended)*, including the creation of appropriate drainage reserves and/or easements. Where adjacent properties are affected, drainage formalisation shall be extended to include these properties to the satisfaction of the adjacent owners and Council.

The stormwater drainage design/DRAINS modelling shall demonstrate that the proposed development does not cause any adverse flooding impacts on existing downstream and/or adjacent properties (ie. premises adjoining Davis Park), and shall be submitted to Council's Executive Manager Infrastructure for written approval.

22. Alignment of New Works

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall liaise with Council and the adjoining land owners regarding the alignment and construction of new roads.

23. Street Lighting

Prior to Council or an accredited certifier issuing a construction certificate, street lighting plans shall be submitted to Council's Executive Manager Infrastructure for approval. The street lighting plans must consider the impact of street tree planting (at planting and mature height and form) on the lighting and shall be LED "Smart" lighting to Council's specification.

The street lighting and associated infrastructure in this subdivision is to be dedicated to Council and not be handed over to the energy supplier. The design and installation of the street lighting is to be such that Council can take ownership of the street lighting in this subdivision (i.e. separate circuit to residential supply).

Prior to any lighting design being undertaken, Council's Executive Manager Infrastructure must be consulted.

24. Contaminated Site Assessment

Prior to Council or an accredited certifier issuing a construction certificate, a detailed site investigation and a remedial action plan shall be undertaken/completed by a suitably qualified person in accordance with the relevant guidelines approved by the Office of Environment and Heritage (OEH) and in accordance with the requirements of the Contaminated Land Management Act 1997 and shall be submitted to Council/PCA for approval.

The Detailed Site Inspection (DSI) and a Remedial Action Plan (RAP) should be prepared to investigate:

- A site inspection to identify physical evidence of contamination at the ground surface and the presence of any fly tipped stockpiles in the Stage 3 area. The results of this inspection could be used to define the pre-demolition condition of the ground surface around housing footprints, which could be used to determine whether subsequent demolition work caused impacts due to the spillage of asbestos fragments or other waste
- Test pits that target any infilled creek lines and farm dams in the Stage 3 area;
- Test pits that target major buried services in the Stage 3 area, such as the deeply buried concrete pipeline encountered by the Geotechnique 2011 PSI at test pit TP28;
- The collection of more detailed and up-to-date data on the presence of physical evidence of soil contamination at the ground surface. This should involve a grid-based walkover survey being undertaken across the Stage 3 area in accordance with protocols specified in Section 11.2.2 of the NEPM (2013) Schedule B2 guideline;
- The collection and testing of samples from any fly-tipped stockpiled waste or ground surface soils where physical evidence of suspect contamination is identified by the walkover survey;
- The collection and testing of shallow soil samples collected adjacent to building foundations to check for contamination from pesticide spraying of house foundations; and
- The review of the results of a hazardous materials assessment (HAZMAT) on buildings to be demolished at the Stage 3 area.

The results of the DSI for development area should be presented in a report meeting NSW EPA guidelines. The data to be provided in the report should include, but not be limited to:

- The additional historical data as previously mentioned;
- Up-to-date site condition data as previously mentioned;
- The field data collected by the grid-based walkover survey and a data assessment. The field data should include, but not be limited to, copies of field records, photos, coordinates of areas of concern;
- The results of the additional soil investigations;
- An updated contamination assessment and CSM; and
- A strategy to remediate and validate areas of known contamination, clearance of building footprints post-demolition, removal of buried services prior to the commencement of bulk earthworks, and the identification and remediation of unexpected finds.

Upon completion of the approved remediation works, a site validation report completed by a suitably qualified person shall be submitted to Council/PCA indicating that the soil on the site complies with the requirements for the use of the site as proposed.

25. Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

26. Sydney Water

Prior to Council or an accredited certifier issuing a construction certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifying Authority prior to issue of a construction certificate.

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

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.

27. Land Acquisition

The development includes works to Council owned land that is classified as community land under the *Local Government Act 1993*.

Pursuant to Clause 22(1) of the *Housing Act 2001*, New South Wales Land and Housing Corporation intends to acquire the Council owned land by compulsory process in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* for the purposes of residential development.

Prior to the commencement of any works on the land, the notification of compulsory land acquisition must be published in the New South Wales Government Gazette, at which time land ownership passes from Campbelltown City Council to New South Wales Land and Housing Corporation.

28. Construction Management Plan

Prior to the commencement of any works on the land, a site specific Construction Management Plan (CMP) is required to be prepared. The CMP must include the following details:

- Detail any potential impacts on the amenity of nearby existing dwellings and existing lane uses within the locality
- Describe the project in detail, including activities undertaken

- The noise and vibration management measures listed within the acoustic report prepared by Renzo Tonin and Associated, dated 26 May 2017; and
- Outline a monitoring regime to check the adequacy of controls and mitigation measures and ensure that they remain in good working order.

The recommendations of the CMP must be in place prior to any works commencing.

29. Work on Public Land

Prior to the commencement of any works on the land, the applicant shall obtain a Section 138 Roads Act approval from Council, for any proposed works on public land.

This will include the proposed retaining walls along Officer Lane. In addition, the roll kerb adjacent to the proposed retaining walls shall be replaced by standard kerb & gutter and the footpath verge area between the proposed retaining walls and proposed roll kerb (500mm wide) shall be concreted.

Inspection of any proposed works on public land shall be undertaken by Council at the applicant's expense.

30. 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.

31. Erection of Construction Sign

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

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

32. 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.

33. Vehicular Access during Construction

Prior to the commencement of any works on the land, an appropriate vehicle/plant access to the site shall be provided to minimise ground disturbance and prevent the transportation of soil onto the surrounding road network.

34. Public Property

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves 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.

35. Hoarding / Fence

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

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

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

36. Site Audit

Following the completion of the approved bulk earthworks and prior to the commencement of the approved construction works, the applicant shall submit to Council/PCA a statement from a suitably qualified person accredited by the Office of Environment and Heritage (OEH), that the investigations carried out to date and the site validation report adheres to all relevant requirements of the OEH and the Contaminated Land Management Act 1997.

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.

37. Construction Work Hours

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

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 5.00pm
Sunday and public holidays	No Work.

38. Erosion and Sediment Control

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

satisfaction of the principal certifying authority. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.

39. 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.

40. Excavation and Backfilling

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

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

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

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

41. Fill Compaction Requirements

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98% standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

42. Fill Contamination

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

43. 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.

44. Excess Material

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

45. Earth Works/Filling Works

All earthworks, including stripping, filling, and compaction shall be:

- a. Undertaken in accordance with Council's *Specification for Construction of Subdivisional Roads and Drainage Works (as amended)*, Australian Standard AS 3798 *Guidelines for Earthworks for Commercial and Residential Development (as amended)*, and the approved construction drawings;
- b. Supervised, monitored, inspected, tested and reported in accordance with Australian Standard AS 3798 *Appendix B 2(a) Level 1 and Appendix C* by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and
- c. Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and Australian Standard AS 3798.

46. Revegetation

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

47. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with Australian Standard AS 1742.3. Council may at any time and without prior notification make safe any such works that are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

48. Compliance with Relevant Authority's Specifications

All design and construction work shall be in accordance with:

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

49. Footpath Verge

The footpath verge adjoining the subject land shall be regraded in accordance with levels obtained from Council, and concrete footpath paving 1.2 metres wide, or 2.5 metres wide for shared paths/cycleways, shall be constructed where shown on the approved plan in accordance with Council's *Engineering Design Guide for Development (as amended)*.

Areas not concreted shall be topsoiled and turfed. The footpath verge formation may need to be extended beyond the site boundaries, to provide an acceptable transition to the existing footpath levels.

50. Pavement Thickness Determination

A road pavement design and pavement thickness report, prepared by a N.A.T.A. registered laboratory and appointed by the applicant, shall be forwarded to Council and/or the principal certifying authority a minimum of 2 working days prior to the inspection of the exposed sub grade.

The pavement design shall be prepared in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.

51. Residential Driveway and Layback Crossing

The applicant shall provide a layback in the kerb and gutter at the entrance to all residential lots that have a frontage to barrier kerb. Construction shall be in accordance with Council's *Residential Vehicle Crossing Specification* and *Engineering Design Guide for Development (as amended)*.

Generally, the laybacks will be located on the lower side of the lot frontage.

52. 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.

53. Imported 'waste-derived' fill material

The only waste-derived fill material that may be received at the development site is:

- a) virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and
- b) 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.

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 Certifying Authority on request.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

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

54. Section 73 Certificate – Subdivision Only

Prior to the principal certifying authority issuing a subdivision certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

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

55. Planning Agreement

Prior to the Principal Certifying Authority issuing a subdivision certificate, a planning agreement must be executed for the Claymore Urban Renewal Area to provide roads, social and community infrastructure, drainage and open space facilities and amenities, with details of the contributions, and the nature of any land dedications or works in kind, and be consistent with the Statement of Commitments.

56. Landscape Requirements

Prior to the principal certifying authority issuing a subdivision certificate, the following amendments to the landscape plans are to be submitted to the Coordinator of Open Space, for written approval:

- Landscape plans to provide street tree location in relation to drive way and street lamp. Open Space planning and Design to review for conflict and or/ apparent reduction in street tree allocation.
- As per design objectives of a minor collector street, set out in the street hierarchy of the Urban Design Report, applicant to consider the use of In-road street tree planting to NW side of Roslyn Drive to increase canopy and strengthen Key Avenue.
- Revise narrow turf strip on NW Edge of Roslyn Street and replace with suitable hard wearing, drought tolerant ground cover.
- Arkley Avenue:
 - (i) Increase density of avenue to be consistent with other streets of stage 3 in Arkley Avenue.
 - (ii) Species selection should be consistent with previously install species to the SW.
- The tree species proposed for planting in future public areas shall be revised with more suitable species as follows:

Name of unsuitable species	Name of alternate species
Angophra bakeri	Cupaniopsis anacardiodes
Eucalyptus sideroxylon	Tristaniopsis laurina
Platinus orientalis	Lagerstroemia indica

Landscaping shall comply with the following requirements:

- All turf area interfaces with garden beds are to have a trafficable edge beam to facilitate maintenance and define an edge between the mown areas and gardens.

- For any planting in the public domain, root boxes or barriers are required for all street trees being placed within 1m of infrastructure. Such infrastructure shall include footpaths, shareways roadways, kerb and gutter.
- Unless specified otherwise, the minimum size for root control boxes shall be 800mm wide and 500mm deep. Trees are to be installed centrally within the root control box.
- Alternatively, root barrier is to be placed on the road and footpath side of all street trees for a minimum length of 2m. Vertical ribbed root barrier shall be a minimum of 600mm deep and 0.75mm thick in all instances.
- Root boxes or barriers must be placed:
 - (i) At a minimum of 300mm behind the back of kerb so that it does not compromise the road pavement (i.e. the trunk of the tree shall be a minimum of 700mm from the back of kerb).
 - (ii) Flush with or marginally below the ground surface.
 - (iii) Flush with or marginally below the adjoining top of footpath.
 - (iv) For a 3 m extent along the footpath/shareway and kerb with the tree centrally placed.
 - (v) Such that it is not a trip hazard.

57. Restriction on the Use of Land

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act.

- a. *Floor Level Control – where applicable*
- b. *No Alteration to Surface Levels – subject to geotechnical advice*
- c. *Lots Filled – where applicable*
- d. *Access Denied – where applicable*
- e. *Set Back from Access Denied Roads – where applicable*
- f. *Uncontrolled Fill – where applicable*
- g. *No Cut or Fill - (Existing Geotech Report from N.A.T.A. reg. Laboratory) – where applicable*
- h. *No Cut or Fill - (Geotech Report Required) – where applicable*
- i. *Battle-Axe Lots where reciprocal rights of carriageway are proposed*
- j. *Lots with any other restrictions eg. Refuse Collection*
- k. *Building envelope plans for allotments less than 300sqm*
- l. *Easement for maintained purposes (retaining walls and zero lot boundaries)*
- m. *Easement for support (retaining walls)*

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

58. Bond (Outstanding Work)

Prior to the principal certifying authority issuing a subdivision certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements.

Council acknowledges that Landcom may submit Letters of Undertaking in this regard.

59. Maintenance Security Bond

Prior to the principal certifying authority issuing a subdivision certificate, a maintenance security bond of 5% of the contract value or \$5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of release of the subdivision certificate, whichever is the longer.

Council acknowledges that Landcom may submit Letters of Undertaking in this regard.

60. Classification of Residential Lots (Development without dwelling construction)

Prior to the principal certifying authority issuing a subdivision certificate, all residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard AS 2870-1996 *Residential Slabs and Footings (as amended)*.

61. Contaminated Land

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall ensure by way of soil testing by a *N.A.T.A.* registered laboratory that the land and any imported filling are free from contamination in accordance with the *Environmental Health Form Health Based Soil Investigation Levels - Soil Series No. 1* and a copy of the laboratory report shall be submitted to Council.

62. Splay Corner (Residential)

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council.

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

Prior to Council or an accredited certifier issuing a Subdivision Certificate, the applicant shall provide CCTV footage to Council for all new pipes and for all existing pipes which are modified by works prior to Linen release. The footage shall comply with the following requirements:

- the files shall be in MP4 format
- file resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second
- each pipe reach (i.e. between two pits) shall be provided as a separate file
- the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage
- the speed and panning of the footage shall be sufficient to demonstrate that there are no significant cracks in the pipe and that the joints have been properly constructed
- the files shall have a name corresponding with the unique label provided in the associated stamped approved drawings and
- a summary report (*.pdf) shall accompany the data.

64. Works as Executed Plans

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's *Engineering Design Guide for Development (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 (5) 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 fifteen (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.

65. Engineering Documentation

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

- a. Two copies of geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken.
- b. Two copies of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials.

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 *Engineering Design Guide for Development (as amended)*, 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.

66. Certification of Retaining Structures

Prior to the principal certifying authority issuing a subdivision certificate, the retaining walls shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design. An electronic copy of all documentation shall be submitted to Council for its records.

67. Restoration of Public Roads

Prior to the principal certifying authority issuing a subdivision certificate, any restoration of the public road pavement required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant.

68. Public Utilities

Prior to the principal certifying authority issuing a subdivision 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.

69. Service Authorities

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

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

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

70. House Numbers

Prior to the principal certifying authority issuing a subdivision certificate, all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using an approved pavement marking paint.

For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled.

71. Line Marking / Sign Posting Documentation (subdivision)

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council for the Local Traffic Committee's records, two copies of the work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation.

72. Road Safety Audit - Post Construction

Prior to the dedication of the roads to Council, a Road Safety Audit of the completed works is to be undertaken by a suitably qualified person to identify any potential safety risks for the users of roads and pedestrian facilities (day to day usage and maintenance activities).

The objective of the audit is to identify potential risks to the users of roads and pedestrian facilities and to ensure compliance with the approved plans and that the measures to eliminate or reduce identified risks as suggested in the report have been implemented prior to the dedication of the roads to Council.

73. Residential Inter-Allotment Drainage

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall demonstrate on the works as executed plans that inter-allotment drainage and the associated easements have been provided for all residential lots that cannot be drained to the kerb and gutter. Inter-allotment drainage systems shall be designed and constructed in accordance with the requirements detailed in Council's *Engineering Design Guide for Development (as amended)* and *Campbelltown (Sustainable City) DCP (as amended)*.

74. Retaining

Prior to the principal certifying authority issuing a subdivision certificate, all excavated and filled areas shall be battered to a slope of not greater than 1:2 or similarly be retained in accordance with the approved plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provisions for exempt development. Construction of retaining walls outside the scope of the State Environmental Planning Policy and not shown on the approved plans require lodgement of a separate development application.

75. Council Fees and Charges

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

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1. Inspections – Civil Works

Where Council is nominated as the principal certifying authority for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL -
 - 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 a 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. PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of kerb and gutter and final trimming of sub-base.

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

Advice 2. Linen Plan and Copies

An original linen plan, administration sheet and if required 88B Instrument together with thirteen copies, including all service certificates, cover letter and, copy of contents on a USB shall be submitted to Council prior to the release of the subdivision certificate.

Note the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) SSI Regulation 2012.

Advice 3. Linen Plan Checking Fee

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

Advice 4. Salinity

Please note that Campbelltown is an area of known salinity potential and 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 Guide for Development (as amended)* and *Campbelltown (Sustainable City) DCP (as amended)*.

Advice 5. Dial before you Dig

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

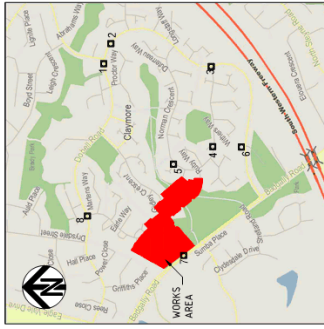
Advice 6. Telecommunications Act 1997 (Commonwealth)

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

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

END OF CONDITIONS

PROPOSED SUBDIVISION STAGE 3A AND 3B CLAYMORE



LOCALITY PLAN
SCALE 1:5

POINT No.	EASTING	NORTHING	REDUCED LEVEL	REMARKS
1	298125.437	6235152.957	64.811 (SCM6)	PH 52979
2	298125.788	6235160.899	64.811 (SCM6)	PH 52979
3	298186.879	6232124.976	64.833 (SCM6)	PH 52979
4	297797.79	6232124.844	64.833 (SCM6)	PH 52979
5	297846.964	6232124.844	64.782 (SCM6)	PH 52979
6	297935.35	6232124.844	64.782 (SCM6)	PH 52979
7	297935.35	6232124.844	64.782 (SCM6)	PH 52979
8	297422.865	623208.681	-	SSH 41391

NOTE: CO-ORDINATES ARE MGA (GROUND)

LOT SCHEDULE:

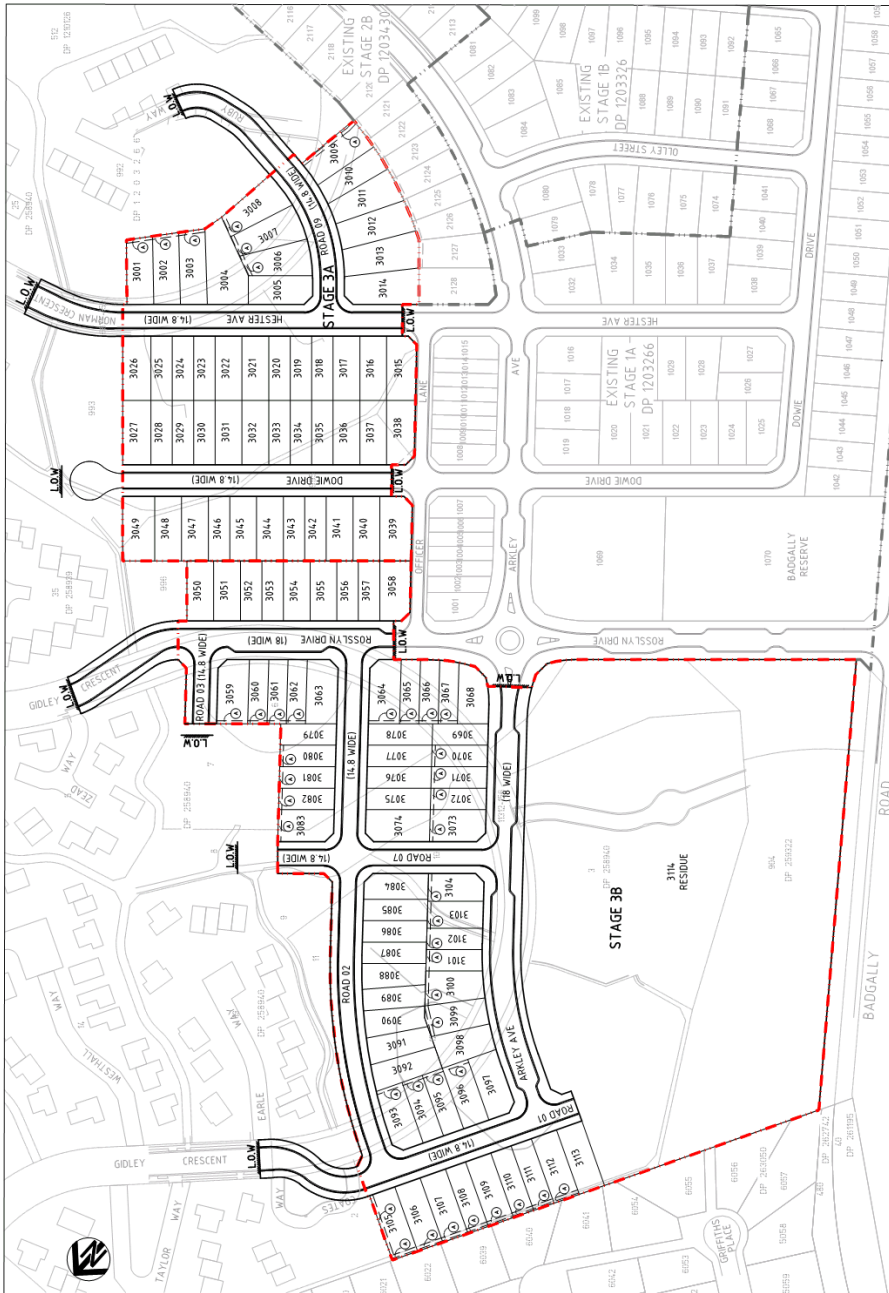
REFER TO THE STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE EXISTING LOT SCHEDULE FOR THE STAGE 3 PROPOSED SUBDIVISION.

LEGEND
 □ STAGE 3A
 □ STAGE 3B

PROPERTY INFORMATION
 PROPERTY DESCRIPTION: VARIOUS
 ORIGIN OF LEVELS: PH 52978 RL 694
 DATUM: AHD

□ SURVEY CONTROL MARK
 ○ PROPOSED LOTS
 ○ EXISTING LOTS
 --- STAGE BOUNDARY
 --- EXISTING CADASTRAL BOUNDARY

EASEMENT INFORMATION:
 ○ EASEMENT TO DRAIN WATER 15 WIDE



PROJECT TITLE
 CAMPBELLTOWN CITY COUNCIL
 CLAYMORE SUBDIVISION STAGE 3
**COVER SHEET
 & LOCALITY PLAN**



NO.	DATE	DESCRIPTION	BY	FOR
1	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
2	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
3	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
4	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979

NO.	DATE	DESCRIPTION	BY	FOR
1	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
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3	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
4	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979

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NO.	DATE	DESCRIPTION	BY	FOR
1	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
2	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
3	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979
4	12/09/2018	ISSUED FOR DEVELOPMENT APPLICATION	PH 52979	PH 52979



SHEET SCHEDULE	
DRAWING	DESCRIPTION
300177639 03 DA001	COVER SHEET & LOCALITY PLAN
300177639 03 DA002	SHEET SCHEDULE & NOTES
300177639 03 DA003	DEVELOPMENT PLAN (CIVIL)
300177639 03 DA004	EXISTING SERVICES PLAN
300177639 03 DA005	GENERAL ARRANGEMENT PLAN
300177639 03 DA006	TYPICAL SECTIONS
300177639 03 DA007	CUT & FILL PLAN
300177639 03 DA008	SOIL WORKS PLAN SHEET 1
300177639 03 DA009	CIVIL WORKS PLAN SHEET 2
300177639 03 DA010	CIVIL WORKS PLAN SHEET 3
300177639 03 DA011	LONGITUDINAL SECTION ROAD 01
300177639 03 DA012	LONGITUDINAL SECTION ROAD 02 & ROAD 03
300177639 03 DA013	LONGITUDINAL SECTION ROAD 04 & ROAD 05
300177639 03 DA014	LONGITUDINAL SECTION ARKLEY AVENUE
300177639 03 DA015	LONGITUDINAL SECTION HESTER DRIVE
300177639 03 DA016	LONGITUDINAL SECTION ROSSLYN DRIVE
300177639 03 DA017	EXTERNAL CATCHMENT PLANS
300177639 03 DA018	SOIL AND WATER MANAGEMENT PLAN
300177639 03 DA019	SOIL AND WATER MANAGEMENT DETAILS

ASSOCIATED REFERENCE DRAWINGS	
DRAWING	DESCRIPTION
77639 03 P03-P05	PLAN OF PROPOSED SUBDIVISION
77639 03 D05-007	DETAIL SURVEY PLANS

GENERAL NOTES:

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CAMPBELLTOWN COUNCIL'S SPECIFICATIONS AND TO THE REQUIREMENTS OF THE COUNCIL'S ENGINEER.
- INSPECTIONS BY THE CAMPBELLTOWN COUNCIL'S ENGINEER SHALL BE CARRIED OUT AT THE FOLLOWING STAGES:
 - PRIOR TO INSTALLATION OF FOUNDATION AND SEDIMENT CONTROLS STRUCTURES
 - PRIOR TO CASTING OF PITS AND OTHER CONCRETE STRUCTURES, INCLUDING KERB AND GUTTER BUT FOLLOWING PLACEMENT OF FOOTINGS, FORMWORK AND REINFORCEMENT
 - PRIOR TO PLACEMENT OF SUB BASE AND ALL SUBSEQUENT PAVEMENT LAYERS, A PROOF ROLLER TEST OF EACH FORMWORK PRIOR TO POURING CONCRETE IN PARKING AREA FOR FOOTPATH, CROSSING AND OTHER ASSOCIATED WORK.
 - PRIOR TO BACKFILLING PUBLIC UTILITY CROSSINGS IN ROAD RESERVES
 - FINAL INSPECTION AFTER ALL WORKS ARE COMPLETED AND WORK AS EXECUTED PLANS HAVE BEEN PROVIDED TO THE COUNCIL'S ENGINEER.
- NO TREES TO BE REMOVED UNLESS APPROVAL IS GRANTED BY COUNCIL'S LANDSCAPE COMPLIANCE OFFICER.
- MAKE SMOOTH JUNCTIONS WITH EXISTING WORKS.
- NO WORK TO BE CARRIED OUT ON COUNCIL PROPERTY OR ADJOINING PROPERTIES WITHOUT THE WRITTEN PERMISSION FROM THE OWNER/S.
- CONSTRUCTION ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION.
- ALL RUBBER, BUILDINGS, SHEDS AND FENCES TO BE REMOVED TO SATISFACTION OF COUNCIL'S ENGINEER.
- THE CONTRACTOR SHALL OBTAIN ALL LEVELS FROM ESTABLISHED BENCHMARKS ONLY.
- PERMITS SURVEY CO-ORDINATION MARKS MUST BE PLACED WITHIN THE SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNCIL'S ENGINEER.
- PLACE AND LEVEL NEW S.S.'S TO DEPARTMENT OF LAND & WATER CONSERVATION'S (SURVEY BRANCH) REQUIREMENT IN POSITION AS DIRECTED BY THE CONSULTING SURVEYOR AND SHOW ON WORKS-AS-EXECUTED PLANS.
- ANY DISCREPANCY TO BE REPORTED TO THE SUPERINTENDENT AND SHEET IMMEDIATELY SO THAT FURTHER CORRECTIONS CAN BE MADE TO THE WORKS.
- THE SITE MUST BE ENCLOSED WITH A SUITABLE TEMPORARY 'A' CLASS TYPE HOARDING OR SECURITY FENCE OF A TYPE APPROVED BY THE CONSENT AUTHORITY. SUCH HOARDING MUST NOT ENROACH UPON THE ROAD RESERVE OR OTHER PRIVATE LAND WITHOUT THE WRITTEN CONFORMANCE OF THE AFFECTED PROPERTY OWNER. IF IT IS PROPOSED TO LOCATE SUCH A HOARDING WITHIN ANY PROPERTY OWNED/CONTROLLED BY CAMPBELLTOWN COUNCIL, A PUBLIC UTILITY APPLICANT MUST BE SUBMITTED TO AND APPROVED BY COUNCIL PRIOR TO THE HOARDING BEING ERECTED.
- CONSTRUCTION ACCESS FROM PUBLIC PLACES (E.G. ROADS, RESERVES, PARKS, WALKWAYS) AND THE LIKE, OTHER THAN THAT APPROVED BY THE DEVELOPMENT CONSENT WILL NOT BE PERMITTED WITHOUT THE PRIOR CONSENT OF CAMPBELLTOWN COUNCIL.
- CONSTRUCTION ACCESS FROM ANY WORK WITHIN THE SITE A SIGN (MINIMUM SIZE OF 300mm x 400mm) MUST BE INSTALLED WITHIN THE SITE ADVISING OF THE FOLLOWING:
 - FULL DETAILS OF THE CONSTRUCTION CERTIFICATE
 - FULL DETAILS OF THE PCA
 - FULL DETAILS OF DEVELOPMENT CONSENT, AND

- FULL DETAILS OF THE BUILDING/CONTRACTOR SIGN MUST BE LOCKED WITHIN THE SITE AND CLEARLY VISIBLE TO ALL ROAD USERS.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.

EARTHWORKS NOTES:

- EARTHWORKS ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE COUNCIL UNSUITABLE MATERIALS ARE TO BE REMOVED FROM ROADS AND LOTS PRIOR TO FILLING. THE CONTRACTOR IS TO ARRANGE AND MAKE AVAILABLE COMPACTION TESTING RESULTS FOR ALL AREAS THAT CONTAIN FILL IN EXCESS OF 200mm. SITE FILLING AND WORKS FOR ROAD PAVEMENT SUBGRADES HAS BEEN ACHIEVED IN ACCORDANCE WITH TEST METHOD A512895.31 (OR A512895.11) THE CONTROL TESTING OF EARTHWORKS SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN A53798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS': WHERE IT IS PROPOSED TO USE TEST METHOD A52835.81 TO DETERMINE THE FIELD DENSITY, A SAND REPLACEMENT METHOD SHALL BE USED TO CONFIRM THE SUITABLE QUALIFIED TECHNICAL ENGINEER SHALL HAVE A LEVEL 1 RESPONSIBILITY FOR ALL FILLING AS DEFINED IN APPENDIX B A53798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. AND AT THE END OF THE WORKS SHALL CONFIRM THE EARTHWORKS COMPLY WITH THE REQUIREMENTS OF THE COUNCIL'S ENGINEER.
- ALL AREAS TO BE FILLED WHERE THE SURFACE OF THE NATURAL SURFACE EXCEEDS 150mm BENCHES ARE TO BE CUT TO PREVENT SLIPPING OF THE PLACED FILL MATERIAL, AS REQUIRED BY THE COUNCIL.
- ALL BATTERS ARE TO BE SCARPED TO A DEPTH OF 50mm TO ASSIST WITH ADHESION OF TOP SOIL TO BATTER FACE. PROVIDE MINIMUM 150mm AND MAXIMUM 300mm TOPSOIL ON FOOTPATHS, FILLED AREAS AND ALL OTHER AREAS. PROVIDE MINIMUM 150mm AND MAXIMUM 300mm TOPSOIL ON FOOTPATHS, FILLED AREAS AND ALL OTHER AREAS. 14-DAYS AFTER TOPSOILING AND ARE TO BE WATERED TO ENSURE GERMINATION.
- THE CONTRACTOR SHALL CONTROL SEDIMENTATION, EROSION AND POLLUTION DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION PRODUCED BY LANDCORN.
- AND OTHER CONCRETE STRUCTURES IMMEDIATELY AFTER THE COMPLETION OF THE FOOTPATH GRADING OR OTHER ELEMENTS AS APPLICABLE, AND SHALL BE MAINTAINED AND REPLACED AS REQUIRED DURING THE CONSTRUCTION MAINTENANCE PERIOD AND MAINTENANCE PERIODS.

SERVICES NOTES:

- SERVICE CONDUITS TO BE PLACED AS DIRECTED BY ENDEAVOUR, NBN CO. AND AS REQUIRED BY SYDNEY WATER CONNECTION REQUIREMENTS.
- CONCRETE UNDERGROUND SERVICES SHOWN AS PART OF THIS DRAWING SET HAVE BEEN DIGITALLY PROVIDED OR OBTAINED FROM SURVEY AND DBO INFORMATION. THIS INFORMATION HAS BEEN SHOWN ONLY TO PROVIDE APPROXIMATE LOCATION OF SERVICES AT THE TIME OF PREPARATION OF THIS DRAWING SET. SERVICES SHALL NOT BE ASSUMED TO BE AS CONSTRUCTED OR ACCURATE. SHEET DOES NOT GUARANTEE OR ACCEPT ANY LIABILITY FOR THE LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS. ANY INFORMATION TO THE CONTRACTOR ON THIS DRAWING SET IS TO BE REPORTED TO THE SUPERINTENDENT AND SHEET IMMEDIATELY. ALL SEARCH RESULTS TO BE AVAILABLE ON SITE AT ALL TIMES.
- ALL EXISTING SERVICES ARE TO BE ADJUSTED AS NECESSARY.
- ALL SYDNEY WATER HYDRANTS ARE TO BE CLEARLY IDENTIFIABLE BY APPROPRIATE KERB MARKINGS AND BLUE COLOURED RAISED REFLECTIVE PAVEMENT MARKERS PLACED AT THE CENTRELINE OF THE ROAD OPPOSITE THE HYDRANT. THESE PAVEMENT MARKERS ARE TO BE RENAIATED AFTER PLACEMENT OF THE FINAL LAYER OF CONCRETE.
- CONTRACTOR TO INSTALL ELECTRICAL, NBN AND GAS DUCT CROSSINGS AS GIVEN ON THE APPROVED ELECTRICAL PLAN LEVELS & CERTIFICATION TO BE PROVIDED TO SHEET FOR CONFORMANCE AND SUBMISSION OF W.A.E. LEVELS TO ENDEAVOUR ENERGY FOR CERTIFICATION. ALTERNATIVELY, CONTACT SHEET ONE DAY PRIOR TO TRENCH BEING OPEN AND/OR UNCOVERED FOR CERTIFICATION.

ROADWORKS NOTES:

- SUBGRADES AND SUB BASES ARE TO BE COMPACTED IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATION.
- SUBSOIL DRAINS TO BE PROVIDED ON BOTH SIDES OF ROADS (EXCEPT WHERE THERE IS STORMWATER DRAINAGE).
- 150 x 50 HD GALVANISED STEEL KERB OUTLETS TO BE PLACED IN ALL KERB TYPES ON LOW SIDE OF LOTS. PROVIDE 25mm DEPTH OF 75mm GRANULAR FILL UNDER KERB OUTLETS TO BE PROVIDED TO SHEET. WHERE REQUIRED BY COUNCIL.
- SERVICE CONDUITS TO BE PLACED AS DIRECTED BY ALL PUBLIC UTILITY AUTHORITIES INCLUDING ENDEAVOUR ENERGY, NBN CO. AND SYDNEY WATER.
- PROPOSED UTILITIES AND SERVICES CROSSING EXISTING ROADS SHALL BE PROVIDED FOR USING A TRENCHLESS METHOD TO AVOID DAMAGE TO THE EXISTING SURFACE. ALL SERVICE CONDUITS UNDER ROADS MUST BE LAD TO A MINIMUM DEPTH OF 750mm.
- CONCRETE FOOTPATH CONSTRUCTION IS TO BE BONDED WITH COUNCIL PENDING COMPLETION OF UTILITY/SERVICES AND SURROUNDING DWELLINGS.
- ALL TEMPORARY ROADS MUST BE TEMPORARILY SEALED WITH A SINGLE COAT FLUSH SEAL.
- ALL TEMPORARY ROADS MUST BE SEALED WITH A SINGLE COAT FLUSH SEAL.
- 25mm THICK LAYERS, THE FINAL 25mm LAYER IS TO BE BONDED AND PLACED FOLLOWING APPROVAL FROM COUNCIL.
- STOPPING AND LINE MARKING SHALL CONFORM TO A5124.2.2 TRAFFIC CONTROL DEVICES FOR GENERAL USE - RAISED RETRO-REFLECTIVE PAVEMENT MARKERS TO CONFORM TO A51 980 RETRO-REFLECTIVE MATERIALS AND DEVICES FOR OTHER ISLANDS TO BE DELINEATED BY REFLECTIVE WHITE MARKING. INSTALLATION SHALL OCCUR IN ACCORDANCE WITH THE PLAN APPROVED BY THE LOCAL TRAFFIC COMMITTEE.
- ALL LOT AND HOUSE NUMBERS MUST BE STENCILED ON KERB FACE.
- STREET SIGNS TO COUNCIL STANDARD MUST BE INSTALLED BY THE CONTRACTOR.

STORMWATER NOTES:

- ALL PIPES TO BE SPIGOT AND SOCKET, RUBBER RING JOINTED.
- ALL LONGITUDINAL PIPES IN ROADS MUST BE LOCATED UNDER KERB AND GUTTER AND BE BACKFILLED WITH 300mm GRANULAR MATERIAL.
- DRAINAGE LINES MUST BE BACKFILLED WITH APPROVED GRANULAR MATERIAL IN TRAFFICABLE AREAS. THREE (3) METRES OF SUBSOIL DRAINAGE WRAPPED IN GEOTEXTILE STOCKING MUST BE PROVIDED TO ALL DOWNS DRAIN PITS.
- ALL GULLY PITS TO COUNCIL'S STANDARD AND UNITS CENTRALLY PLACED AT SAG PITS.
- ALL PITS MUST BE BENCHED AND STREAMLINED. PROVIDE S172 REINFORCEMENT AND GALVANISED STEP IRONS IN ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 30MPa AT 7-DAYS UNLESS OTHERWISE APPROVED BY THE COUNCIL ENGINEER.
- ALL INTERALLOTMENT DRAINAGE MUST HAVE A MINIMUM PIPE DIAMETER OF 150mm AND A MINIMUM GRADE OF 1% UNLESS OTHERWISE APPROVED BY THE COUNCIL ENGINEER.
- INTERALLOTMENT DRAINAGE LINES MUST BE INSTALLED AFTER SYDNEY WATER SEWERAGE LINES HAVE BEEN INSTALLED WHERE SEWERS IS PROPOSED ADJACENT TO INTERALLOTMENT DRAINAGE LINES.
- ALL PITS AND DRAINAGE LINES MUST BE BENCHED AND SHOWN ON WORKS-AS-EXECUTED DRAWINGS.
- ALL PITS AND DRAINAGE LINES MUST BE TO CLEARLY DELINEATE THE EXTENT/LOCATION OF FLOOD LINES INCLUDING THE 5% AEP, 1% AEP AND PHE.
- ADEQUATE PROVISION IS TO BE MADE TO PREVENT SCOURING AND SEDIMENTATION FOR ALL DRAINAGE WORKS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
- ALL PITS AND DRAINAGE LINES MUST BE CONSTRUCTED WITH A SLOPE OF 1:100. AVAILABLE FROM COUNCIL.
- CATCH BASINS MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED PLANS OR THE PRINCIPAL CERTIFYING AUTHORITY.
- SOIL AND WATER MANAGEMENT PLANS ARE TO BE PREPARED FOR ALL DISTURBED SITES AND ADHERED TO AT ALL TIMES DURING THE CONSTRUCTION AND MAINTENANCE PERIODS.

GEOTECHNICAL NOTES:

- THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY, AND TO THE SATISFACTION OF THE COUNCIL'S ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN CONTROL OF THE EROSION AND SEDIMENT CONTROL TO BE UNDERTAKEN ON A REGULAR BASIS & AS PER COUNCIL'S DIRECTION.
- TESTS SHALL BE UNDERTAKEN ON ANY PROPOSED FILL MATERIALS TO ENSURE THEY DO NOT HAVE A HIGH DISPERSION POTENTIAL AS DEFINED BY THE EMERSON CUMBER DISPERSION TESTS (A52089 04-1980). 3% TO 3% OF STANDARD OPTIMUM MOISTURE CONTENT (MAXIMUM FILL HORIZING OF 90mm TO 200mm). ALL AREAS WHICH HAVE TEST RESULTS LESS THAN 98% STANDARD SHOULD BE REWORKED AND RETESTED TO ENSURE COMPLIANCE. IN ACCORDANCE WITH A.S.A. 1087 TESTS 12 AND 13.
- ALL FILL AREAS TO BE TESTED AT SHIPPING AND FINAL STAGES AND LEVELS SHOWN ON PLANS SHARED. REGISTERED SURVEYOR, 888 INSTRUMENT REQUIRED FOR ALL LOTS FILLED WITHIN THE BUILDING LINE.
- ALL EARTHWORKS SHALL BE CONTROLLED AND CERTIFIED BY A N.A.T.A. REGISTERED LABORATORY. TWO COLLATED COPIES OF ALL TEST CERTIFICATES, ACCOMPANIED BY AN OVERALL SITE PLAN, CLEARLY INDICATING THE LOCATION OF EACH TEST AND FILL AREAS ETC., AND THE LABORATORY CERTIFICATE COVERING THE WHOLE OF THE AREA TESTED SHALL BE PROVIDED TO THE SUPERINTENDENT AND SHEET IMMEDIATELY. ALL TESTS TO BE UNDERTAKEN ON ALL RESIDENTIAL LOTS SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH THE LATEST EDITION OF THE GUIDELINES IN THE AUSTRALIAN STANDARD FOR RESIDENTIAL SLABS AND FOOTINGS AS 2870. PROVIDE TWO COPIES OF REPORT TO COUNCIL.

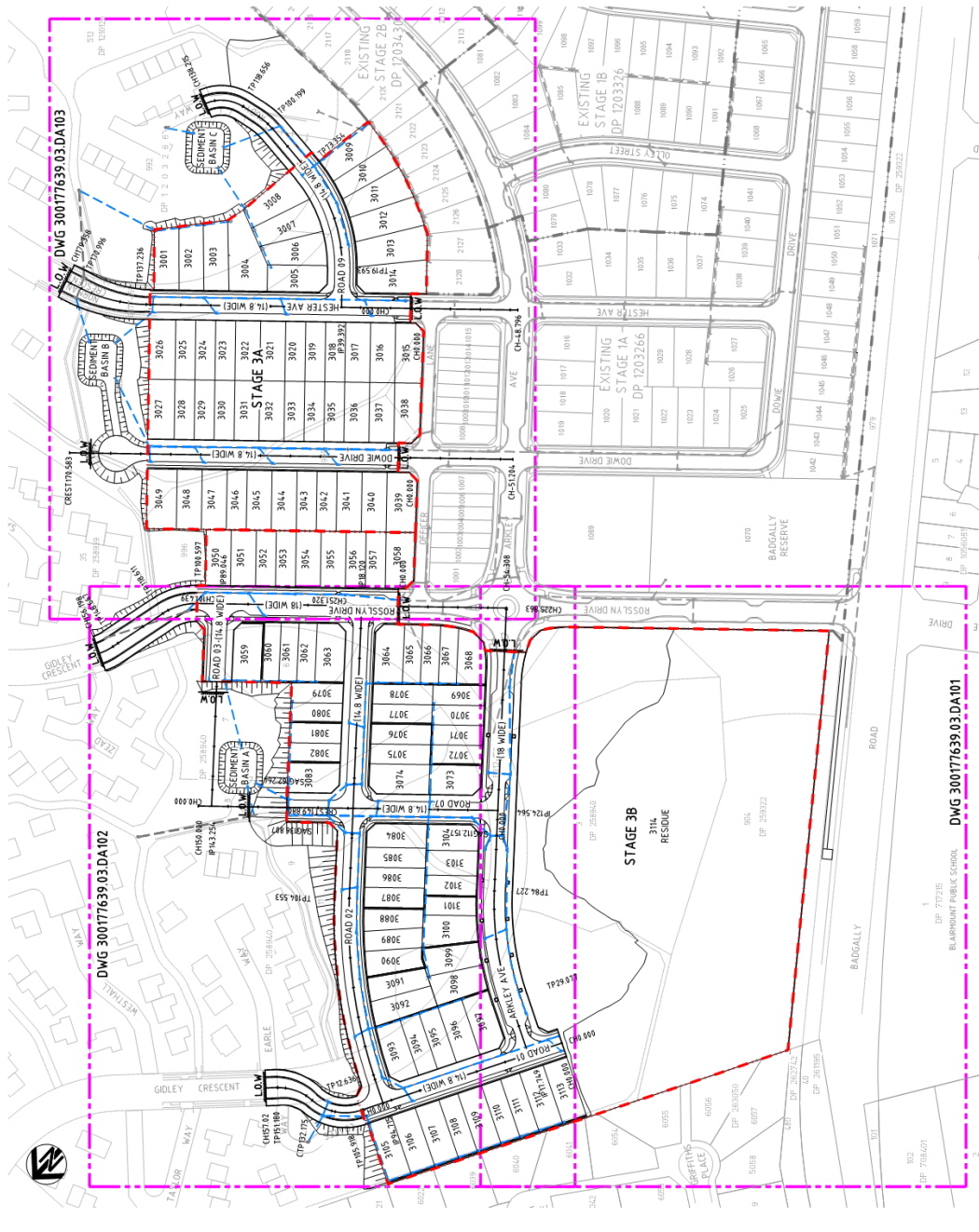


NO.	REVISIONS/REFERENCES	DATE	BY	CHKD.	DATE	BY	CHKD.
01	ISSUED FOR DEVELOPMENT APPLICATION	18/09/18	...	...	...	...	...
02	ISSUED FOR DEVELOPMENT APPLICATION	18/09/18	...	...	...	...	...
03	ISSUED FOR DEVELOPMENT APPLICATION	18/09/18	...	...	...	...	...
04	ISSUED FOR DEVELOPMENT APPLICATION	18/09/18	...	...	...	...	...
05	ISSUED FOR DEVELOPMENT APPLICATION	18/09/18	...	...	...	...	...

PROJECT TITLE	CAMPBELLTOWN CITY COUNCIL
CLIENT	LANDSCAPE ARCHITECTURE
DATE	20/09/2018
SCALE	A3
PROJECT NUMBER	300177639 03 DA002

Member of the Suburban Living Group
 10/11 WINDYBUSH STREET
 CAMPBELLTOWN 3500
 SA 5173
 PH: (08) 8533 7200
 FAX: (08) 8533 7201
 WWW.LANDCOM.COM.AU

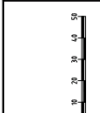
- LEGEND**
- EXISTING CADASTRAL BOUNDARY
 - STAGE BOUNDARY
 - ROAD RESERVE BOUNDARY
 - LOT BOUNDARY
 - CONTROL LINE
 - BATTER (1:4, MAX.)
 - KEBB AND GUTTER
 - US
 - DRAINAGE PIPE & PIT
 - DRAINAGE PIPE & PIT (EXISTING)



CAMPBELLTOWN CITY COUNCIL
GENERAL ARRANGEMENT PLAN

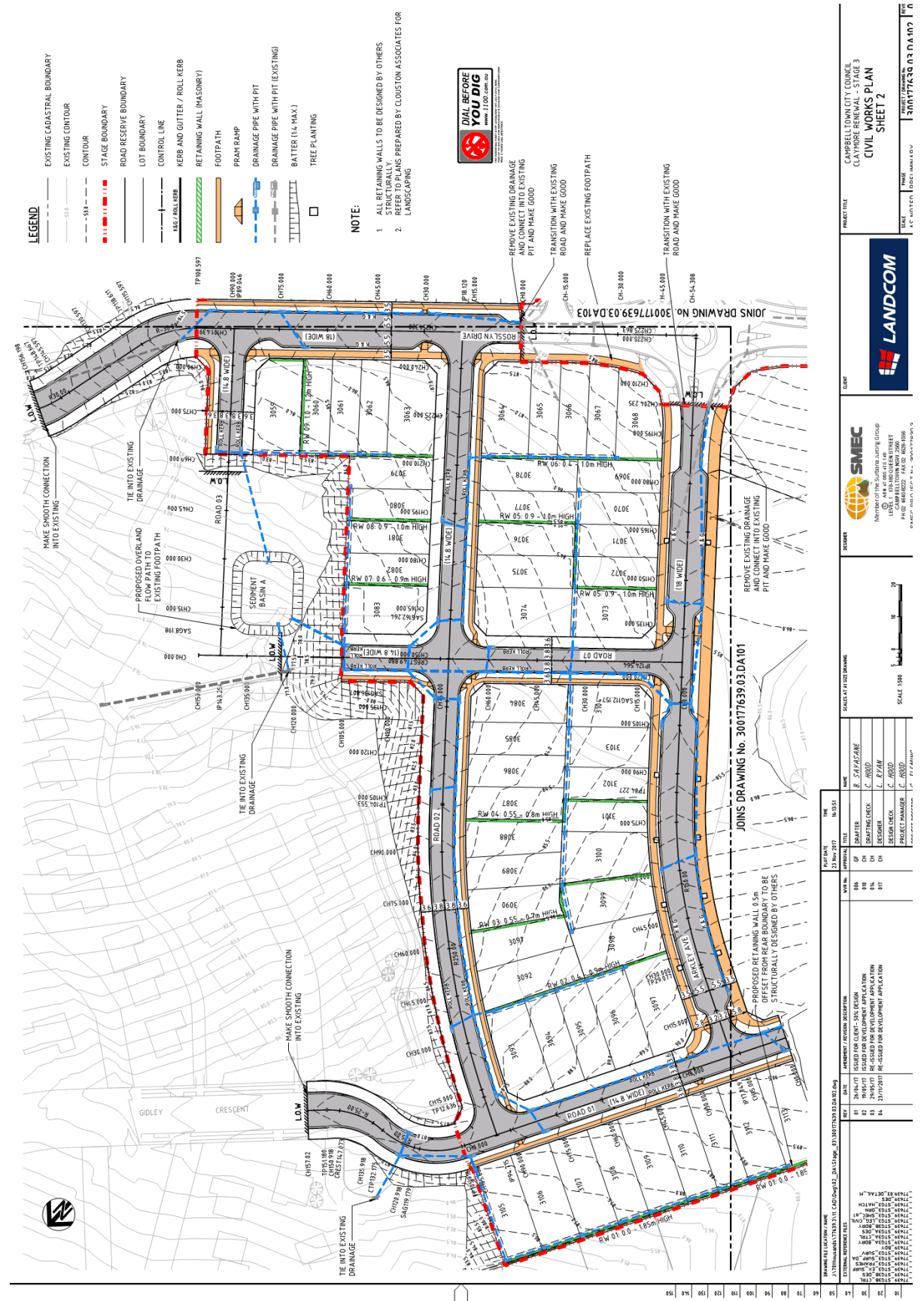


SMC
 Member of the Suburban Living Group
 100 CAMPBELLTOWN ROAD
 CAMPBELLTOWN 7500



NO.	DATE	DESCRIPTION	BY	CHKD BY
01	23 Nov 2017	ISSUED FOR DEVELOPMENT APPLICATION	R. CHAPMAN	C. WOOD
02	08 Dec 2017	ISSUED FOR DEVELOPMENT APPLICATION	R. CHAPMAN	C. WOOD
03	08 Dec 2017	ISSUED FOR DEVELOPMENT APPLICATION	R. CHAPMAN	C. WOOD
04	23 Nov 2017	ISSUED FOR DEVELOPMENT APPLICATION	R. CHAPMAN	C. WOOD

NO.	DATE	DESCRIPTION	BY	CHKD BY
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02	08 Dec 2017	ISSUED FOR DEVELOPMENT APPLICATION	R. CHAPMAN	C. WOOD
03	08 Dec 2017	ISSUED FOR DEVELOPMENT APPLICATION	R. CHAPMAN	C. WOOD
04	23 Nov 2017	ISSUED FOR DEVELOPMENT APPLICATION	R. CHAPMAN	C. WOOD

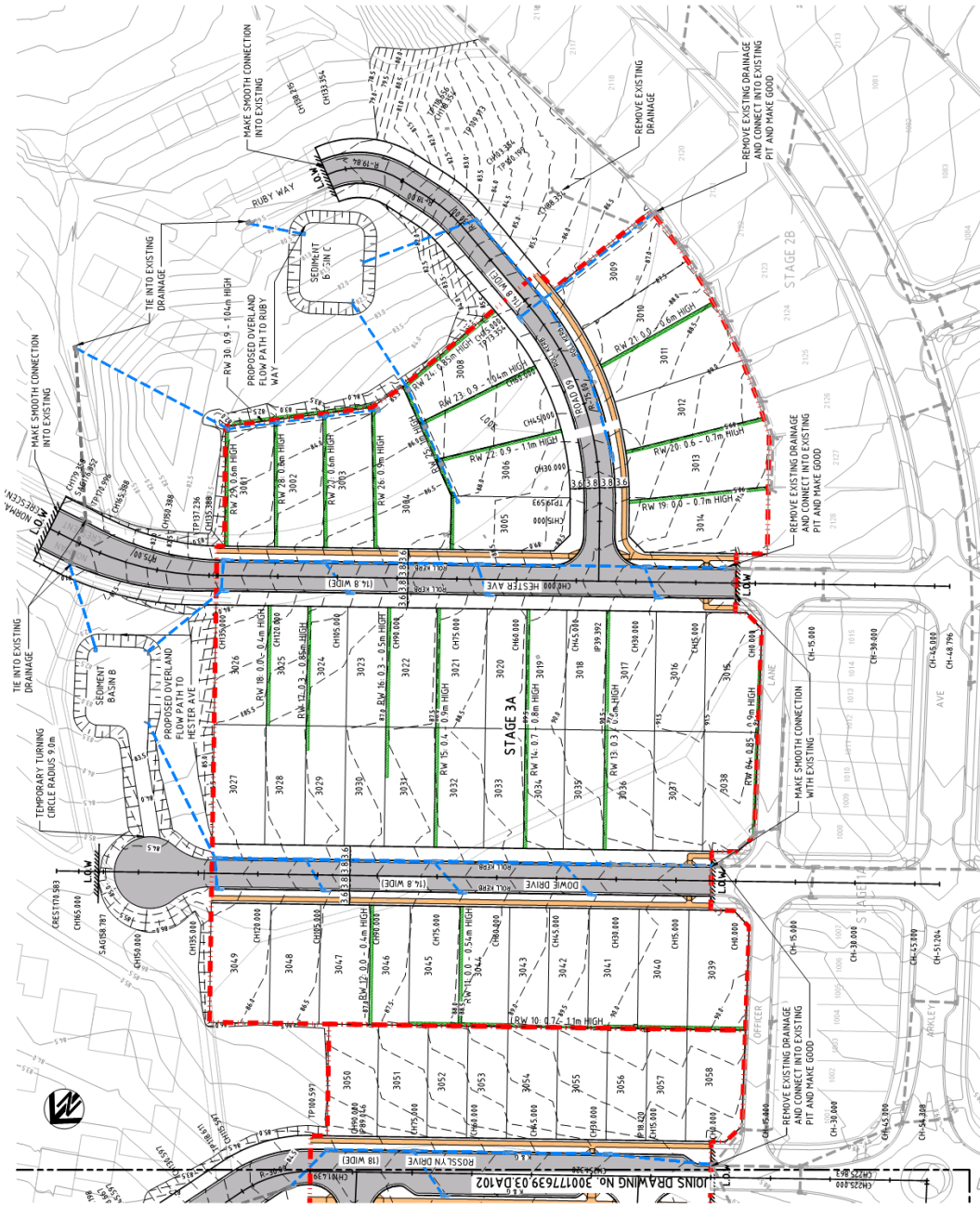


LEGEND

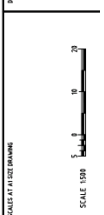
[Symbol]	EXISTING CADASTRAL BOUNDARY
[Symbol]	EXISTING CONTOUR
[Symbol]	CONTOUR
[Symbol]	STAGE BOUNDARY
[Symbol]	ROAD RESERVE BOUNDARY
[Symbol]	LOT BOUNDARY
[Symbol]	CONTROL LINE
[Symbol]	KERB AND GUTTER / ROLL KERB
[Symbol]	RETAINING WALL (MASONRY)
[Symbol]	FOOT PATH
[Symbol]	PRAY RAMP
[Symbol]	DRAINAGE PIPE WITH PIT
[Symbol]	DRAINAGE PIPE WITH PIT (EXISTING)
[Symbol]	BATTER (1:4 MAX.)

NOTE:

1. ALL RETAINING WALLS TO BE DESIGNED BY OTHERS
2. REFER TO PLANS PREPARED BY CLOUSTON ASSOCIATES FOR LANDSCAPING

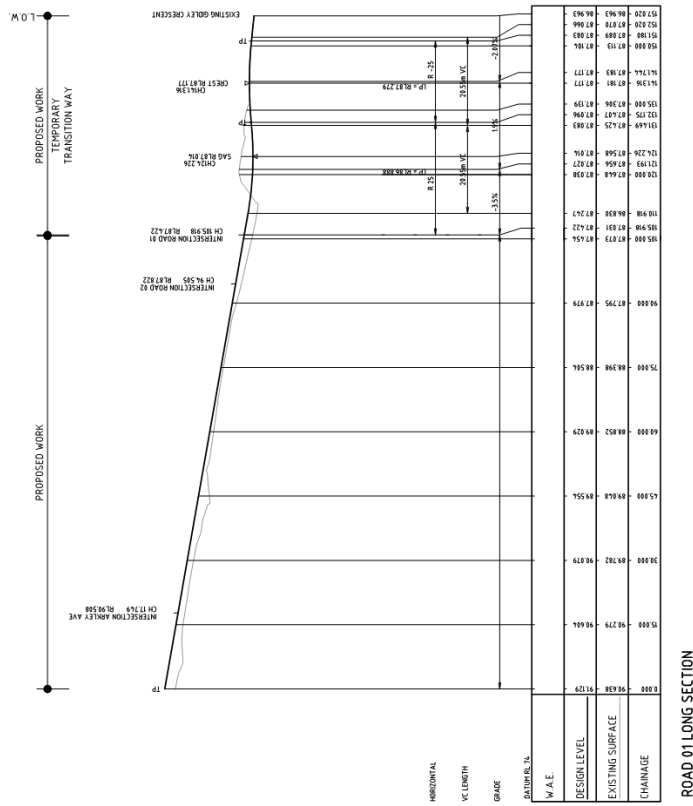


CAMPBELLTOWN CITY COUNCIL
 CLM001/18/0001/0003
 CIVIL WORKS PLAN
 SHEET 3 OF 3



NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18
2	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18
3	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18
4	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18
2	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18
3	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18
4	ISSUED FOR DEVELOPMENT APPLICATION	12/09/18



ROAD 01 LONG SECTION
1:500 HORIZ
1:100 VERT

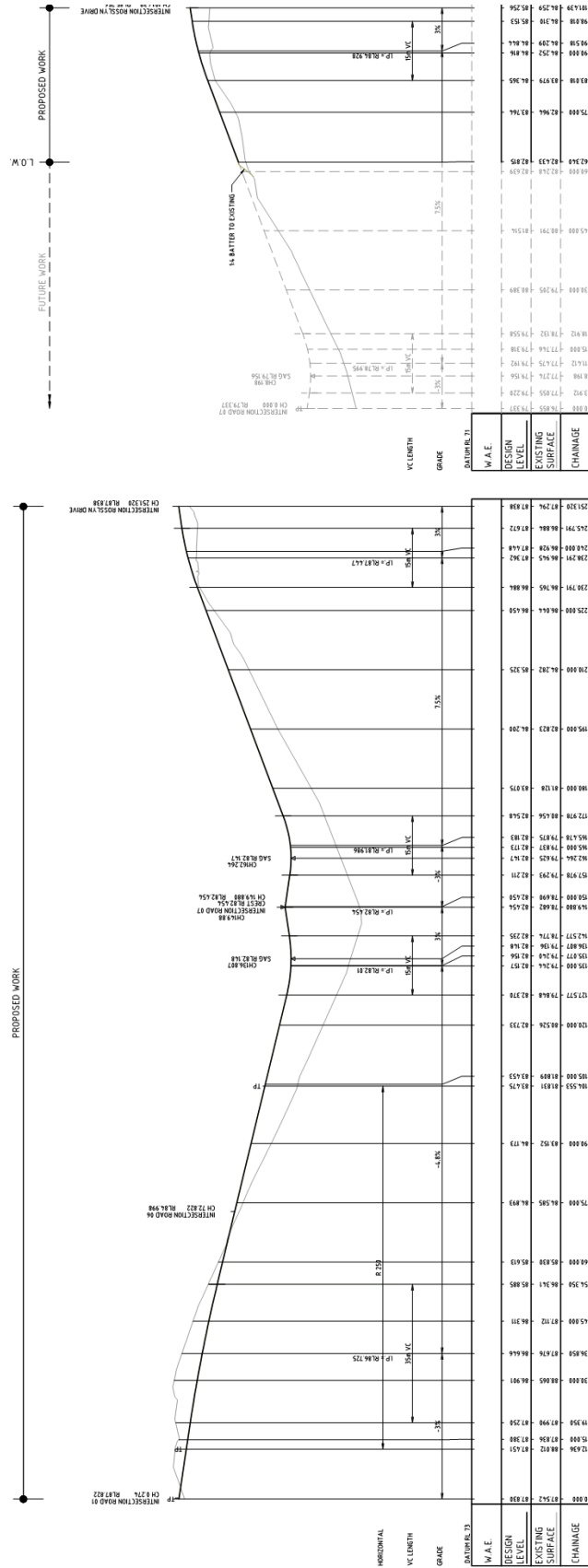
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02	19/04/17	ISSUED FOR DEVELOPMENT APPLICATION	J. PEAR	J. PEAR	19/04/17
03	29/05/17	RE-ISSUED FOR DEVELOPMENT APPLICATION	J. PEAR	J. PEAR	29/05/17
04	23/10/17	RE-ISSUED FOR DEVELOPMENT APPLICATION	J. PEAR	J. PEAR	23/10/17

NO.	DATE	DESCRIPTION	BY	CHECKED	DATE
01	19/04/17	ISSUED FOR CLARIFICATION	J. PEAR	J. PEAR	19/04/17
02	19/04/17	ISSUED FOR DEVELOPMENT APPLICATION	J. PEAR	J. PEAR	19/04/17
03	29/05/17	RE-ISSUED FOR DEVELOPMENT APPLICATION	J. PEAR	J. PEAR	29/05/17
04	23/10/17	RE-ISSUED FOR DEVELOPMENT APPLICATION	J. PEAR	J. PEAR	23/10/17

SMC
Member of the Suburban Land Use Group
100 CAMPBELLTOWN ROAD
CAMPBELLTOWN NSW 2008
AUSTRALIA
TEL: 02 9339 1234
WWW.SUBURBANLANDUSE.COM



CAMPBELLTOWN CITY COUNCIL
LONGITUDINAL SECTION
ROAD 01
SCALE: 1:500 HORIZ
1:100 VERT



ROAD 03 LONG SECTION

ROAD 02 LONG SECTION

CAMPBELLTOWN CITY COUNCIL
LONGITUDINAL SECTION
ROAD 02 & ROAD 03

LANDCOM

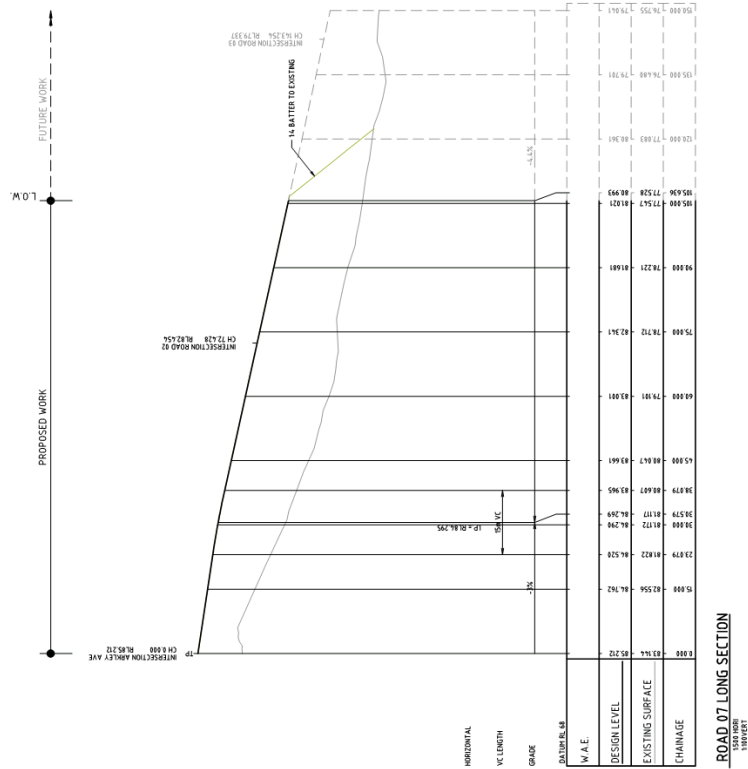
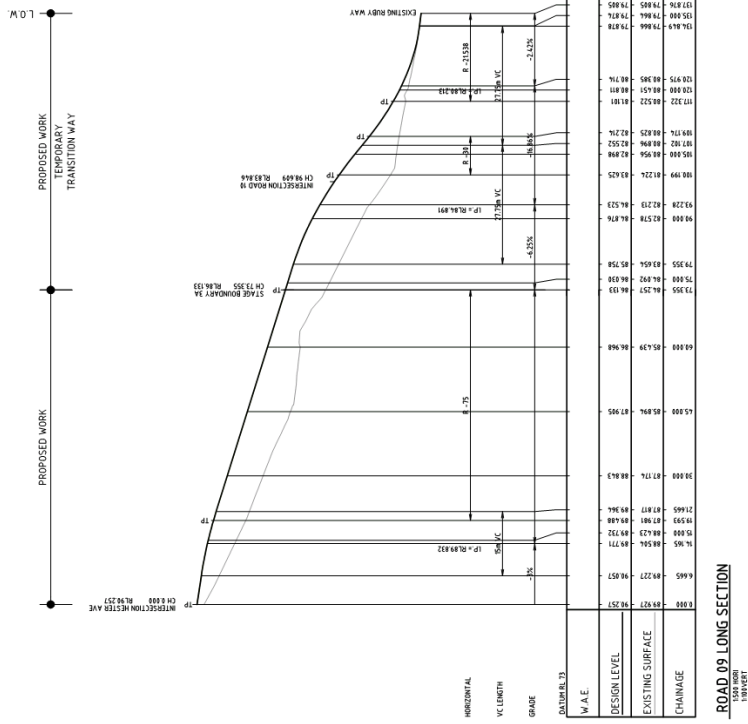
SMC
 Member of the Suburban Joint Group
 100 CAMPBELLTOWN ROAD
 CAMPBELLTOWN 7500
 08 8354 1000
 08 8354 1001

NO	DATE	DESCRIPTION	BY	CHECKED BY
01	18/09/17	ISSUED FOR CLARIFICATION	J. WATSON	J. WATSON
02	19/09/17	ISSUED FOR DEVELOPMENT APPLICATION	J. WATSON	J. WATSON
03	29/09/17	REVISED FOR DEVELOPMENT APPLICATION	J. WATSON	J. WATSON
04	23/10/17	REVISED FOR DEVELOPMENT APPLICATION	J. WATSON	J. WATSON

PROJECT MANAGER: J. WATSON

SCALE: 1:100

VERT. 1:100



CAMPBELLTOWN CITY COUNCIL
LONGITUDINAL SECTION
ROAD 07 & ROAD 09

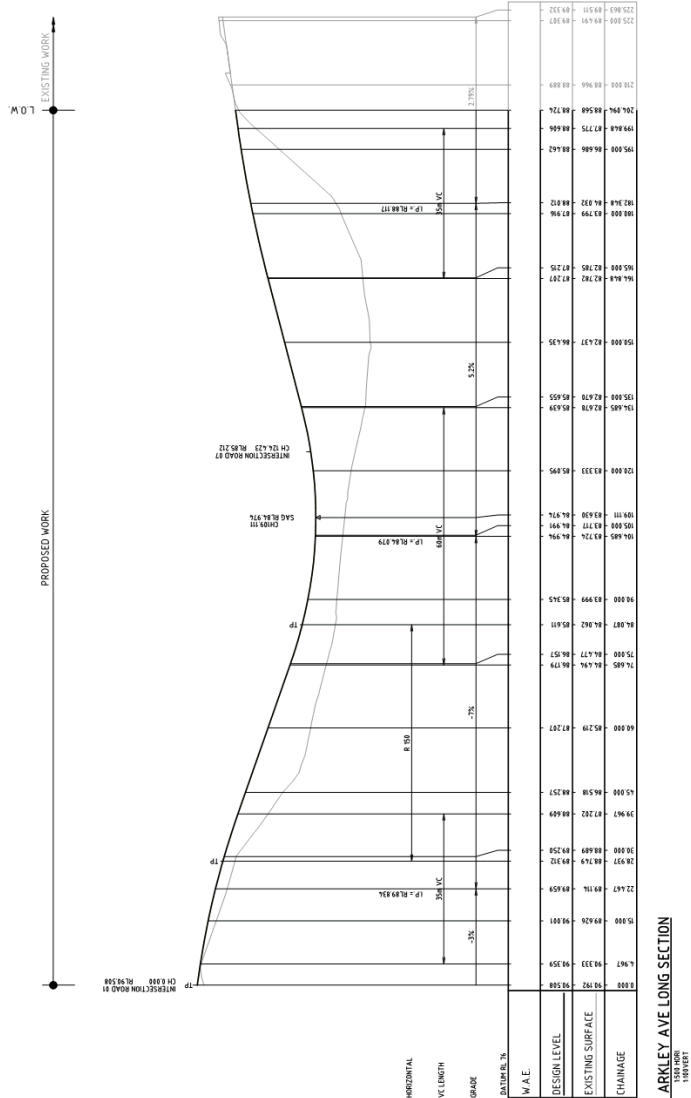
LANDCOM

SMC
Member of the Suburban Joint Group
100 CAMPBELLTOWN ROAD
CAMPBELLTOWN 7500

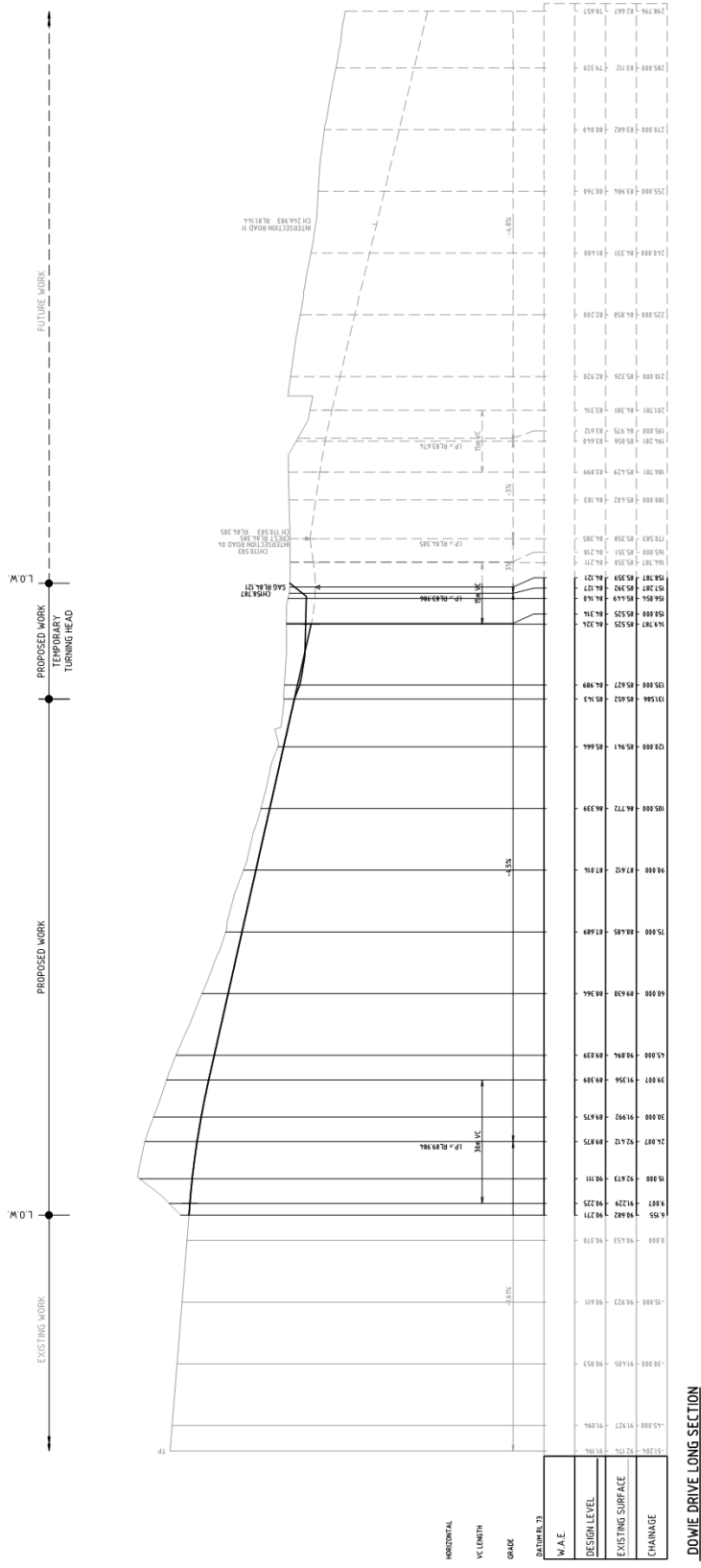
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03	29/09/17	RE-ISSUED FOR DEVELOPMENT APPLICATION	CH	CH	CH
04	21/10/17	RE-ISSUED FOR DEVELOPMENT APPLICATION	CH	CH	CH

PROJECT MANAGER: J. STEPHENS

SCALE: 1:500 HORIZ. 1:100 VERT.



SMC Member of the Suburban Living Group 100 CAMPBELLTOWN ROAD CAMPBELLTOWN 7600 08 8353 8888		LANDCOM	
PROJECT TITLE CAMPBELLTOWN CITY COUNCIL LONGITUDINAL SECTION ARKLEY AVENUE		CLIENT CAMPBELLTOWN CITY COUNCIL PROJECT NUMBER 300177430 03 0 A 2018	
PROJECT MANAGER J. P. ...		SCALE: 1:500 VERT: 1:100	
PROJECT STATUS DESIGN CHECK: C. ... DESIGN CHECK: C. ... DESIGN CHECK: C. ... DESIGN CHECK: C. ...		DATE: 23/09/2018	



STATION	ELEVATION	DESCRIPTION
0+00	50.00	EXISTING WORK
0+10	51.00	EXISTING WORK
0+20	52.00	EXISTING WORK
0+30	53.00	EXISTING WORK
0+40	54.00	EXISTING WORK
0+50	55.00	EXISTING WORK
0+60	56.00	EXISTING WORK
0+70	57.00	EXISTING WORK
0+80	58.00	EXISTING WORK
0+90	59.00	EXISTING WORK
1+00	60.00	EXISTING WORK
1+10	61.00	EXISTING WORK
1+20	62.00	EXISTING WORK
1+30	63.00	EXISTING WORK
1+40	64.00	EXISTING WORK
1+50	65.00	EXISTING WORK
1+60	66.00	EXISTING WORK
1+70	67.00	EXISTING WORK
1+80	68.00	EXISTING WORK
1+90	69.00	EXISTING WORK
2+00	70.00	EXISTING WORK
2+10	71.00	EXISTING WORK
2+20	72.00	EXISTING WORK
2+30	73.00	EXISTING WORK
2+40	74.00	EXISTING WORK
2+50	75.00	EXISTING WORK
2+60	76.00	EXISTING WORK
2+70	77.00	EXISTING WORK
2+80	78.00	EXISTING WORK
2+90	79.00	EXISTING WORK

PROPOSED WORK

PROPOSED WORK TEMPORARY TURNING HEAD

FUTURE WORK

LANDCOM

SMC

Member of the Suburban Living Group

100 CAMPBELLTOWN ROAD, CAMPBELLTOWN 7700

08 445 1234

PROJECT INFORMATION

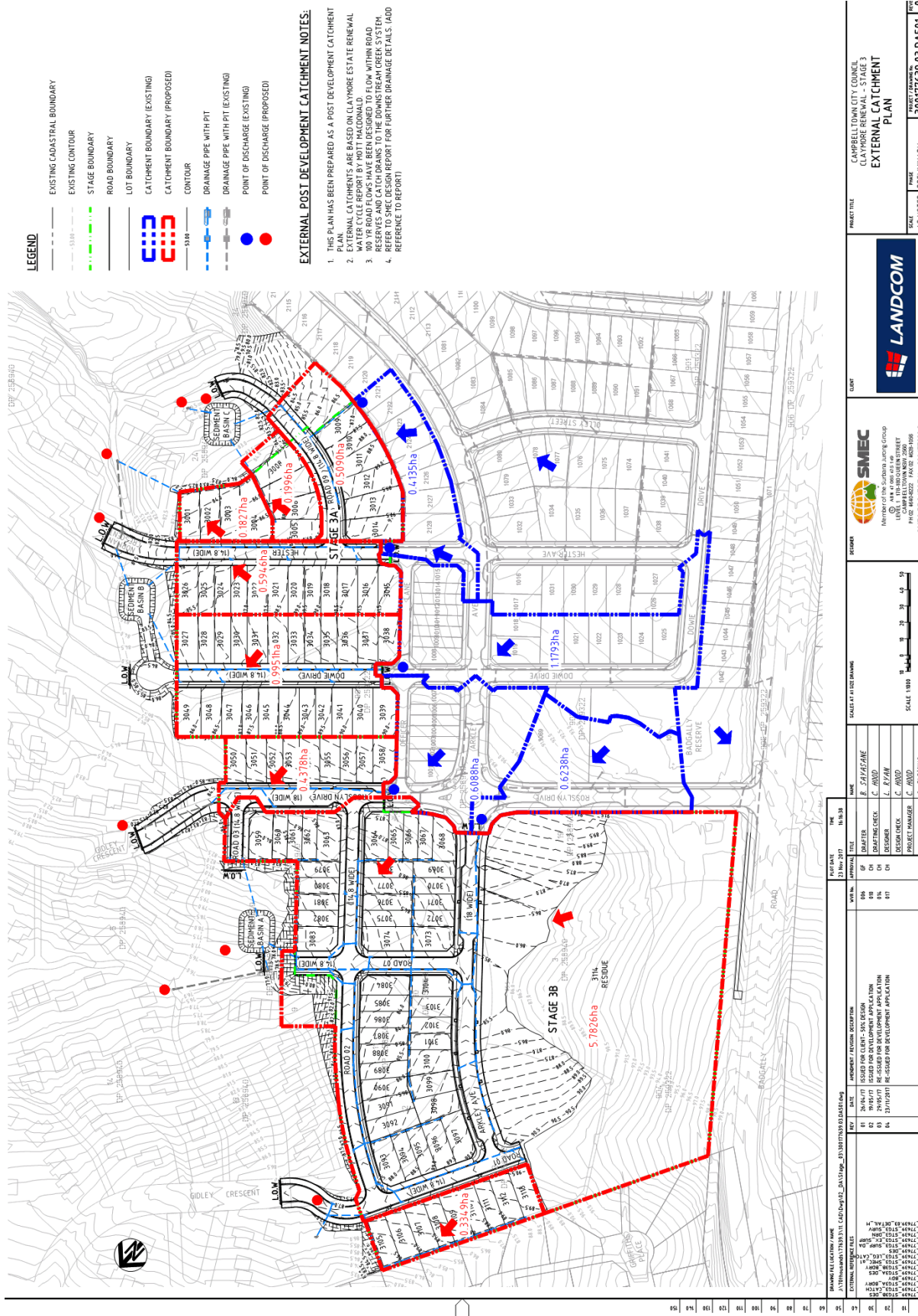
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PROJECT NUMBER: 18/01/001

DATE: 26/09/2018

SCALE: 1:500

VERT: 1:500



EXTERNAL POST-DEVELOPMENT CATCHMENT NOTES:

1. THIS PLAN HAS BEEN PREPARED AS A POST DEVELOPMENT CATCHMENT PLAN.
2. EXTERNAL CATCHMENTS ARE BASED ON CLAYMORE ESTATE RENEWAL WATER CYCLE REPORT BY HOTT MACDONALD.
3. 100 YR ROAD FLOWS HAVE BEEN DESIGNED TO FLOW WITHIN ROAD CATCHMENTS. REFER TO SPECIFICATION FOR FURTHER DETAILS.
4. REFER TO SPEC DESIGN REPORT FOR FURTHER DRAINAGE DETAILS. (ADD REFERENCE TO REPORT)

- LEGEND**
- EXISTING CADASTRAL BOUNDARY
 - EXISTING CONTOUR
 - STAGE BOUNDARY
 - ROAD BOUNDARY
 - LOT BOUNDARY
 - CATCHMENT BOUNDARY (EXISTING)
 - CATCHMENT BOUNDARY (PROPOSED)
 - CONTOUR
 - DRAINAGE PIPE WITH PIT
 - DRAINAGE PIPE WITH PIT (EXISTING)
 - POINT OF DISCHARGE (EXISTING)
 - POINT OF DISCHARGE (PROPOSED)

CAMPBELLTOWN CITY COUNCIL
EXTERNAL CATCHMENT PLAN



SMEC
 Member of the Sutorum Group
 100 CAMPBELLTOWN ROAD
 CAMPBELLTOWN 7700
 T: 081 907 2000
 F: 081 907 2001
 E: info@smecc.co.za

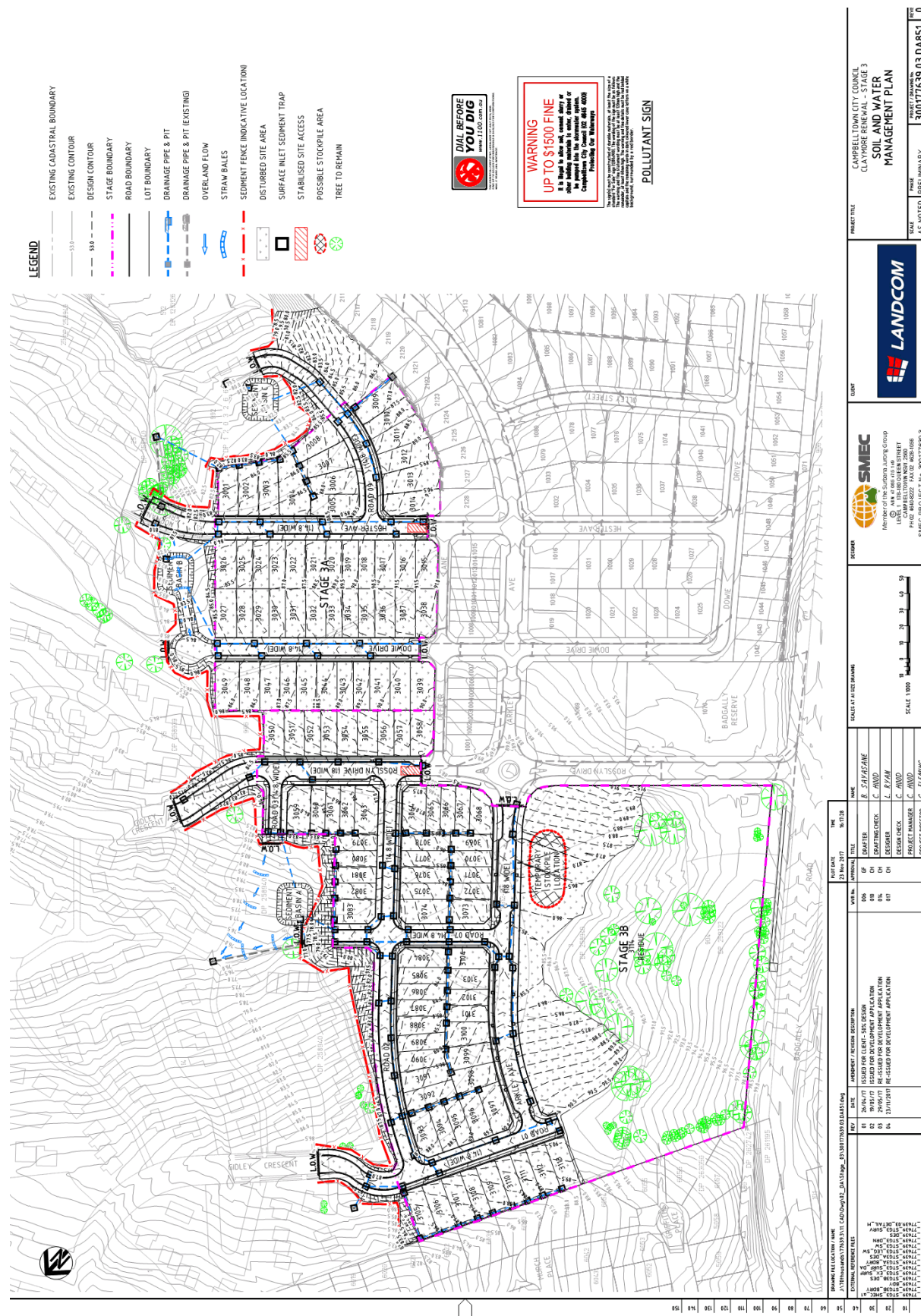
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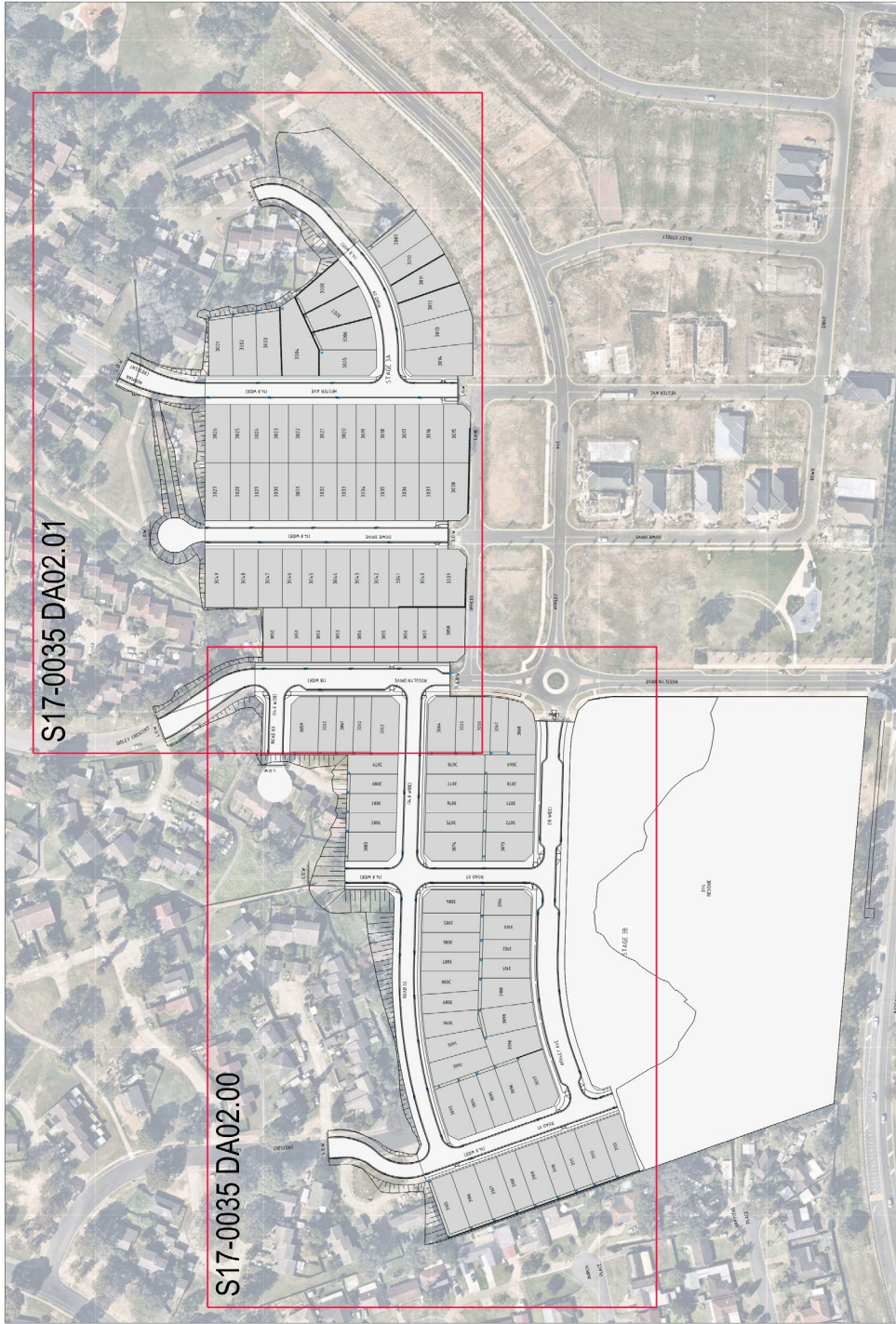
NO.	DATE	DESCRIPTION
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02	09 Jul 2017	ISSUED FOR DEVELOPMENT APPLICATION
03	29 Jul 2017	ISSUED FOR DEVELOPMENT APPLICATION
04	23 Feb 2018	ISSUED FOR DEVELOPMENT APPLICATION

PROJECT TITLE	CLAYMORE ESTATE RENEWAL
CLIENT	CLAYMORE ESTATE RENEWAL
PROJECT NUMBER	300177430 03 0 A 0 0 1

DESIGNED BY	PROJECT MANAGER
CHECKED BY	PROJECT MANAGER
APPROVED BY	PROJECT MANAGER

DATE	23 Mar 2017
SCALE	1:1000
PROJECT TITLE	CLAYMORE ESTATE RENEWAL
CLIENT	CLAYMORE ESTATE RENEWAL
PROJECT NUMBER	300177430 03 0 A 0 0 1





Notes:
 This document is Preliminary (unless indicated).
 All dimensions are in meters unless otherwise stated.
 All dimensions are to the centerline of the road unless otherwise stated.
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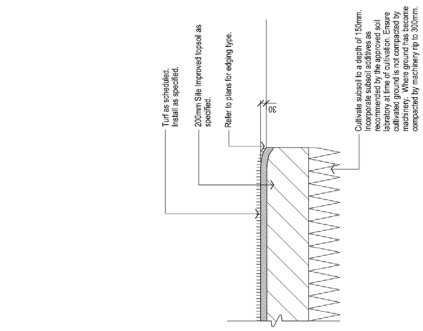
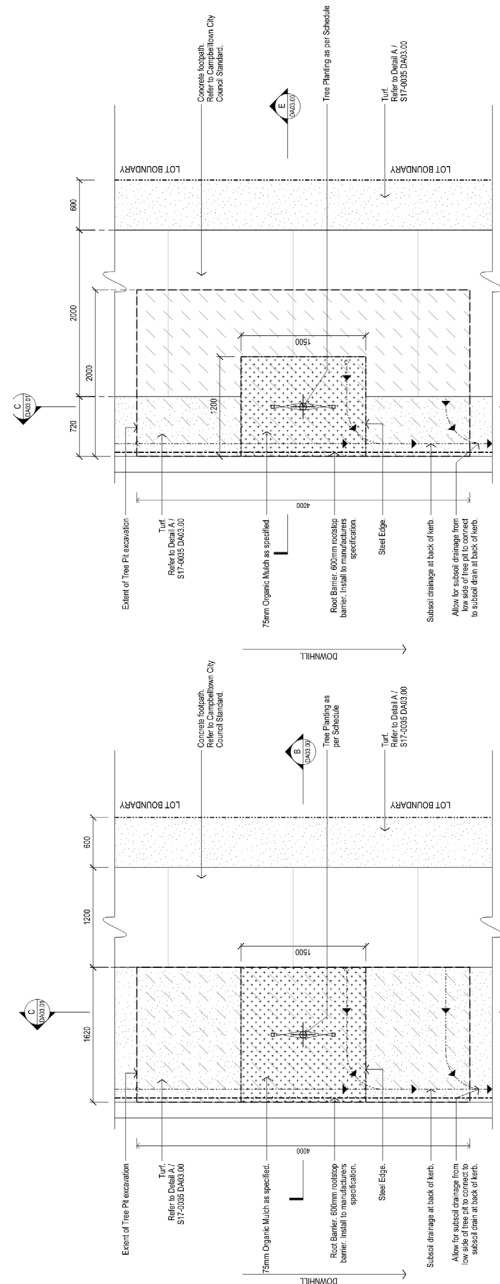
NO.	REVISION	DATE	BY	CHKD.	APPD.
1.	ISSUE FOR PRELIMINARY CONSULTATION	17/08/17	CC	CC	CC
2.	ISSUE FOR PRELIMINARY CONSULTATION	17/08/17	CC	CC	CC

UrbanGrowth NSW
 URBAN GROWTH NSW
 1/100 RIVERVIEW ROAD, SYDNEY NSW 1585
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 EMAIL: info@urbangrowthnsw.com.au
 WEBSITE: www.urbangrowthnsw.com.au

CLOUSTONE ASSOCIATES
 CLOUSTONE ASSOCIATES
 LANDSCAPE ARCHITECTS
 1/100 RIVERVIEW ROAD, SYDNEY NSW 1585
 PH: (02) 9550 1234
 FAX: (02) 9550 1234
 EMAIL: info@cloustone.com.au
 WEBSITE: www.cloustone.com.au

Project Information:
 PROJECT: CLAYMORE RESIDENTIAL ESTATE
 STAGE 3 STREET TREES PLANTING - DA
 CLIENT: URBAN GROWTH
 DRAWN: CC
 CHECKED: CC
 SCALE: 1:1000
 SHEET: B
 DRAWING TITLE: GENERAL ARRANGEMENT PLAN
 DRAWING NUMBER: S17-0035 DA01.00



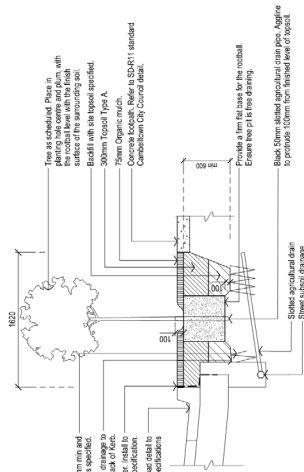


A TURF PLANTING
1:10 @ A1

General Note:

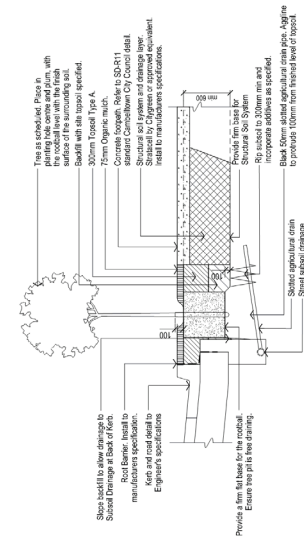
- Street Tree planting on 1620mm wide verge or greater, refer to TREE PLANTING TYPE 1.
- Street Tree planting on 720mm wide verge, refer to TREE PLANTING TYPE 2.
- Street Tree planting on 3500mm side footpath, refer to TREE PLANTING TYPE 3.
- Final location of street trees to be determined on site as instructed by superintendent.

B TREE PLANTING TYPE 1 - PLAN
1:25 @ A1



C TREE PLANTING TYPE 1 - SECTION
1:25 @ A1

D TREE PLANTING TYPE 2 - PLAN
1:25 @ A1



E TREE PLANTING TYPE 2 - SECTION
1:25 @ A1

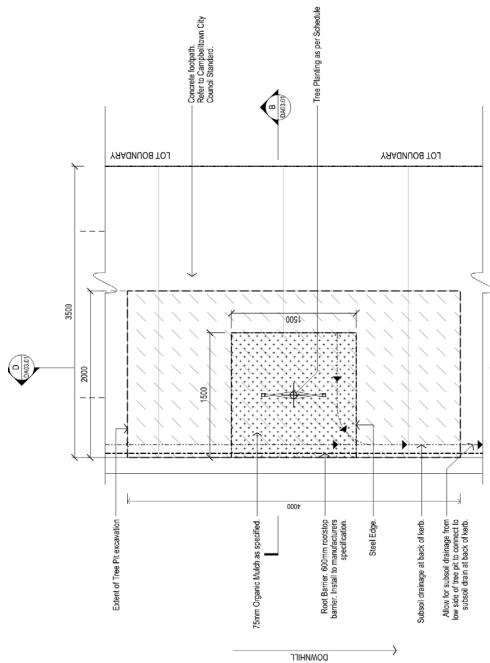
Note: This document is Preliminary (unless indicated).

NO.	DATE	REVISION	BY	CHECKED BY
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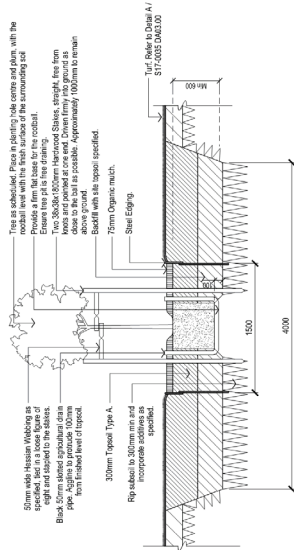
UrbanGrowth NSW
URBANGROWTH ASSOCIATES
10/100 WILSON ROAD, SYDNEY NSW 1585
TEL: (02) 9550 1234
WWW.URBANGROWTHASSOCIATES.COM.AU

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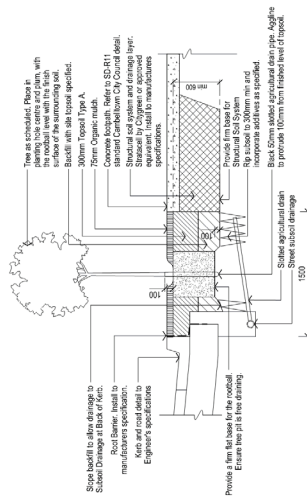
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PROJECT TITLE	PLANTING DETAILS SHEET 1 OF 2	PROJECT NO.	\$17-0035 DA03.00	REVISION	B



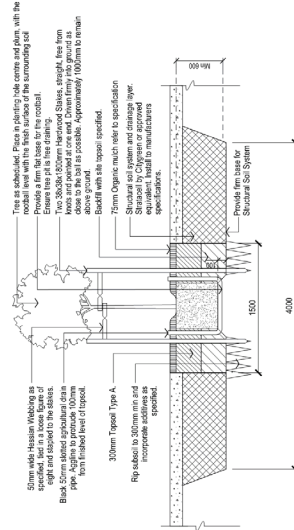
A TREE PLANTING TYPE 3 - PLAN
1:25 @ A1



C TREE PLANTING TYPICAL SECTION TYPE 1
1:25 @ A1



B TREE PLANTING TYPE 3 - SECTION
1:25 @ A1



D TREE PLANTING TYPICAL SECTION TYPE 2
1:25 @ A1

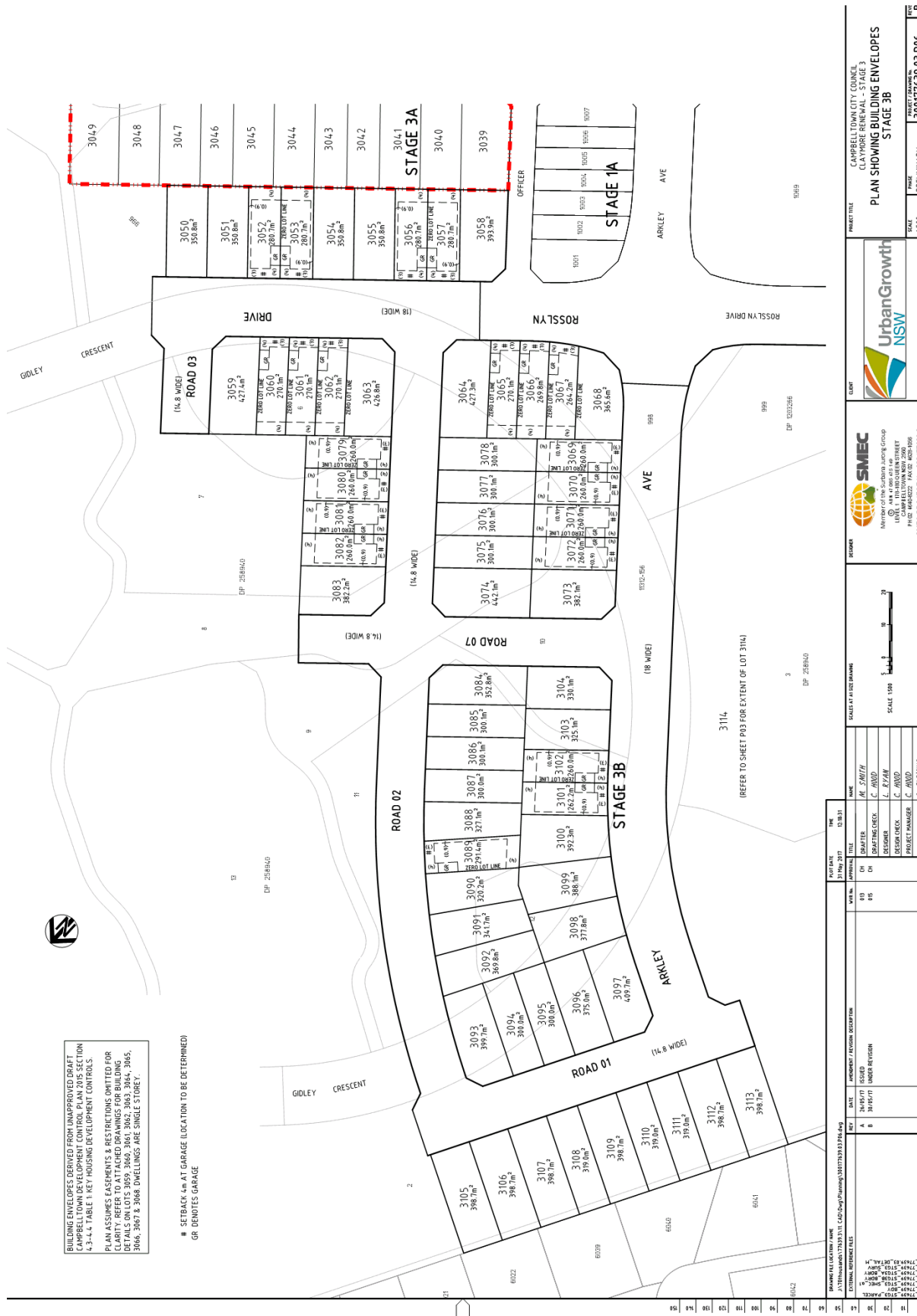
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SHEET NO: [blank]
SHEET TOTAL: [blank]
DATE OF PREPARATION: 31/05/17
CC: MSD
L
X. DEVELOPMENT APPLICATION: [blank]
PROJECT: 1501/18

UrbanGrowth NSW
URBANGROWTH
NSW
1501/18
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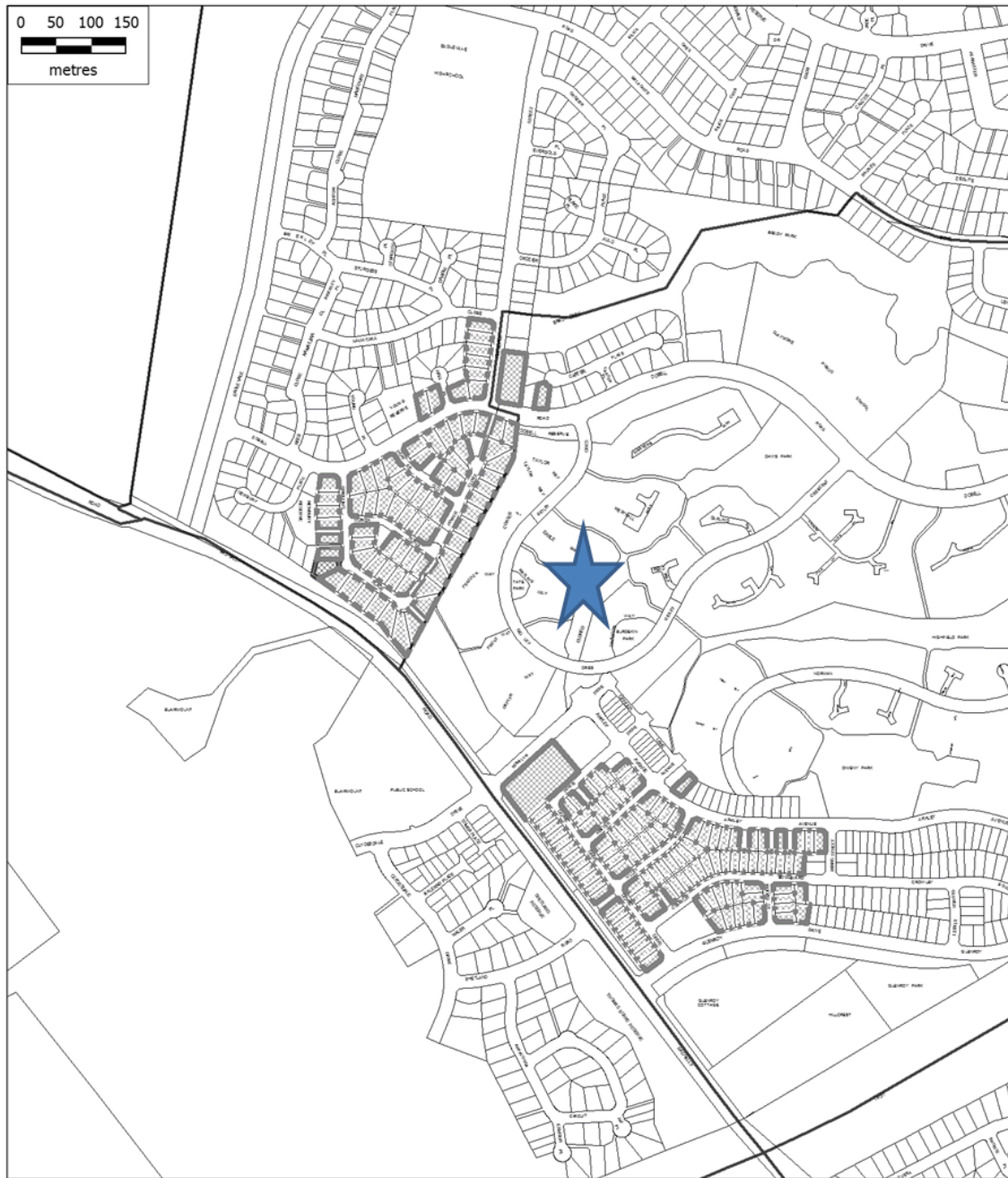
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LANDSCAPE ARCHITECTS
1501/18
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CLOUSTON ASSOCIATES
1501/18

PROJECT	CLAYMORE RESIDENTIAL ESTATE	CLIENT	URBAN GROWTH	DATE	AS SHOWN
STAGE	STAGE 3 STREET TREES PLANTING - DA	DRAWN BY	CC	CHECKED BY	CC
SHEET NO	PLANTING DETAILS SHEET 2 OF 2	PROJECT TITLE	\$17-0003 DA03.01	SCALE	A



Notification Plan – confidential for privacy reasons
property owners notified during the notification process



Properties notified

No submission received



**Site location – Dobell Reserve, Burdekin Park, Eldred Park and Tate Park, Gidle
Crescent, Claymore**