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CAMPBELLTOWN CITY COUNCIL



24 July 2019

MEETING NOTICE

Campbelltown City Council Local Planning Panel

The meeting of the Campbelltown City Council Local Planning Panel will be held in Civic Centre, Campbelltown on **Wednesday, 24 July 2019 at 3.00.**

MEETING AGENDA

1. ACKNOWLEDGEMENT OF LAND

I would like to acknowledge the Traditional Custodians, the Dharawal people, whose Lands we are now meeting on. I would like to pay my respects to the Dharawal Elders, past and present and all other Aboriginal people who are here today.

2. APOLOGIES

3. DECLARATIONS OF INTEREST

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General Information

The role of the Local Planning Panel is to determine development applications and provide advice on planning proposals.

When the panel is considering a report relating to a development application, the panel will receive and consider verbal submissions from the applicant and from any person that made a written submission in regard to that development application (during the notification or exhibition period).

As required by the Minister's Local Planning Panels Direction, when considering a planning proposal, the role of the panel is to provide advice to Council. The panel is the first step in the evaluation process before Council and the State Government (through the Gateway process) to decide whether to support a formal public exhibition or consultation period on the proposal. It is possible that the proposal will be modified before or as part of the consideration by Council and/or through the Gateway process. The panel will consider verbal submissions made in relation to the matter from the applicant, if there is one, and from any other person. The panel will not consider written submissions tabled at the meeting, however they will be accepted and passed on to Council officers for consideration in their report to Council.

Any person who makes a verbal submission to the panel must identify themselves and must also accept that their presentation will include their images and sounds and will be webcast and stored on Council's website for future viewing. Any person who makes a verbal submission to the panel must also declare before their submission any political contributions or donations they have made over the last four years exceeding \$1,000 to any political party or candidate who contested the last Ordinary Election of Council.

If you would like to make a verbal submission to the panel, it is necessary to submit the "request to address – community access to meetings" form available on Council's website by midday the day prior to the meeting. The panel chair will invite the registered speakers to the table at the appropriate time in the agenda. Verbal submissions to the panel will be limited to 5 minutes each. The chairperson has the discretion to extend the period if considered appropriate. Panel members will have the opportunity to ask you questions at the end of your submission.



Recommendations of the Panel

The reports are presented to the Local Planning Panel for its consideration and recommendation.

After the panel has considered submissions made by interested parties, the panel will make recommendations to the Council. The panel's recommendations become public day following the Independent Hearing and Assessment Panel meeting.

Information

Should you require information about the panel or any item listed on the agenda, please contact Council's City Development department on 4645 4575 between 8.30am and 4.30pm.

The following reports are referred to the Local Planning Panel Panel for its consideration and recommendation.

Lindy Deitz
General Manager

4. REPORTS

4.1 Tree removal, dewatering of dams, site remediation works and bulk earthworks - Appin Road, Gilead

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

Pursuant to Clause 4.8 of the *Environmental Planning and Assessment Act 1979*, the consent authority for the subject development application is the Campbelltown City Council Local Planning Panel, due to the number of unique submissions received by way of objection.

Executive Summary

- The site is an urban release area and is located at Appin Road, Gilead. The site has an area of 203.33 hectares.
- The application proposes tree removal, dewatering of dams, site remediation works and bulk earthworks.
- The site contains five land use zones under the Campbelltown Local Environmental Plan 2015, and earthworks are permitted with consent. The proposal is consistent with the applicable objectives of each zone.
- The site is bounded by Noorumba Reserve to the north, the Upper Canal and Mt Gilead to the west, Beulah to the south and Appin Road to the east.
- An Aboriginal Impact Permit was previously issued for the land under which an archaeological testing program was undertaken in consultation with Registered Aboriginal Parties.
- The land is subject to a Biodiversity Certification Agreement, and no further ecological assessments are required to be undertaken on the land.
- The proposal is consistent with the applicable controls of Campbelltown (Sustainable City) Development Control Plan 2015, and the site specific Mt Gilead Development Control Plan.
- The application was publicly notified and exhibited. Twenty-two submissions objecting to the proposed development were received.

- The application is recommended for approval, subject to the conditions in attachment 1 to this report.

Officer's Recommendation

That development application 3868/2017/DA-CW for the proposed tree removal, dewatering of dams, site remediation works and bulk earthworks at Appin Road, Gilead be approved subject to the conditions in attachment 1.

Purpose

To assist the Panel in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	Lots 1 - 5 DP 1240836, Lot 61 DP 752042, Appin Road, Gilead
Application No	3868/2017/DA-CW
Applicant	Lendlease Communities
Owner	Mt Gilead Pty Ltd, Lendlease Communities (Mt Gilead .3.) Pty Limited
Provisions	State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015 Mt Gilead Development Control Plan
Date Received	30 November 2017

History

During the time the development application was lodged with Council, Lendlease Communities (Mt Gilead .3.) Pty Limited has purchased Lot 61 DP 752042 from Stefan & Anna Dzwonnik.

Additionally, Lot 3 DP 1218887 was subdivided into five residue lots (Lots 1 - 5 DP 1240836) under development application No. 2989/2017/DA-S.

The Site

The Greater Sydney Commission rezoned the site to provide for urban development on 8 September 2017 under Amendment No. 2 of the Campbelltown Local Environmental Plan 2015.

The site is comprised of six allotments with a total land area of 203.33 hectares. The identification and site area of each lot is provided below:

- Lot 61 DP 752042: 32.37ha
- Lot 1 DP 1240836: 24.19ha
- Lot 2 DP 1240836: 23.60ha
- Lot 3 DP 1240836: 48.07ha
- Lot 4 DP 1240836: 60.43ha
- Pt Lot 5 DP 1240836: 14.67ha

The site adjoins the Noorumba Reserve and a seniors living development to the north, Mount Gilead and the Sydney Water Supply Upper Canal to the west, Beulah to the south and Appin Road to the east.

The Upper Canal and Beulah are listed as heritage items of State Significance, and Mount Gilead is listed as a heritage item of Local Significance, under Schedule 5 of the Campbelltown Local Environmental Plan 2015.

Two rural driveways provide access to the site from Appin Road, including the driveway to the Mount Gilead homestead. Appin Road is a classified road pursuant to the Roads Act 1993.

The site has been used for agricultural purposes, including the grazing of cattle, and is predominately cleared of vegetation.

Two areas of trees are located within Lot 61 and form bio-banks under the Biodiversity Certification Agreement. The remainder of the site contains scattered trees, several dams, watercourses and riparian areas (see Figure 1).

The topography of the landform is undulating. The steepest land is located in the north-western corner of the site, whereas the highest point is located in the south-eastern corner bordering Appin Road.

Several easements traverse the site, including easements for transmission lines, telecom cables, sewerage purposes and right of carriageway.

The site is mapped as being located within bushfire prone land and a mine subsidence district.

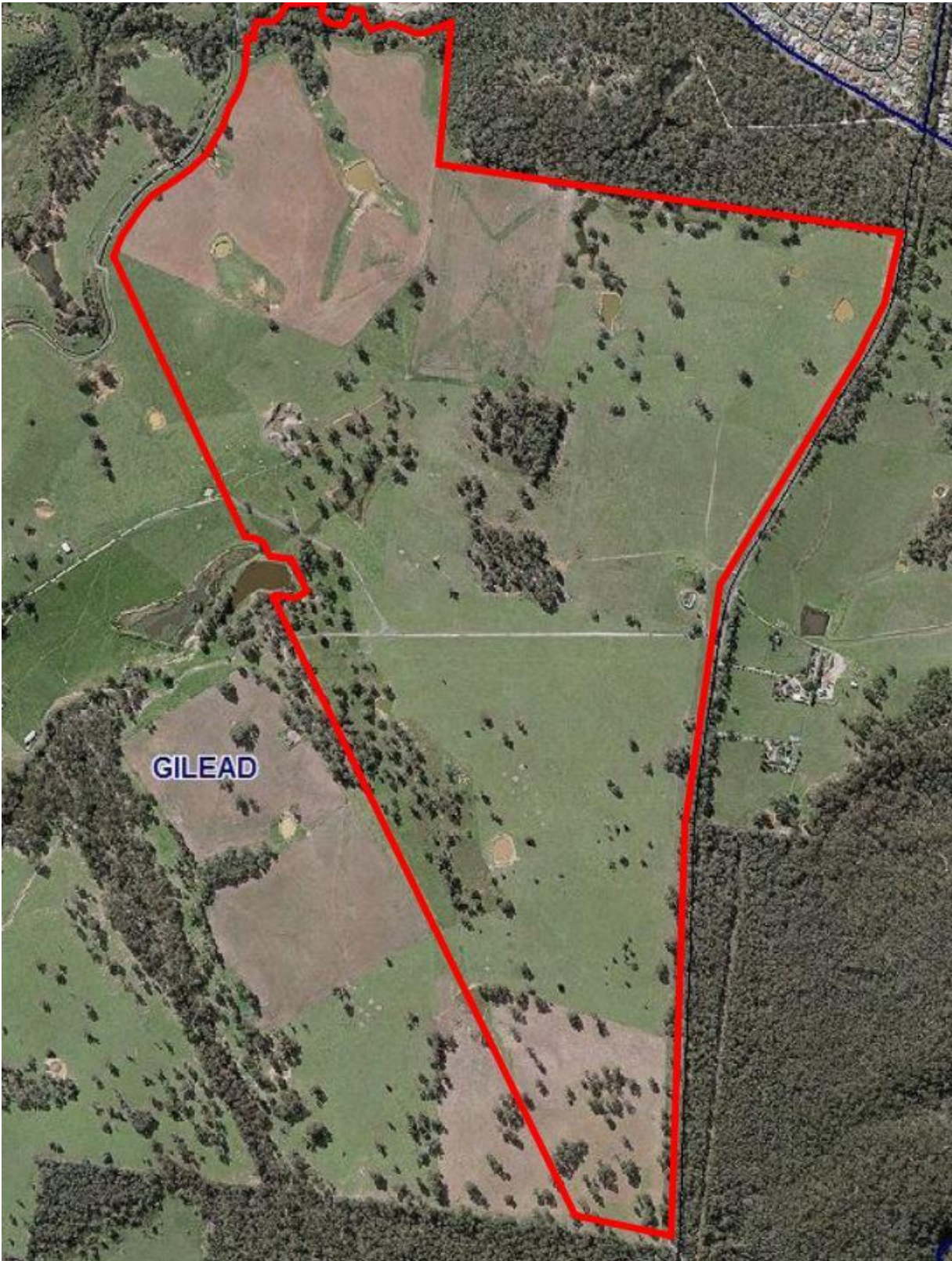


Figure 1: Aerial photo showing subject site outlined in red

The Locality

The low density residential suburbs of Rosemeadow and St Helens Park are situated approximately 1km to the north.

The urban centres of Macarthur and Campbelltown are situated approximately 6km and 8km to the north, respectively.

The Nepean River and the M5 Motorway are located to the west, and the Georges River and Wedderburn are located to the east of Appin Road.

The western side of Appin Road contains significant landholdings that have been identified as Urban Capable Land under the Greater Macarthur Structure Plan.

The future character of the locality is anticipated to change dramatically as existing rural land uses undergo transition into urban development in accordance with the Greater Macarthur Growth Area.

The NSW Roads and Maritime Services, in partnership with Lendlease, have committed to the staged upgrade of a 5.4km section of Appin Road between Gilead and the intersection of St Johns Road, Ambarvale.

Appin Road would be converted to four traffic lanes between Fitzgibbon Lane to approximately 2.5km south of Copperfield Drive, Rosemeadow.

Two intersections would be constructed to provide access to the proposed future residential housing estate at Gilead.

Fauna fencing would be provided between Noorumba Reserve and Beulah on the eastern side of Appin Road to reduce fauna road mortality.

Arboreal rope bridges would be installed adjacent to Noorumba Reserve and Beulah to enable east-west fauna connections.

The Proposal

The proposed development seeks consent for the following works:

- tree removal
- dewatering of dams
- site remediation works
- bulk earthworks

The proposal involves the removal of numerous trees and dewatering of several dams throughout the landscape.

The land subject to this application has been 'biodiversity certified' pursuant to the *Threatened Species and Conservation Act 1995*, under which no further assessment of the developments impacts on flora and fauna is required. The order conferring biodiversity

certification of Mt Gilead Stage 1 was published in the NSW Government Gazette No.70 of 5 July 2019.

The application does not propose to remove any vegetation required to be retained within the designated bio-bank areas.

The proposed site remediation works involve the implementation of a remedial action plan to remove contamination from the site in order to make the land suitable for future urban purposes.

The proposed bulk earthworks would be undertaken in four phases (see figure 2).

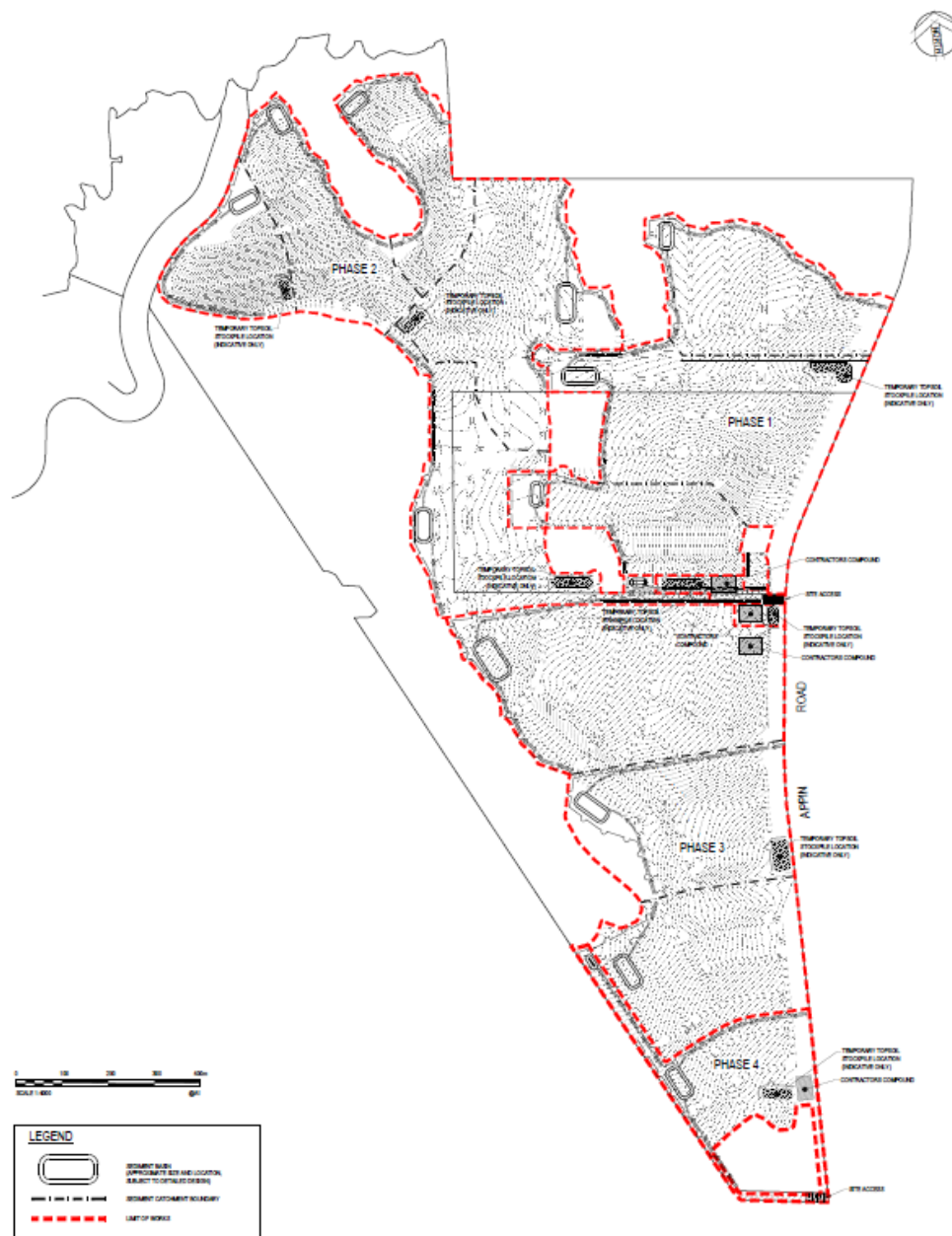


Figure 2: Bulk earthworks phasing plan

The existing landform would be re-contoured to form the necessary levels to support the future proposed infrastructure and land uses envisaged for the area under the Campbelltown Local Environmental Plan 2015 and Mount Gilead Indicative Structure Plan (see figure 3).

To achieve these levels, it will be necessary to import approximately 50,000 cubic metres of fill material to the site by truck and dog.

Vehicle access to the site would be provided from Appin Road via two existing rural driveways. The primary vehicle access point serves the Mount Gilead homestead, and secondary vehicle access point is located adjacent to the shared boundary with Beulah.

Soil would be stockpiled within designated locations, and temporary sediment basins would be formed to manage the downstream runoff of soil and water.

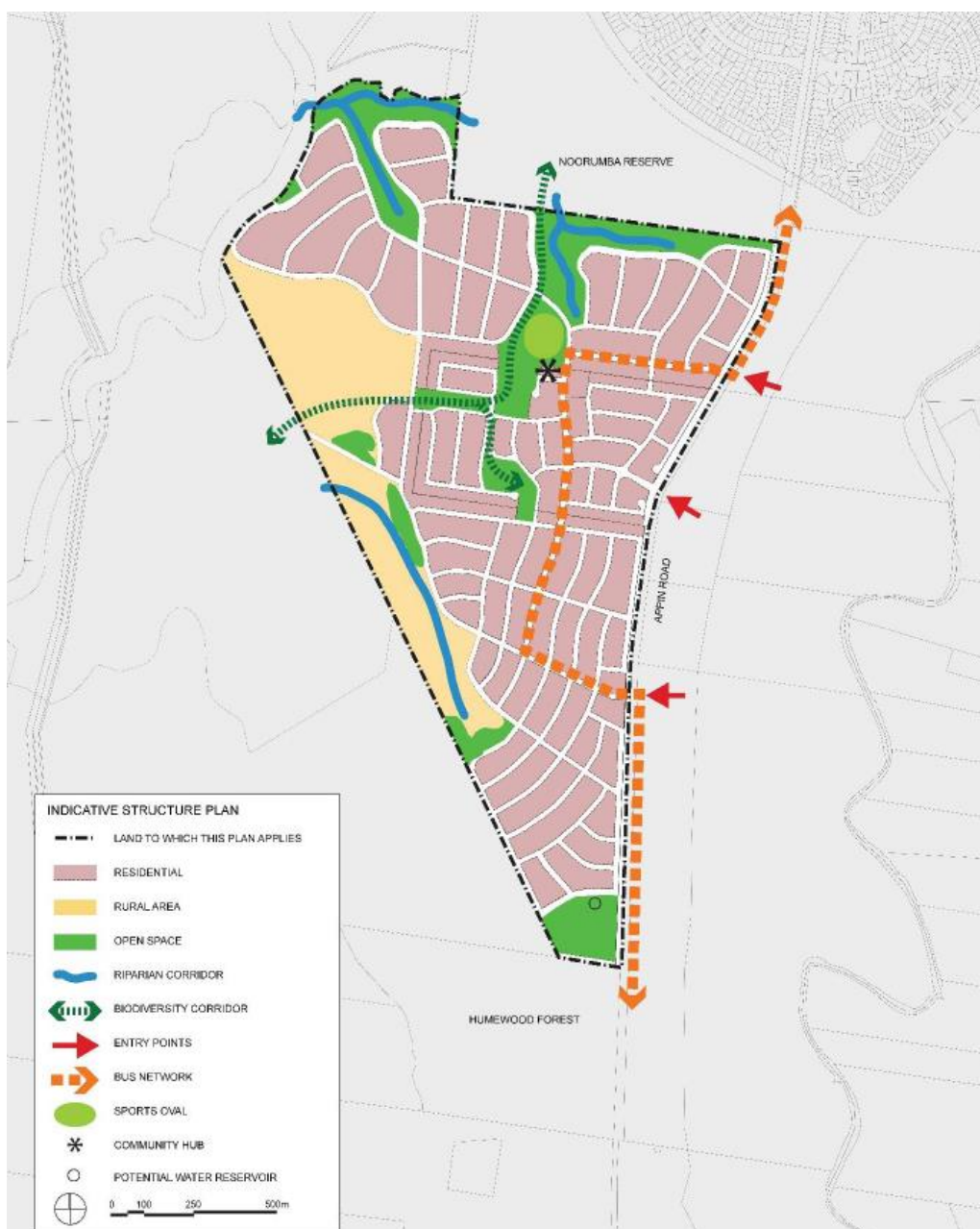


Figure 3: Mount Gilead Indicative Structure Plan

Report

1. Strategic Context

1.1. Greater Sydney Region Plan

The Greater Sydney Region Plan (GSRP) is built on a vision where most residents live within 30 minutes of their jobs, education and health facilities, services and great places and seeks to transform Greater Sydney into a metropolis of three cities. The Campbelltown LGA is located within the Western Parkland City and the Western City District.

The GSRP identifies the need for an additional 725,000 dwellings in the period 2016-2036 within the Western City District. These additional dwellings will comprise 29 percent of the total Sydney wide dwelling growth by 2036.

The proposal is consistent with the Regional Plan as Mount Gilead is located within the Greater Macarthur Growth Area which is identified by the Plan as a land release area where new communities are to be developed, providing dwelling capacity into the medium and longer term.

1.2. Western City District Plan

The Western City District Plan (the District Plan) sets out more details with respect to the anticipated growth in housing and employment in the Western District.

The District Plan identifies future growth of an additional 184,500 dwellings to be provided in land release area and urban renewal close to existing centres. The development of Mount Gilead will assist in achieving the 0-5 year housing target of 6,800 for Campbelltown as future subdivision and dwelling house applications are lodged.

1.3. Greater Macarthur 2040 (Draft) An Interim Plan for the Greater Macarthur Growth Area

Greater Macarthur 2040 is a draft land use and infrastructure implementation plan that when finalised, will guide precinct planning within the Growth Area. The Plan is supported by strategies for major items of State and local infrastructure and includes an updated structure plan for the land release areas of South Campbelltown.

The Growth Area within the Campbelltown Local Government Area (LGA) would provide for approximately 39,000 dwellings in the land release precincts. Approximately 19,000 of these new dwellings is expected to be delivered in new land releases within the Campbelltown LGA, including the Mt Gilead Precinct.

The proposal is consistent with the draft Plan as it forms part of the Gilead precinct which has potential for up to 15,000 homes. Mt Gilead forms Stage 1 of this release with up to 1,700 dwellings planned.

1.4. 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 development application has been assessed with regard to the desired outcomes and objectives identified within Campbelltown 2027. It is considered that the proposed development is generally consistent with the long term vision for the Campbelltown and Macarthur Region having regard to the proposed scale and impact on the locality.

2. Planning Provisions

The proposed development has been assessed against the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

2.1. National Parks and Wildlife Act 1974

Section 90 of the *National Parks and Wildlife Act 1974* requires an Aboriginal Impact Permit to be issued for the land.

The development application has been lodged as integrated development within the meaning of Section 4.46 of the *Environmental Planning and Assessment Act 1979*.

The NSW Office of Environment and Heritage issued General Terms of Approval on 31 May 2019 which have been included as a condition within the draft consent.

2.2. Water Management Act 2000

Section 91 of the *Water Management Act 2000* requires a controlled activity approval to be issued for works within 40m of the top of the bank of the natural watercourses on the land.

The plans show that all works would be setback at least 40m from the top of the bank of all natural watercourses on the land.

Accordingly, the applicant has not lodged the development application as integrated development within the meaning of the *Water Management Act 2000*.

2.3. Roads Act 1993

Section 138 of the *Roads Act 1993* requires consent to connect a road (whether public or private) to a classified road.

The proposal would utilise the two existing rural driveways that provide vehicle access to and from Appin Road.

Accordingly, the applicant has not lodged the development application as integrated development within the meaning of the *Roads Act 1993*.

2.4. Rural Fires Act 1997

Section 100B of the *Rural Fires Act 1997* requires a bushfire safety authority for a subdivision of bushfire prone land for residential purposes, or development of bushfire prone land for a special fire protection purpose.

The proposed development does not involve the subdivision of land or development for a special fire protection purpose.

Accordingly, the proposed development is not considered to be classified as integrated development within the meaning of the *Rural Fires Act 1997*.

2.5. Coal Mine Subsidence Compensation Act 2017

Section 22 of the *Coal Mine Subsidence Compensation Act 2017* requires approval to alter or erect improvements, or to subdivide land, within a mine subsidence district.

The proposed development does not involve the erection of any dwellings, roads or infrastructure on the land. The applicant advises that approval would be sought prior to the future proposed development and subdivision of land for residential purposes.

Accordingly, the applicant has not lodged the development application as integrated development within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

2.6. Fisheries Management Act 1994

Section 219 of the *Fisheries Management Act 1994* requires a permit to construct or alter a dam across a river or creek or across or around a flat, so that fish will or could be blocked or left stranded, or immature fish will or could be destroyed, or the free passage of fish will or could be obstructed.

The proposal involves the dewatering of farm dams. The applicant outlines that due to the separation from existing natural watercourses, the dams are considered to have limited potential for any viable aquatic or fish life.

The applicant's ecological consultant confirms the proposal would not impact on a waterway mapped as key fish habitat or a waterway that contains a threatened species record.

Further, the Biodiversity Certification Agreement permits the dewatering of dams as it sets aside the integrated development provisions of the *Environmental Planning and Assessment Act 1979*.

Accordingly, the applicant has not lodged the development application as integrated development within the meaning of the *Fisheries Management Act 1994*.

2.7. State Environmental Planning Policy No 55 – Remediation of Land

Pursuant to Clause 7(1) of SEPP 55, the Panel must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose

The application was accompanied by a Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) prepared by Douglas Partners.

The Preliminary Site Investigation was undertaken over Lot 61 DP 752042 and the Detailed Site Investigation was undertaken over the remaining lands.

The PSI evaluates the contamination status of the site and assesses its suitability from a contamination standpoint for the proposed future residential subdivision.

The findings of the report indicate the site has a low potential for contamination, and that the site is considered suitable from an environmental perspective, for the proposed future residential land use.

While there remains potential for isolated pockets of contamination to be present on the site, this could be readily managed through the implementation of an Unexpected Finds Protocol.

The PSI identifies five areas of environmental concern within the site, four of which required further investigation.

The four areas of concern include fragments of asbestos pipe, stockpiles of silty clay filling, surface soils surrounding the timber power poles, and an asbestos cement pipe.

The findings of the DSI indicate the site could be made suitable for the proposed development subject to requirements, including the removal of asbestos containing material, offsite disposal of soils in the vicinity of the timber power poles, execution of a Remedial Action Plan (RAP), and implementation of an Unexpected Finds Protocol.

The application was accompanied by a RAP which includes a strategy to render the site suitable for the proposed future development and outlines requirements for the remediation works to be completed in an environmentally acceptable manner.

The RAP requires a validation plan to be undertaken to assess the results of post remediation testing against the remediation acceptable criteria and includes the collection of samples to be tested in a NATA registered laboratory to assess the overall quality of remediation works.

Based on the findings of the reports, it is considered the proposed site remediation works and post remediation testing make the land suitable for future urban land uses, before the land is used for that purpose.

2.8. State Environmental Planning Policy (Infrastructure) 2007

Clause 101(2) of the Infrastructure SEPP provides that the Panel must not consent to development that has a frontage to a classified road unless it is satisfied that:

- (a) where practicable, vehicular access to the land is provided by a road other than the classified road

- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:
- i. the design of the vehicular access to the land
 - ii. the emission of smoke or dust from the development
 - iii. the nature, volume or frequency of vehicles using the classified road to gain access to the land.
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

The site has a frontage to Appin Road which is a classified road. Vehicle access to the site is not able to be achieved by a road other than Appin Road.

In order to manage the safety, efficiency and ongoing operation of Appin Road, a condition has been included requiring a Construction Traffic Management Plan to be approved by the NSW Roads and Maritime Services (RMS) prior to the commencement of works.

The proposed development is of a type that is not sensitive to traffic noise or vehicle emissions arising from Appin Road.

2.9. Campbelltown Local Environmental Plan 2015

The subject site contains five land use zones under the provisions of the Campbelltown Local Environmental Plan 2015. The proposal is considered to be consistent with the applicable objectives discussed below:

Zone R2 Low Density Residential

- to provide for the housing needs of the community within a low density residential environment.
- **Comment:** The proposed development would facilitate the future development of the locality to provide for the housing needs of the community within a low density residential environment.

Zone RU2 Rural Landscape

- to maintain the rural landscape character of the land
- to preserve and enhance bushland, wildlife corridors, natural habitat and water resources, including waterways, ground water and riparian land
- to protect and enhance areas of scenic value, and the visual amenity of prominent ridgelines, by minimising development and providing visual contrast to nearby urban development

Comment: The proposed development shows that minimal works would be undertaken within the RU2 zone so as to maintain the rural landscape character of the land. The proposal would preserve the trees within the zone and protect the scenic value One Tree Hill which would provide a visual contrast to the adjacent residential zone.

Zone RE1 Public Recreation

- to enable land to be used for public open space or recreational purposes
- to preserve and rehabilitate bushland, wildlife corridors and natural habitat, including waterways and riparian lands, and facilitate public enjoyment of these areas
- to preserve land that is required for public open space or recreational purposes

Comment: The proposed development would support future provision of open space and recreational activities via separate planning applications. The proposal would preserve the bush land adjacent to Noorumba Reserve and would facilitate the public enjoyment of the land with a potential future pedestrian/cycle route. The proposal would preserve land that is required for public open space and recreational purposes as shown on the Indicative Landscape Strategy within the Gilead DCP.

Zone B1 Neighbourhood Centre

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood

Comment: The proposed development would facilitate the future development of a neighbourhood centre to provide small-scale community uses that serve the needs of people who live or work in the surrounding neighbourhood.

Zone SP2 Infrastructure - Classified Road

- To provide for infrastructure and related uses

Comment: The boundaries of the site extend past the R2 zoned land and into the SP2 zoned land. The application does not propose any works within the SP2 zoned land associated with Appin Road. Lendlease and the NSW Roads and Maritime Services would provide the required infrastructure upgrades to Appin Road under an arrangement that is separate to this development application. In this regard, the proposed development is considered to be the catalyst that generates the provision of infrastructure upgrades to Appin Road.

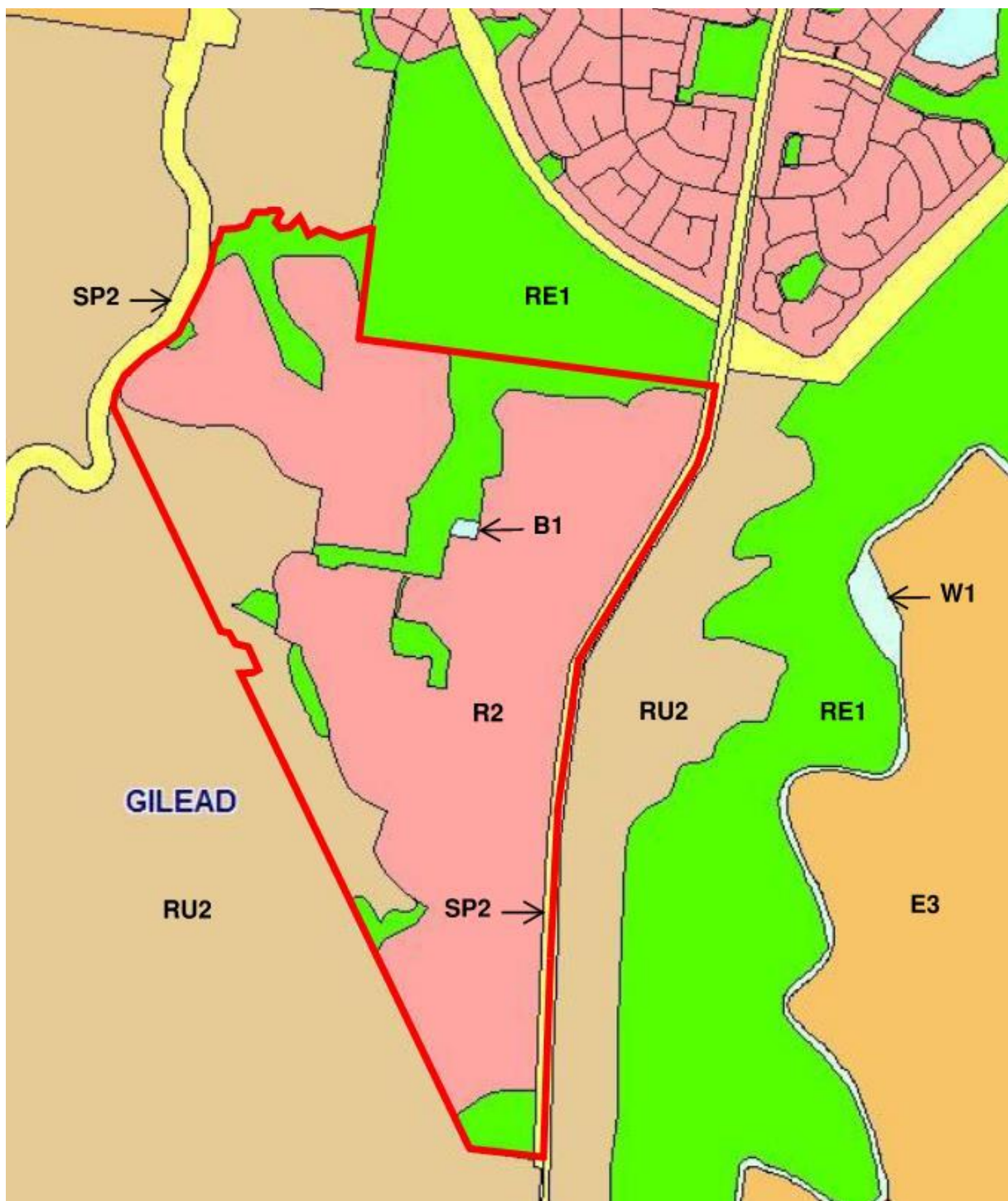


Figure 4: Extract of zoning map indicating zoning of site and locality

Heritage conservation

Pursuant to clause 5.10(2) of the LEP, development consent is required for disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.

The proposed development was accompanied by an Aboriginal Cultural Heritage Assessment prepared by Vitus Heritage. The report outlines the findings of an Aboriginal Heritage Impact Permit that was issued for the site which permitted the undertaking of an archaeological testing program.

In collaboration with Registered Aboriginal Parties (RAPs), a total of 742 test pits were excavated and 1,183 artefacts were recovered. The report provides that despite an average density of 1.59 artefacts per test pit, the total assemblage was small having regard to the scale of the testing program.

The distribution of the artefact assemblage indicates that Aboriginal people were utilising the local landscapes, but not intensively. The landscape revealed a low-density background scatter as evidenced by a generally low number of artefacts spread across an expansive testing area.

The dominant artefact types were broken flakes (44.7 percent) and flakes (26.5 percent). Other artefact types included flaked pieces (18.9 percent), cores (3.9 percent), retouched flakes (2.8 percent), and retouched flake form tools (1.3 percent). One axe fragment, one anvil, and a manuport were also recovered.

Test excavations were undertaken to the designated biobank areas. However it was determined that excavation would be more disruptive to Aboriginal artefacts than the low impact regeneration of the area. The depth of disturbance was considered to result in a greater impact than that required for the area to undergo regeneration.

The RAPs expressed concerns regarding the removal of artefacts from biobank areas, which informed a decision to cease testing within these areas. It is recommended that biobank areas be managed to preserve remaining artefact deposits.

The testing program was undertaken within an area of Sydney where European settlement occurred relatively early. While there were testing areas that contained both historical features (e.g. remnants of pastures and drainage pipes) and Aboriginal artefacts, no definitive association could be established. No Aboriginal objects that could definitively represent a contact site (such as flaked glass artefacts) were identified during the testing program.

The lower slopes and flat landforms to the north of the project area contained the highest concentration of Aboriginal artefacts. The landform is representative of the types of sites known to occur in the region and has been assessed as being moderately significant.

The site contains one scarred tree which is recognised as being highly culturally significant and rare in the region, and contributes to the significance of the study area. The tree is located within an area where no works are proposed.

The statement of significance concludes that as a whole, the landscape of the project area is predominantly of low scientific significance, with elements of moderate to high significance. The RAPs state the project area has cultural significance and is part of a broader cultural landscape steeped in social and historical values.

The proposed development was reviewed by NSW Office of Environment and Heritage and General Terms of Approval have been issued requiring additional information, including an Aboriginal Impact Permit to be sought and granted prior to the commencement of works.

Arrangements for designated State public infrastructure

Pursuant to Clause 6.1(2) of the LEP, development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area, unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that land

The proposed development does not involve the subdivision of land.

Public utility infrastructure

Pursuant to Clause 6.2(1) of the LEP, development consent must not be granted for development on land in an urban release area unless the Panel is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

The proposed bulk earthworks would not create demand for public utility infrastructure. The proposed development relies on the use of earth moving equipment. The proposal would establish suitable site conditions to provide public utility infrastructure to service future proposed residential allotments.

Development control plan

Pursuant to Clause 6.3(2) of the LEP 2015, development consent must not be granted for development on land in an urban release area unless a development control plan has been prepared for the land that provides for the following matters:

- (a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,

Comment: The site specific Mt Gilead Development Control Plan and the Campbelltown (Sustainable City) Development Control Plan 2015 apply to the subject land. The Gilead DCP commenced at the same time the land was rezoned for urban development.

The Gilead DCP does not provide a staging plan that outlines the timely and efficient release of urban land, or the sequencing under which infrastructure would be delivered. In this regard, the following advice was provided from the applicant's town planning consultant GLN Planning as follows:

At the time of Council's consideration of the planning proposal to rezone land the Gilead Estate as a new urban release area (now known as Figtree Hill), a suite of documents and technical reports were provided to support the planning proposal for the site. This included an Infrastructure Services Delivery Plan (ISDP), prepared by GLN Planning dated 24 June 2016.

The ISDP included a detailed staging plan addressing the managed release of urban land, the delivery of infrastructure and its sequencing. These details were subsequently relied upon by Council in rezoning Gilead Estate under Campbelltown Local Environmental Plan 2015 (Amendment No.2) and in making Part 7 Mt Gilead of Campbelltown (Sustainable City) Development Control Plan, Volume 2 Site Specific Development Controls.

Since the land has been rezoned, Lendlease have worked closely with several public authorities to ensure that satisfactory infrastructure and services are delivered in line with its planned staged urban renewal of the Gilead precinct, including new and upgraded water, sewer and power services and significant contributions towards the delivery of an upgraded Appin Road corridor.

Further, it is considered that the intent of the clause 6.3(3) requirement to include a staging plan within a DCP is to ensure that where land is fragmented or land not readily controlled by one developer, appropriate consideration is given to the roll out of development relative to infrastructure delivery. At the time of the rezoning, Council was aware that the Gilead estate was owned by two different parties (Mt Gilead Pty Ltd, land now identified as Lots 1 to 5 in DP 1240836 and S&A Dzwonnik land identified as Lot 61 in DP 752042). Whilst agreeable to working collaboratively to rezone the land for urban development, it was always intended and understood by Council that the two landholdings would be developed independently and at the same time.

To address this requirement in the masterplan, the ISDP and final land use controls, Council mandated that specific requirements were provided to each specific landholding to allow both to be developed at the same time, independent of each other. This resulted in a separate road access point to Appin Road being specifically provided for Lot 61 in DP 752042 as well as the need for Lot 61 in DP 752042 to include a catchment specific stormwater detention and quality basin at its northern boundary so that development could occur independently of the remainder of the Gilead release area. As such, it was never intended that the different landholdings required specific staging as each landowner would be responsible for their own infrastructure and service delivery.

Since purchasing Lot 61 in DP 752042 and having a registered development interest in Lots 1 to 5 in DP 1240836, Lendlease have since been able to rationalise the delivery of infrastructure to remove the redundant access point to Appin Road in line with Road and Maritime Services's request. They have also been able to redesign Basin 3 at the northern end of the site to more efficiently meet the necessary stormwater detention and quality requirements for the broader catchment and resulted in the removal of a redundant basin. This approach further removes the requirement for any specific staging plan within the DCP as Lendlease has a controlling interest in all land in the release area and can ensure the orderly roll out of infrastructure.

In view of the above, it is considered that the relevant details regarding the planned staging of the precinct and its infrastructure servicing were provided to Council to inform the making of Part 7 Gilead DCP, such that Council would have no obstruction to granting developing consent pursuant to clause 6.3(2) of the LEP.

Comment: The ISDP supported the Voluntary Planning Agreement and outlines the future staged residential subdivision of the land. The phasing plan accompanying this application shows the earthworks would be undertaken in four stages within a logical manner.

- (b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists

Comment: The Gilead DCP provides an Indicative Street Network and Public Transport map which depicts collector roads, distributor streets, local streets, access points and bus

routes. The Gilead DCP provides an Indicative Pedestrian/Cycle Network which plots pedestrian/cycle routes. It is considered the Gilead DCP satisfies this requirement.

- (c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain

Comment: The Gilead DCP provides an Indicative Landscape Strategy which provides for rural areas, open space and drainage areas, riparian corridors, detention and bio-retention basins, interpretive drive, landscaped green link, screen planting, One Tree Hill, sports oval, and a potential water reservoir. The Gilead DCP provides objectives to conserve riparian areas and remnant bushland.

The Gilead DCP aims to retain regional views of the hills from the west of the subdivision as well as the visual context of the landscape and its prior land uses and heritage values. The Gilead DCP aims to retain the bald character of One Tree Hill when viewed from The Old Mill with a single landmark tree.

Appendix 1 of the Gilead DCP provides an Indicative Street Tree Hierarchy with samples of suggested street trees for the public domain. The DCP requires the 'green link' to be planted with endemic native species. Whilst the Gilead DCP does not provide landscaping requirements for the private domain, Volume 1 of the Campbelltown (Sustainable City) Development Control Plan 2015 requires the submission of a landscape plan that maximises the use of drought tolerant native species.

- (d) a network of active and passive recreation areas

Comment: The Indicative Landscape Strategy provides active and passive recreation areas, including a sports oval, open space areas, One Tree Hill, riparian corridors and a landscaped green link.

- (e) stormwater and water quality management controls

Comment: Volume 1 of the Campbelltown (Sustainable City) Development Control Plan 2015 and the Engineering Design Guide for Development provide controls for stormwater and water quality management.

- (f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected

Comment: The Sustainable City DCP provides controls for natural and environmental hazards, including bush fire, flooding and contamination which relate to the safe occupation of land. The Sustainable City DCP requires where relevant, roads to be designed to provide for the satisfactory evacuation of occupants in the event of an emergency.

- (g) detailed urban design controls for significant development sites

Comment: The Gilead DCP provides urban design controls for the overall development of the estate, including specific outcomes for heritage and views, street network and public transport, public open space and landscaping, residential subdivision and residential development.

- (h) measures to encourage higher density living around transport, open space and service nodes

Comment: An objective of the Gilead DCP is to provide a range of densities, lot sizes and house types. The Gilead DCP allows for a maximum of 65 lots less than 450sqm with a minimum area of not less than 375sqm. The lots must be within 200m of key amenity attractors such as the bus route, community hub and open space.

- (i) measures to accommodate and control appropriate neighbourhood commercial and retail uses

Comment: Part 6 of the Sustainable City DCP provides controls for commercial development.

- (j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking

Comment: The Gilead DCP makes provision of public facilities and services including a community hub, sports oval, open space areas and bus routes. Traffic would be managed into and out of the site via signalised intersections that form part of the upgrade works to Appin Road. The internal road network could be designed to permit on-street parking.

Earthworks

Pursuant to clause 7.1(3) of the LEP, in deciding whether to grant development consent for earthworks the Panel must consider the following matters:

- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development

Comment: The proposal would disrupt drainage patterns and soil stability in the locality. The proposal involves the implementation of a soil and water management plan to mitigate detrimental impacts from arising in the locality of the development.

- (b) the effect of the development on the likely future use or redevelopment of the land

Comment: The proposal would facilitate the future development of the land for residential purposes.

- (c) the quality of the fill or the soil to be excavated, or both,

Comment: The fill would be virgin excavated natural material and the excavated soil may contain contaminants.

- (d) the effect of the development on the existing and likely amenity of adjoining properties

Comment: The proposal would impact on the amenity of adjoining properties in terms of noise, dust and vibration. The proposal would not have an unreasonable impact on the amenity of adjoining properties subject to the imposition of conditions.

- (e) the source of any fill material and the destination of any excavated material

Comment: The applicant has advised that approximately 50,000 cubic metres of fill would be imported to the site. The importation of fill would not occur all at once and occur periodically relative to the stages of development that will occur over the site as and when fill material is required. The remedial action plan states that any materials excavated and removed from the site would be disposed in accordance with *the Protection of the Environmental Operations Act 1997* to a facility, or site that is legally able to accept the material.

(f) the likelihood of disturbing relics

Comment: An Aboriginal Heritage Impact Permit was previously issued to undertake an archaeological testing program on the land in consultation with Registered Aboriginal Parties. The NSW Office of Environmental and Heritage have reviewed the Development application and issued General Terms of Approval.

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area

Comment: The proposed works have been setback at least 40m from the top of the bank of all natural watercourses on the land. The environmentally sensitive areas would be retained and protected as biobanks.

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Comment: The applicant proposes measures to mitigate the impacts of the earthworks including the provision of sediment basins, sediment fencing, silt arrestors, straw bale filters, stabilised access points, hydro mulch and dust suppression. A condition has been included requiring measures to be implemented to manage erosion and dust impacts in accordance with the requirements of the document titled *Managing Urban Stormwater: Soils and Construction* prepared by Landcom.

Flood planning

Pursuant to clause 7.2(3) of the LEP, development consent must not be granted unless the Panel is satisfied that the development

(a) is compatible with the flood hazard of the land

Comment: The proposed development was reviewed by Council's hydraulic engineers and considered compatible with the flood hazard of the land.

(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties

Comment: The proposal would increase levels of storm water runoff due to the removal of vegetation from the land. The runoff would be channelled into sediment basins to manage potential flood affectation to nearby properties.

(c) incorporates appropriate measures to manage risk to life from flood

Comment: The proposal would incorporate several temporary sediment basins, and the earthworks would be designed to direct flows into these basins.

- (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses

Comment: The proposal would implement a detailed soil and water management plan to mitigate adverse impacts to the environment. The earthworks would be setback at least 40m from natural watercourses.

- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding

Comment: The proposal would not result in unsustainable social and economic costs to the community as a consequence of flooding due to the sites location on the periphery of the city and distance from other residential dwellings and associated infrastructure. The site is only partially affected by flooding and the applicant would incorporate measures into the design of the earthworks to manage potential impacts on downstream properties.

Salinity

Pursuant to clause 7.4(3) of the LEP, in deciding whether to grant development consent for development on land to which this clause applies, the Panel must consider the following:

- (a) whether the development is likely to have any adverse impact on salinity processes on the land

Comment: A Salinity Investigation and Management Plan prepared by Douglas Partners accompanied the application. Within Lot 61, 41% of the soil samples were non-saline, 53% were slightly saline, and 6% were moderately saline. Soil sampling undertaken on the remainder of the site indicates the land is non-saline.

- (b) whether salinity is likely to have an impact on the development

Comment: Salinity is not likely to have a significant impact on the development as no permanent structures are proposed.

- (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Comment: The Salinity Investigation and Management Plan provides strategies to mitigate the impacts of the proposed development.

Pursuant to clause 7.4(4) of the LEP, development consent must not be granted to development on land to which this clause applies unless the Panel is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact

Comment: Having regard to the strategies and recommendations contained within the Salinity Investigation and Management Plan, it is considered the proposed development will be managed to avoid any significant adverse environmental impact.

Restrictions on access to or from public roads

Clause 7.18(3) of the LEP provides that development consent may only be granted for development on land adjoining a road within Zone SP2 Infrastructure if the Panel is satisfied that:

- (a) all vehicular access to the land is by way of another road that is not within that zone,
or
- (b) there is no practicable alternative vehicular access to the land by way of another road that is not within that zone or by way of a proposed road identified in a development control plan.

Comment: The site is bound by Noorumba Reserve and a seniors living development to the north, the Upper Canal and Mount Gilead to the east, Beulah to the south, and Appin Road to the west. There are no other roads that offer vehicular access to the site, other than Appin Road. The Gilead DCP illustrates vehicle access being provided to the site from Appin Road.

Clause 7.18(4) of the LEP provides that before granting development consent that makes provision for vehicular access to or from a road within Zone SP2 Infrastructure, the Panel must take the following into consideration:

- (a) the treatment of the access and its location, and
- (b) the effect of opening the access on traffic flow and traffic safety on the road

Comment: Vehicle access to the site is proposed from two existing rural driveways from Appin Road. In order to manage the traffic flow and safety of Appin Road, a condition has been included requiring a Construction Traffic Management Plan to be approved by the NSW Roads and Maritime Services prior to the commencement of works.

Terrestrial biodiversity

Pursuant to Clause 7.20(3) of the LEP, the Panel must consider:

- (a) whether the development is likely to have:
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land; and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land

- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development

Comment: The subject site is mapped as containing 'biodiversity significant vegetation'. The significant vegetation is required to be retained and protected in accordance with the Biodiversity Certification Agreement. Accordingly, the proposed development would not have an adverse impact on the above considerations.

Pursuant to Clause 7.20(4) of the LEP, development consent must not be granted to development on land to which this clause applies unless the Panel:

- (a) has taken into account the objectives of this clause, and
- (b) is satisfied that the development is sited, designed, constructed and managed to avoid adverse impacts on native biodiversity or, if an adverse impact cannot be avoided:
- (i) the development minimises disturbance and adverse impacts to remnant vegetation communities, threatened species populations and their habitats
 - (ii) measures have been considered to maintain native vegetation and habitat parcels of a size, condition and configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors, and
 - (iii) the development includes measures to offset the loss of biodiversity values

Comment: Having regard to the Biodiversity Certification Agreement, it is considered the Panel can be satisfied the proposed development is consistent with the above provisions.

2.4 Campbelltown (Sustainable City) Development Control Plan 2015

The proposed development has been assessed against the relevant development controls of the Campbelltown (Sustainable City) Development Control Plan 2015 - Volume 1 (DCP 2015).

Part 2 - Requirements Applying to All Types of Development

Part 2 of DCP 2015 contains requirements that apply to all types of development. Compliance with the relevant controls is outlined in the table below:

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
2.7(a) Erosion and Sediment Control	An Erosion and Sediment Control Plan shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	Erosion and Sediment Control Plan submitted.	Yes
2.7(c)	Catch drains or diversion banks shall	Drainage channels to divert water around	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
Erosion and Sediment Control	be designed and constructed to divert water around any area of soil disturbance.	stockpiles and into sediment basins.	
2.7(d) Erosion and Sediment Control	All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.	Stockpiles are located within sediment control zones and not within drainage channels.	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.	Cut and fill Management plan submitted.	Yes
2.8.1(e) Cut and Fill	All fill shall be 'Virgin Excavated Natural Material' (VENM).	Condition of consent to comply.	Yes
2.8.2(a) Surface Water	Development shall not occur on land that is affected by the 100-year ARI event unless the development is consistent with the NSW Floodplain Development Manual.	The proposal was reviewed by Council's hydraulic engineers and considered to be acceptable with respect to flooding and the NSW Floodplain Development Manual.	Yes
2.10.2(a) Stormwater	All stormwater systems shall be sized to accommodate the 100-year ARI event	Condition of consent to comply.	Yes
2.10.2(b) Stormwater	The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	Soil and Water Management Plan submitted. The plan provides engineering design specifications and calculations.	Yes
2.10.2(j) Stormwater	Development shall not result in water run-off causing flooding or erosion on adjacent properties.	Measures to manage run-off to not cause flooding or erosion on adjacent properties.	Yes
2.10.2(k) Stormwater	Stormwater run-off shall be appropriately channeled into a stormwater drain	Stormwater run-off channeled into sediment basins.	Yes
2.11.1(c) Aboriginal Heritage	Where it is determined that harm could occur to Aboriginal objects then an Aboriginal Heritage Impact Permit application must be made to the OEH and	The NSW Office of Environment and Heritage have issued General Terms of Approval under which an Aboriginal Heritage Impact Permit is	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	be approved prior to works occurring.	required to be sought and granted prior to the commencement of works.	
2.11.2(a) Heritage	Any development application made in respect to development on land that is adjoining land occupied by a heritage item shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.	The Statement of Environmental Effects has regard to the heritage items located on adjoining land, including Mount Gilead, Sydney Water Supply Upper Canal and Beulah. The proposal is not incompatible with the heritage setting of the area.	Yes
2.14.1(c) Contaminated Land	Where a site is identified by Council, Office of Environment and Heritage and/or by the initial investigation as being, or having the potential to be contaminated, a Contamination Management Plan shall be submitted with the development application.	Preliminary Site Investigation, Detailed Site Investigation and Remedial Action Plan submitted.	Yes
2.14.2(a) Salinity	A detailed Salinity Analysis and Remedial Action Plan shall be prepared and submitted with the development application if: i) the site has been identified as being subject to a salinity hazard; or ii) an investigation reveals that the land is saline.	A Salinity Investigation and Management Plan submitted. All soil samples were non-saline.	Yes
2.14.3(a) Bushfire	Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of	The application does not involve the construction of any dwellings.	N/A

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	Planning for Bushfire Protection		
2.14.4(b) Subsidence	An applicant shall make appropriate enquiries and have plans stamped with the Mine Subsidence Board regarding any construction requirements for any type of development involving the erection of a building within a mine subsidence district prior to a development application being submitted to Council.	The application does not involve the erection of any permanent buildings. The applicant advises that Subsidence Advisory approval would be sought prior to the future proposed subdivision of land for residential purposes.	N/A
2.15(b)	Council may require a Waste Management Plan for any other development, where in Council's opinion, such a development	Waste Management Plan submitted.	Yes
2.15.2(e) Waste Management	The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, Office of Environment and Heritage and other regulatory authority guidelines and requirements	The Remedial Action Plan states that asbestos would be removed from the land in accordance with legislative requirements.	Yes
2.18(a) Upper Canal Corridor	Where major development is proposed adjacent to the Upper Canal corridor, applicants shall consult with Water NSW as part of the process of preparing the development application.	The application was notified to Water NSW. No objection was received.	Yes
2.18(j) Upper Canal Corridor	The State Heritage status of the Upper Canal shall be taken into account when designing development adjacent to the Canal corridor.	The development has been appropriately setback from the Upper Canal.	Yes
2.19(d) Electricity Easements	All proposed activities within electricity easements require approval from the	The site contains easements for transmission lines. Condition of consent to	Yes

Campbelltown (Sustainable City) Development Control Plan 2015			
Control	Requirement	Proposed	Compliance
	relevant utility providers.	comply.	

Site Specific Development Control Plan: Mt Gilead Development Control Plan

Volume 2 of the DCP 2015 contains the site specific Mt Gilead Development Control Plan – (Mt Gilead DCP). Compliance with the relevant controls is outlined in the table below:

Part: 7 Mt Gilead			
Control	Requirement	Proposed	Compliance
3.1(1) Heritage and Views	Development of Mt Gilead is to be consistent with the heritage principles identified in Figure 3 Heritage Principles Plan. The following specific measures are to be incorporated into the subdivision design: ii. Retention of One Tree Hill as a grassed knoll with a single tree.	Consistent with heritage principles. One Tree Hill to be retained as a grassed knoll with a single tree.	Yes
3.3(4) Public Open Space and Landscaping	Riparian areas are to be protected and enhanced.	Works are setback from riparian areas.	Yes
3.3(6) Public Open Space and Landscaping	Significant trees are to be retained where possible. Trees proposed for removal are to be identified in each development application and the impact of their removal is to be assessed appropriately.	Significant vegetation to be retained as biobank areas.	Yes

3. Impacts on the Natural and Built Environment

In addition to the matters discussed above, the developments greatest potential impacts on the natural and built environment are likely to be flora and fauna, traffic and site access, soil and water management.

Flora and fauna – Biodiversity Certification Agreement

The proposed earthworks require the removal of native vegetation to facilitate the proposed future urban development of the land.

The Minister for the Environment, Developer, Landowners and Council, have entered into a Biodiversity Certification Agreement on the land under the *Threatened Species Conservation Act 1995*.

The agreement includes the bio-banking of vegetation, and the retirement of particular biodiversity credits under other bio-banking agreements to facilitate the proposed development.

Accordingly, developments or activities proposed to be undertaken within the certified areas do not need to undertake assessment of impacts on threatened species, populations and ecological communities, or their habitats, that would normally be required under the *Environmental Planning and Assessment Act 1979*.

The Biodiversity Certification Agreement requires the Developer to prepare and implement a Construction Environmental Management Plan to the satisfaction of Council prior to the clearing of land. The plan must include but not be limited to:

- the erection of temporary and permanent protective fencing around all areas identified for conservation to minimise any inadvertent damage
- the retention of hollow bearing trees (where possible) that potentially contain roosting and breeding habitat for threatened microbats
- the salvaging of trees or parts thereof for use as fauna habitat in other biobank sites
- providing kerb and gutter and piped stormwater management infrastructure to roads surrounding the conservation areas to ensure that stormwater will not flow into the conservation areas
- preparation of a dam de-watering plan for the removal of the farm dams
- preparation of a fauna pre-clearance protocol for the removal of all trees

With respect to the Biodiversity Certification Agreement, the proposal is not considered to have an unacceptable impact on threatened species, populations, ecological communities or their habitats, within the meaning of the *Threatened Species Conservation Act 1995*.

Traffic and site access

The application was accompanied by Traffic Advice prepared by Cardno. The advice states that during the bulk earthworks, approximately 50,000 cubic metres of fill would be imported to site for 190 days, using 16 cubic metre trucks. The importation of fill would not occur all at once and occur periodically relative to the stages of development that will occur over the site as and when fill material is required.

The advice estimates the proposal would generate approximately 33 truck movements per day (in/out) or approximately four movements during peak periods, assuming an eight hour work day. In this case, the traffic volumes associated with the bulk earthworks operations would be less than 1 percent of the traffic volume on Appin Road.

The proposed site access points are located approximately 1.2km away from each other. The majority of trucks are likely to access the site utilising the northern access point necessitating a right turn in and left turn out movement. The advice outlines the proposed access points would satisfy the relevant traffic sight distances to enable trucks and motorists to stop safely.

The advice states that having regard to the traffic flows along Appin road, the site access points warrant channelised right turn movements at the intersections in accordance with Austroads Guidelines. This arrangement would be maintained until such time that access can be achieved through service roads constructed during the Appin Road upgrade, which is likely to overlap with the bulk earthworks application.

In order to manage the safety, efficiency and ongoing operation of Appin Road, a condition has been included requiring a Construction Traffic Management Plan to be approved by the NSW Roads and Maritime Services (RMS) prior to the commencement of works.

Soil and water management

The subject site is located within the vicinity of waterways. While the proposed works are setback at least 40m from nearby waterways, there remains potential for storm water run-off to generate large scale erosion and transportation of sediment into downstream environments.

In this regard, the application was accompanied by Soil and Water Management Plan that includes details of soil analysis, rainfall data and catchment area. The plan provides calculations to demonstrate the basins have been designed with sufficient volume to contain runoff during rainfall events, and sufficient surface area and depth to allow particles to settle.

The plans show that stormwater runoff would be diverted around soil stockpiles and channeled in the sediment basins for the purpose of minimising stormwater pollution. The proposed designs and calculations were reviewed by Council's hydraulic engineers and considered to be satisfactory.

4. Social and Economic Impacts

The proposed earthworks would create the landform required to facilitate the future proposed residential subdivision of land to provide for the housing needs of the community, which would provide tangible social and economic benefits.

5. Site Suitability

The site is considered suitable for the proposed earthworks. The land is mapped as an urban release area and has been zoned to provide for future residential development.

The proposal is consistent with the significant amount of preplanning that was undertaken during the rezoning process in consultation with Council, the developer, various government agencies and specialised consultants.

It is considered there are no significant environmental features that preclude development from being undertaken on the land.

6. Public Participation

The application was publicly notified and exhibited between 23 March 2018 and 22 April 2018.

Council received 22 submissions objecting to the development. The issues of objection are summarised and discussed below.

Theme	Detail	Response
Exhibition documents	<p>The development application form was not contained within the folder of documents during public exhibition.</p> <p>The Statement of Environmental Effects refers to development application No. 2989/2017/DA-S as being under assessment, but the application did not undergo public exhibition.</p> <p>Development application No. 743/2018/DA-SW for the subdivision of land was not exhibited.</p>	<p>The development application form is available for public view at Council's civic centre on request. The application form does not assess the environmental impacts of the development.</p> <p>DA-2989/2017/DA-S did not involve more than five Torrens title allotments and was not required to be notified or exhibited.</p> <p>DA-743/2018/DA-SW was exhibited between 8 June 2018 and 13 July 2018.</p>
Exhibition period	<p>The exhibition period occurred over the school holidays when most people were away. The documents are only available at the Council building or library. Very few people would have had an opportunity to view the proposal and provide comments.</p>	<p>The application was exhibited between 23 March 2018 and 20 April 2018.</p> <p>School holidays were between 14 April 2018 and 29 April 2018.</p> <p>Despite a partial overlap with the school holidays, twenty-two submissions were received.</p>
Online documents	<p>It is unacceptable in this day and age to not have all documents accessible online. This restrictive practice requires many trips into the Council building or library at the expense of ratepayers and the environment because people are being kept in the dark about the detail of what is being proposed.</p>	<p>Council acknowledges this issue and now provides exhibition documents online.</p>
Court case	<p>The appeal to the rezoning has not been heard by the Land and Environment Court.</p>	<p>The Class 4 proceedings were been dismissed on 20 September 2018 in relation to Help Save Mt Gilead Inc v Mount Gilead (2018) NSWLEC 149.</p>
Dieback	<p>There was talk of dieback in Menangle Creek at the Council meeting in March 2018. The cause of the dieback is unexplained but salt could be a contributing factor. This should be investigated before the proposed tree removal and soil disturbance upstream of the affected area.</p>	<p>The Council report outlines the dieback is likely associated with nutrients arising from the disposal of waste water. It is noted the adjacent area contains radial spray fields.</p>
Bio-certification	Bio-certification remains	The Biodiversity Certification

Theme	Detail	Response
	undetermined.	Agreement was executed and published on the NSW Government Gazette No 70 of 5 July 2019.
Koalas	The proposal would disturb koala habitat and corridors. The South Campbelltown Koala Connectivity Study shows that Koalas exist west of Appin Road at Mt Gilead. The area should be planted with trees for Koalas, not have the few remaining trees removed for future proposed housing.	The Biodiversity Certification Agreement has treated the site as Koala habit and appropriate offsets have been secured as part of this agreement. In accordance with the agreement the trees are permitted to be removed due to the bio-banking of vegetation, and the retirement of particular biodiversity credits under other bio-banking agreements to facilitate the proposed development.
Vegetation removal	<p>The vegetation removal will adversely impact on threatened species, habitat links, migratory birds, and the amenity of the locality.</p> <p>The proposed earthworks will adversely impact on the long term health and condition of any remaining trees.</p>	<p>The Biodiversity Certification Agreement had regard to ecological communities and habits and appropriate offsets have been secured as part of this agreement.</p> <p>The Biodiversity Certification Agreement requires trees within the biobank areas to be retained and protected. Further, no trees are proposed to be removed within 40m of the top of the bank of the natural watercourses on the land.</p>
Vulnerable animals	A plan of management has not been prepared to accommodate vulnerable animals such as koalas, turtles, frogs and yabbies.	The Construction Environmental Management Plan would require a pre fauna clearance survey, dam dewatering plan and fauna relocation plan to be undertaken.
Appin Road	The Appin Road upgrade has not been determined.	<p>The Appin Road upgrade has been determined. In this regard, an REF was exhibited in November 2018. After considering submissions, the RMS announced their decision to proceed with both the Appin Road upgrade and Appin Road safety improvements projects.</p> <p>Further, the NSW Department of Planning and Environment (as previously known) has executed a Voluntary Planning Agreement with the proponent to support delivery of these works.</p>
Wildlife crossings	Wildlife crossings should be provided under and over Appin road prior to any clearing or	Arboreal rope crossings would be provided as part of the Appin Road upgrade works which form

Theme	Detail	Response
	development.	part of the approved RMS upgrade works.
Fauna fencing	Fauna exclusion fencing should be erected along Appin Road.	Fauna fencing would be provided as part of the Appin Road upgrade works.
Trucks	Adding more trucks to Appin road is not ideal. Passenger vehicles may be run down by heavy vehicles.	In order to manage the safety, efficiency and ongoing operation of Appin Road, a condition has been included requiring a Construction Traffic Management Plan to be approved by the RMS prior to the commencement of works.
Beulah	<p>The proposed southern site access point adjoins the driveway to Beulah. Access to Beulah should not be impeded and the proposed southern access point be located further north.</p> <p>The proposed southern access point will impede vision to and from Beulah, and the vehicular movements to the proposed works site will impact on the root zone of trees located adjacent to the boundary within the Beulah biobank.</p> <p>Confirmation is requested that there are no earthworks immediately adjoining the boundary.</p>	<p>The proposed use of the existing site access is considered to be acceptable and capable of being used without unreasonably impeding site access to Beulah.</p> <p>The RMS would ensure that adequate traffic sight distances would be provided and maintained throughout the development. Stabilised site access would mitigate the potential impact of vehicular movements on tree roots adjacent to the boundary.</p> <p>The Cut and Fill Plan indicates minor earthworks adjacent to the boundary.</p>
Aboriginal heritage	The proposal would impact on Aboriginal artifacts and destroy Aboriginal heritage.	The NSW Office of Environment and Heritage have issued General Terms of Approval under which an Aboriginal Heritage Impact Permit is required to be sought and granted prior to the commencement of works.
European heritage	The Statement of Environmental Effects recognises the Upper Canal as a State Heritage Item, but does not recognise any other heritage items.	The Statement of Environmental Effects acknowledges the nearby heritage items.
Heritage listing	The application should not be determined until a decision has been made to list the Mt Gilead Estate on the State Heritage Register.	The State heritage listing is under consideration by NSW Office of Environment and Heritage. It is noted the proposed limit of works partially encroaches within the proposed curtilage of the heritage item.

Theme	Detail	Response
	The remnants of the Hillsborough cottage located near the entrance gate to Mt Gilead have heritage significance to the history of Campbelltown and this has been ignored.	The former location of the Hillsborough cottage has archaeological significance. The proposed limit of works indicates the site would be retained and protected until such time that works are proposed to this sensitive item.
Erosion	The proposed vegetation removal and earthworks would cause erosion and sedimentation of waterways that flow into the Nepean River.	A soil and management plan would be implemented to mitigate erosion and sedimentation of waterways.
Drainage	The dewatering and filling of the dams would alter the drainage pattern of the land with the potential to impact on downstream receptors, such as Noorumba Reserve and the downstream heritage dam.	Stormwater runoff would be channeled in sediment basins.
Salinity	<p>Salinity seems to be a problem on Lot 61. Disturbing the soils could make salinity worse for nearby creeks and the Nepean River in the long term.</p> <p>The mature deep rooted trees prevent the migration of salts to the surface and from leaching into the waterways. The application does not discuss the impact of tree removal on soil and water salinity, downstream waterways and ground water flows.</p>	<p>A Salinity Investigation and Management Plan was undertaken on Lot 61. The results indicate that 41 percent of the soil samples were non-saline, 53 percent were slightly saline, and 6 percent were moderately saline.</p> <p>The Salinity Investigation and Management Plan includes strategies to mitigate potential salinity impacts. Salinity monitoring within nearby waterways is not recommended.</p>
Views	The proposal remove the green open space and iconic farming views of the dams and trees. The land should be preserved as an important part of early settlement history.	The proposal is consistent with the Gilead DCP which envisages the future development of the land for urban purposes.
Farming land	Concern is raised due to loss of farming land. The land should be retained for future farming activities.	An agriculture investigation was undertaken prior to rezoning of the land for urban purposes.
Infrastructure	The proposal would generate more people and traffic. There will not be enough jobs to cater for the size of the development, leading to more unemployment. Provisions need to be made for additional schools, health care facilities, child care centres, and employment lands that are necessary to sustain a new	The demand for employment, retail, community and social services, infrastructure and public transport was thoroughly considered prior to rezoning the land for urban purposes.

Theme	Detail	Response
	community. There is public transport in this area.	
Lot sizes	The future subdivision would provide tiny squished houses on small lots with narrow roads and the developer will try to exceed the maximum yield of 1700 lots.	Lot size and lot yield are not relevant to the proposed works seeking approval within this application.
Mine subsidence	The south-west corner of Lot 61 should not be developed for housing. The holder of the mining lease requested there be no housing in the subsidence area.	The applicant would seek approval from NSW Subsidence Advisory prior to the future proposed subdivision and development of the land for residential purposes.
Mining	The impact of mining activities on waterways that runs through Gilead and the role of Sydney Water in the planning process.	The site has been subject to geotechnical soil sampling. Sydney Water was involved during the rezoning of the land for residential purposes.

Conclusion

A development application has been lodged seeking consent for the tree removal, dam dewatering, site remediation works and bulk earthworks at Appin Road, Gilead.

The subject site includes five land use zones under the Campbelltown Local Environmental Plan 2015, and the earthworks are permitted with development consent.

The proposed development is consistent with the applicable zone objectives, and would facilitate the future development of the locality to provide for the housing needs of the community.

Any contaminated elements would be removed from the site, and the land would be remediated and made suitable for future residential purposes.

The NSW Office of Environment and Heritage have issued general terms of approval, including the requirement for an Aboriginal Impact Permit to be sought and granted prior to the commencement of works.

The proposal is consistent with the provisions regarding earthworks, flood planning, salinity, and the restrictions from Appin Road.

The proposal is consistent with the applicable controls of Campbelltown (Sustainable City) Development Control Plan 2015, and the site specific Mt Gilead Development Control Plan.

The likely impacts of the development have been considered, including environmental impacts on both the natural and built environments, as well as social and economic impacts in the locality.

The significant vegetation located on the land would be retained and protected in accordance with the Biodiversity Certification Agreement. No further ecological assessments are required to be undertaken on the land.

The site is considered to be suitable for the proposed earthworks, as the land is located within an urban release area and has been zoned to provide for future residential development.

Twenty-two submissions objecting to the proposal were received. The matters raised have been discussed within this report.

Accordingly, the development is considered appropriate for the site and the application is recommended for approval.

Attachments

1. Recommended conditions of consent (contained within this report)
2. Phasing Plan (contained within this report)
3. Civil Works Plans (contained within this report)

Reporting Officer

Executive Manager Urban Release and Engagement

ATTACHMENT 1
3868/2017/DA-CW
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 Number	Revision	Author	Dated
80216021-100-1000	3	Cardo	29/01/2018
80216021-100-1002	3	Cardo	29/01/2018
80216021-100-1005	4	Cardo	29/01/2018
80216021-100-1010	4	Cardo	29/01/2018
80216021-100-1011	4	Cardo	29/01/2018
80216021-100-1051	3	Cardo	29/01/2018
80216021-100-1052	4	Cardo	29/01/2018
80216021-100-1053	3	Cardo	29/01/2018
80216021-100-1054	3	Cardo	29/01/2018
80216021-100-1055	3	Cardo	29/01/2018
80216021-100-1056	2	Cardo	29/01/2018
80216021-100-1200	3	Cardo	29/01/2018
80216021-100-1201	3	Cardo	29/01/2018
80216021-100-1202	3	Cardo	29/01/2018
80216021-100-1203	3	Cardo	29/01/2018
80216021-100-1204	4	Cardo	29/01/2018
80216021-100-1205	4	Cardo	29/01/2018
80216021-100-1206	4	Cardo	29/01/2018
80216021-100-1207	3	Cardo	29/01/2018
80216021-100-1208	3	Cardo	29/01/2018
80216021-100-1209	3	Cardo	29/01/2018
80216021-100-1210	4	Cardo	29/01/2018
80216021-100-1211	3	Cardo	29/01/2018
80216021-100-1212	3	Cardo	29/01/2018
80216021-100-1213	3	Cardo	29/01/2018
80216021-100-1214	3	Cardo	29/01/2018
80216021-100-1215	3	Cardo	29/01/2018
80216021-100-1216	3	Cardo	29/01/2018
80216021-100-1217	3	Cardo	29/01/2018
80216021-100-1218	3	Cardo	29/01/2018
80216021-100-1219	3	Cardo	29/01/2018
80216021-100-1220	3	Cardo	29/01/2018
80216021-100-1221	3	Cardo	29/01/2018
80216021-100-1222	3	Cardo	29/01/2018
80216021-100-1223	3	Cardo	29/01/2018
80216021-100-1224	3	Cardo	29/01/2018
80216021-100-1225	3	Cardo	29/01/2018
80216021-100-1226	3	Cardo	29/01/2018
80216021-001-SK190	1	Cardo	9/04/2018

Associated Documentation:

- Preliminary Site Investigation: Author: Douglas Partners, Project No: 76649.11, Document No: R.001.Rev0, Dated: 20 December 2016.
- Detailed Site Investigation, Author: Douglas Partners, Project No: 76649.06, Document No: R.001.Rev0, Dated: 13 October 2016.
- Remediation Action Plan, Author: Douglas Partners, Project No: 76649.16, Document No: R.001, Dated: 1 August 2017.
- Salinity Investigation and Management Plan, Author: Douglas Partners, Project No: 76649.05, Document No: R.001.Rev0, Dated: 10 October 2016.
- Salinity Investigation and Management Plan, Author: Douglas Partners, Project No: 76649.14, Document No: R.001.Rev0, Dated: 20 December 2016.
- Preliminary Geotechnical Investigation, Author: Douglas Partners, Project No: 76649.04, Document No: 1, Dated: 20 October 2016.
- Preliminary Geotechnical Investigation, Author: Douglas Partners, Project No: 76649.13, Document No: 1, Dated: 20 October 2016.

2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to Council's Executive Manager Urban Release (or equivalent), for approval, prior to the issuing of a construction certificate:

- The Limit of Works shown on the plans must not be inconsistent with the Proposed Curtilage of the Mount Gilead Estate that is under consideration for the State Heritage Register.

3. Building Code of Australia

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

4. Compliance with EPBC Approval

Compliance is required at all times with the obligations of the approval issued under the Environment Protection Biodiversity Conservation (EPBC) Act 1999 (Mt Gilead residential development EPBC 2015/7599) dated 21 December 2018.

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 *Engineering Design for Development (as amended)* and the applicable development control plan.

7. **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.

8. **Construction Environmental Plan of Management**

The Construction Environmental Plan of Management (CEMP) must address the environmental aspects of the development and include details of the environmental management practices and controls to be implemented on the site to ensure the works are managed in a manner to reduce adverse impacts on the environment. The CEMP must address, but not be limited to the following:

- a. The commitments and CEMP requirements as outlined in the Statement of Developers Commitments for Mt Gilead Biodiversity Certification Assessment prepared by EcoLogical Australia and dated 21 March 2019 and provided as Schedule 7 to the Biodiversity Certification Agreement - Mt Gilead Stage 1 executed on 28 June 2019.
- b. The CEMP requirements outlined in condition 10 of the approval Issued under the EPBC Act (Mt Gilead residential development EPBC 2015/7599) dated 21 December 2018.
- c. Measures to restrict access to retained vegetation and waterfront land.
- d. Measures to prevent the spread of priority and environmental weeds.
- e. Required Sediment and Erosion Control Measures/stockpile management as per *Managing Urban Stormwater: Soils and Construction (Landcom, 2004) – The Blue Book*.
- f. Noise control measures and hours of operation.
- g. Air quality control measures (dust).
- h. Hazardous material management protocols addressing storage, use, refueling etc.
- i. Incident and emergency response protocols.
- j. Competence, training and awareness procedures (i.e. Environmental inductions, Toolbox talks, training and awareness).
- k. Roles and responsibilities for implementing, monitoring and reviewing CEMP requirements.
- l. An overview of relevant environmental management documentation.
- m. Waste Management Procedures in accordance with the submitted Waste Management Plan.
- n. Inspection, monitoring and auditing requirements for all environmental controls and adaptive management to ensure environmental mitigation measures remain effective.
- o. Community Consultation and Liaison.

Once the CEMP has been approved in writing by Council, it must be effectively implemented within the Biodiversity Certification Assessment Area throughout the life of the development.

9. Spraygrass

All land that has been disturbed by earthworks must be stabilised with native spray grass or similarly treated to establish grass cover.

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.

10. Deposited Plan and 88B Instrument - Rights and Interests

Prior to Council or an accredited certifier issuing a construction certificate, the applicant must obtain written consent from the benefited lot(s), roads(s) bodies or Prescribed Authorities regarding any easements, profit à prendre, restriction or positive covenants registered on the land with respect to the approved development.

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. Construction Traffic Management Plans

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

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

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

14. Sediment Basins

Prior to the release of a construction certificate for the relevant stage, details of the temporary sediment basins to support the associated fill is to be submitted to Council or Principal Certifying Authority.

15. Work on Public Land

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from RMS for any proposed works on public land. Inspections of these works shall be undertaken by the roads Authority at the applicant's expense.

16. 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.

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.

17. 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.

18. 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.

19. Endorsement of Construction Environmental Management Plan

Prior to the issue of a construction certificate, the endorsed Construction Environmental Management Plan (CEMP) by Council's Executive Manager Urban Release (or equivalent) is to be submitted to the Federal Minister for the Environment for further endorsement.

If Council is not the Principal Certifying Authority, a copy of the letter of endorsement is to be sent to Council for our records.

20. Unexpected Finds Protocol

Prior to the commencement of any on ground works, an expected finds protocol must be prepared by a suitably qualified person and submitted for the approval of Council's Executive Manager Urban Release (or equivalent).

21. Compliance with the Biodiversity Certification Agreement

Prior to the commencement of works/ issue of a construction certificate (whichever comes first) the following information is to be provided to Council's Executive Manager Urban Release (or equivalent) and written acknowledgement received:

- a. Evidence of the retirement of biodiversity credits as per Table 1 of the Biodiversity Certification Agreement – Mt Gilead Stage 1 (executed on 28 June 2019) and as specified by the Order conferring biodiversity certification – Mt Gilead Stage 1 (published in the NSW Government Gazette No.70 on 5 July 2019);
- b. Evidence of the retirement of biodiversity credits as per Conditions 3-5 of the approval issued under the EPBC Act (Mt Gilead residential development EPBC 2015/7599) dated 21 December 2018); and
- c. Evidence that the Federal Environment Minister has approved a Koala Plan of Management as per Condition 7 of the approval issued under the EPBC Act (Mt Gilead residential development EPBC 2015/7599) dated 21 December 2018).

Compliance is required at all times with the conservation obligations under the Biodiversity Certification Agreement - Mt Gilead Stage 1 (executed on 28 June 2019) and as specified by the Order conferring biodiversity certification – Mt Gilead Stage 1 (published in the NSW Government Gazette No.70 on 5 July 2019).

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.

22. NSW Office of Environmental and Heritage

Prior to the commencement of any works on the land, the following items must be completed:

- A s.90 Aboriginal Heritage Impact Permit (AHIP) for the proposed works must be sought and granted prior to the commencement of works.
- The AHIP application must be accompanied by appropriate documentation and mapping as outlined on page 6 of *Applying for an Aboriginal Heritage Impact Permit, Guide for Applicants*.
- Consultation with the Aboriginal community undertaken as part of the AHIP application must be in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.
- The AHIP application must include appropriate mitigation, including an archaeological salvage excavation program designed to answer research questions specific to the southern Cumberland Plain. The research questions must consider comparisons between the southern and northern Cumberland Plain, with a view to developing an Aboriginal occupational model for the southern Cumberland Plain.
- The AHIP application must include detailed management plans for all proposed conservation areas. Copies of all relevant BioBanking Agreements must also be provided.
- Long term management of Aboriginal objects must be considered as part of the AHIP application.

23. Approval for bulk earthworks/major filling operations (Use for bulk earthworks/major filling operations)

A Fill Importation Protocol is to be developed by a suitably qualified consultant and approved prior to the issue of the construction certificate. Should Council not be the Certifying Authority, then a copy of Council's written approval is to be provided to the Private Certifying Authority.

At minimum, an appropriately qualified person/s shall:

- Supervise all filling works.
- (On completion of filling works) carry out an independent review of all documentation relating to the filling of the site, and submit a review findings report to Council and any Principal Certifying Authority. All fill material documentation is to (at minimum):
 - Be prepared by an appropriately qualified person with consideration of all relevant guidelines, standards, planning instruments and legislation (e.g. EPA, NEPM, ANZECC, NH&MRC),
 - Clearly state the legal property description of the fill material source site and the total amount of fill tested,
 - Provide details of the volume of fill material to be used in the filling operations,
 - Provide a classification of the fill material to be imported to the site in accordance with the NSW Environmental Protection Authority's 'Waste Classification Guidelines' 2009, and
 - (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.
- Certify by way of a Compliance Certificate or other written documentation that fill materials have been placed on the site in accordance with all conditions of this consent and that the site will not pose an unacceptable risk to human health or the environment. A copy of the Compliance Certificate or other documentation shall be submitted to Council and any Principal Certifying Authority.

The approved Fill Importation Protocol is to be adhered to throughout all stages of the development. If the Principal Certifying Authority or Campbelltown City Council is not satisfied that suitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances the works shall not be carried out prior to any further approved works.

24. Site Inductions & Biocertification

Prior to the commencement of bulk earthworks for each relevant stage, an induction, conducted by a suitably qualified and experienced ecologist, shall be undertaken for all bulk earthwork contractors, identifying vegetation to be retained under the Biocertification Agreement.

25. Hillsborough site

Prior to the commencement of any works on the land, security fencing shall be erected around the former Hillsborough site to protect the archaeological remnants of the homestead during works.

26. 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.

27. 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.

28. 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.

29. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

30. Vehicular Access during Construction

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided to minimise ground disturbance and prevent the transportation of soil onto any public road system.

31. Public Property

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

32. Fencing

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

33. Site Remediation and Site Audit Process

The remediation of the site must be undertaken in accordance with the following:

- a. The site shall be remediated as part of the bulk earthworks, with regard to:
 - The approved Remedial Action Plan (RAP) prepared by Douglas Partners dated August 2017.
 - State Environmental Planning Policy No. 55 - Remediation of Land
 - National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013); and
 - The guidelines in force under the Contaminated Land Management Act 1997.
- b. The consent holder must engage an appropriately qualified and experienced supervising environmental consultant to supervise all aspects of site remediation and validation. The environmental consultant must supervise all aspects of the remediation and validation works in accordance with the approved Remedial Action Plan.
- c. A Site Auditor shall be appointed for the project prior to the commencement of any works authorised by this consent. The site auditor must be a person accredited under the Contaminated Land Management Act, 1997.
- d. Council shall be notified of the appointment of the site auditor at least 2 business days prior to the commencement of any works authorised by this consent. This notification shall include the name, contact details and accreditation details of the auditor.
- e. In addition to any powers given to the site auditor under legislation, the auditor may, under this condition of consent, order all other work on the site to cease until such work identified by the auditor is complete. Any works undertaken in breach of an order given under this condition will be taken to be works in breach of this consent.
- f. The site auditor may require modifications to the approved remediation action plan and any additional works as they see fit. Any such modifications and additional works must be completed to the satisfaction of the site auditor.
- g. The site auditor is to be retained until they issue a category "A" site audit statement for the whole site specifying that it is suitable for *day care centres, preschools, primary schools and residential, including substantial vegetable garden and poultry*.
- h. Prior to the implementation of remediation works, the site is to be established in accordance with all NSW legislative requirements including those outlined in Section 7.1 of the RAP prepared by Douglas Partners dated August 2017.
- i. Asbestos remediation works must be undertaken by an appropriately licensed asbestos remediation contractor and in accordance with *Work Health and Safety Regulation NSW 2011* and any other applicable WorkCover NSW or Safe Work

Australia regulations or guidelines. This contractor must give written notice to WorkCover NSW at least 5 days before remediation work commences.

Any person having benefit of this consent may not replace a site auditor appointed under a condition of this consent without the approval of Council. The power for Council to approve the appointment of a new site auditor is a power created by this condition and is not a reference to a need for further development consent under the EP&A Act. Council may withhold approval under this condition unless it is satisfied that the previously appointed site auditor is unwilling or unable to continue servicing the project.

34. Boundary of Works

No works are permitted to occur outside of the limit of works shown on the approved plans.

Prior to the commencement of works, the boundary of the limit of works must be appropriately demarcated via appropriate fencing and signage.

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.

35. Mud/Soil

Mud and soil from vehicular movements to and from the site must not be deposited on the road.

36. Tree Felling

Trees identified for removal are to be felled and lowered to the ground slowly to allow any resident fauna time to escape and to ensure they aren't injured by falling trees and branches. This replaces the need for pre-clearing survey and inspection. Any native fauna found that do not self-relocate are to be relocated to the regional park. This is to be done under the supervision of a qualified ecologist. If any injured fauna are found, WIRES is to be contacted immediately.

37. Stockpile and Re-use of Topsoil

Topsoil is to be stockpiled and reused. Stripping of topsoil is to be limited to the organic layer only. Topsoil is to be stockpiled in suitably sized stockpiles such that any organic matter breaks down before being spread throughout the development lots. Topsoil is to be stripped to an average depth of 150mm across the site. Once final levels have been achieved, the topsoil is to be spread as outlined below.

A preliminary topsoil balance has been undertaken across the proposed land uses across the Central Precinct. Principle assumptions within the topsoil balance include:

- Uniform stripping of 150mm of topsoil across the site;
- Placement of 500mm of topsoil on open spaces, including the riparian corridor;
- Placement of 300mm of topsoil within the road verges; and
- Placement of 100mm of topsoil within lots.

The topsoil balance is to be refined during future design stages to ensure efficiency and to facilitate appropriate growing conditions for vegetation.

38. Watercourses

All works must be must be setback at least 40 metres from the top of the bank of all natural watercourses on the land.

39. Disposal of Contaminated Soils/Waste

All transport of waste and disposal of materials must be conducted in accordance with the requirements of the Protection of the Environment and Operations (POEO) Act (1997). All required licences and approvals required for disposal of the material will be obtained prior to removal of the materials from the site. Transport of Spoil must also be via a clearly delineated, pre-defined haul route.

Removal of waste materials from the site shall only be conducted by a licensed contractor holding the appropriate licence, consent or approvals to dispose of waste materials according to the classification outlined in the NSW EPA *Waste Classification Guidelines (2014)* and with appropriate approvals obtained from the EPA, if required.

All contaminated soils/waste removed from the sit must be disposed of in accordance with Section 7.7 of the approved REAP prepared by Douglas partners dated August 2017.

40. 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.

41. 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.

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 approval 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.

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 for Development (as amended)*;
- c. Council's applicable development control plan;
- d. *Soils and Construction (2004) (Bluebook)*; and
- e. Relevant Australian Standards and State Government publications.

49. 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.

50. Long Term Stockpiling

To reduce the need for long term stockpiles, fill must only be imported on site in association with the relevant stage of fill works. Siltation fencing must be provided around stockpile locations in accordance with Council's Engineering Design Guide and the Landcom "Blue Book". In addition, Stockpiles must be covered by Geofabric at all times except when soil is being extracted from them. Stockpiles and sedimentation and erosion measures must be inspected by a suitability qualified person a weekly basis.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

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

Note: Under this subheading, for the purpose of issuing an occupation certificate, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

51. Contaminated Land

Prior to the principal certifying authority issuing a final compliance 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.

52. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing a final compliance 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 *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design 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 0.3m 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.

53. Restoration of Public Roads

Prior to the principal certifying authority issuing a final compliance certificate, any restoration of the public road pavement required as a result of the development shall be carried out to the satisfaction of the relevant authority at the applicant's expense.

54. Public Utilities

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

55. Works on Public Land

Prior to the principal certifying authority issuing a final compliance certificate, the applicant shall obtain written confirmation from the relevant Authority advising that any works carried out on public land have been completed satisfactorily.

56. Council Fees and Charges

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

57. Site validation

Upon the completion of remediation works for the relevant stage, the site is to be validated in accordance with Section 8 of the RAP prepared by Douglas Partners dated August 2017. A copy of the Validation Report must be submitted to Council or the relevant certifying authority certifying that:

- a. the remediation and validation of the site has been undertaken in accordance with the RAP that has been prepared for the site.

- b. the land has been remediated and is suitable for residential use.

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. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

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

Advice 2. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 3. 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 for Development (as amended)* and the applicable development control plan.

Advice 4. Dial before you Dig

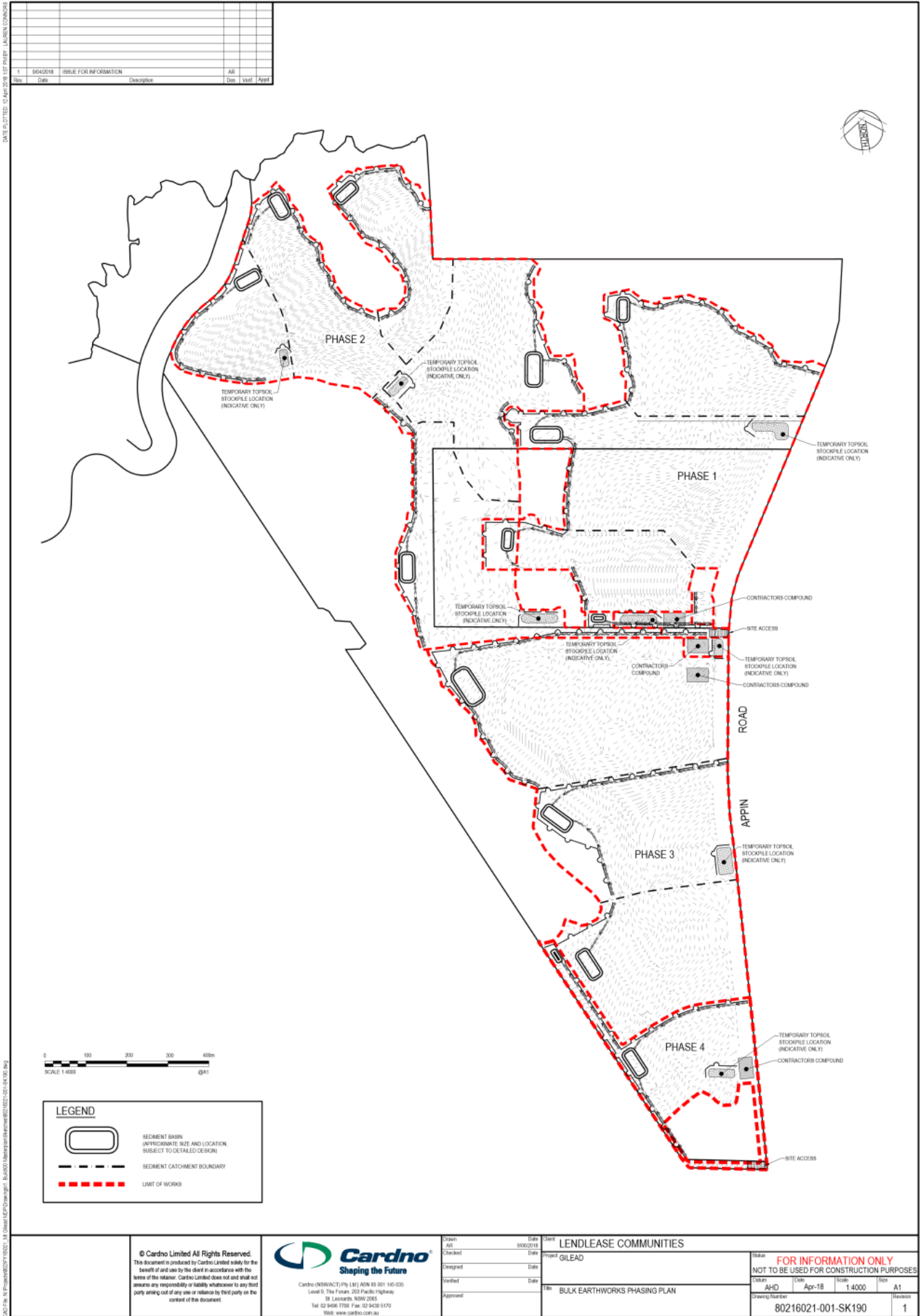
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law 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 5. 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



Rev	Date	Issue For Information	Description	AR	Dis	Unit	Appt
1	06/04/2018	ISSUE FOR INFORMATION					



LEGEND	
	SEDIMENT BASIN (APPROPRIATE SIZE AND LOCATION SUBJECT TO DETAILED DESIGN)
	SEDIMENT CATCHMENT BOUNDARY
	LIMIT OF WORKS

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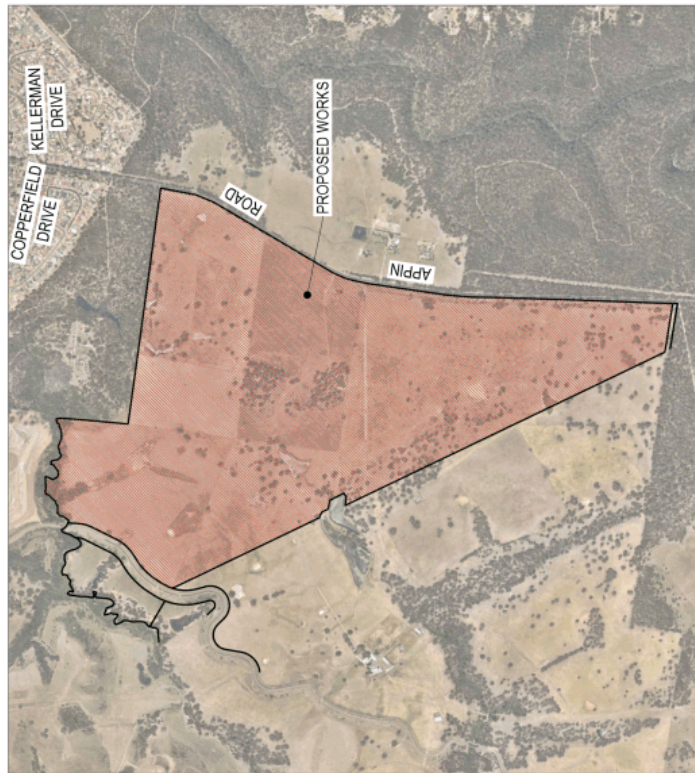
Drawn	Date	Client
AR	06/04/2018	LENLEASE COMMUNITIES
Checked	Date	Project
Designed	Date	GILEAD
Verified	Date	
Approved	Date	
Title		
BULK EARTHWORKS PHASING PLAN		

Status			
FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Client	Date	Scale	Size
AHID	Apr-18	1:4000	A1
Drawing Number	Revision		
80216021-001-SK190			1

LENLEASE COMMUNITIES

GILEAD

MDP BULK EARTHWORKS
DEVELOPMENT APPLICATION



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<p>Project: MDP Bulk Earthworks Development Application Site: 203 Pacific Highway, St Leonards, NSW Scale: NTS Drawing Number: 80216021-100-1000 Revision: 3</p>	<p>DATE: 26/05/2017 DRAWN: 26/05/2017 CHECKED: 04/05/2017 DATE: 26/05/2017 DRAWN: 04/05/2017 CHECKED: 04/05/2017</p>	<p>FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>

SITWORKS NOTES

- ORIGIN OF LEVELS - REFER SURVEY NOTES
- CONTRACTOR TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK AND DISCREPANCIES TO BE REPORTED TO LANDRO.
3. MAKE SURE CONNECTIONS WITH EXISTING WORKS
4. WHERE NOTED ON THE DRAWINGS THAT ITEMS ARE TO BE LAMINATED OUT TO THE SURFACE, CONTRACTOR TO VERIFY THAT THIS SHALL BE RESPONSIBLE FOR THE COORDINATION OF THESE WORKS.

SURVEY NOTES

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE INFORMATION BE SHOWN TO PROVIDE A BASIS FOR DESIGN. LANDRO DOES NOT WARRANT THE ACCURACY OF THESE SURVEY DATA. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SURVEY DATA. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SURVEY DATA. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SURVEY DATA.

BULK EARTHWORKS NOTES

- ORIGIN OF LEVELS - REFER SURVEY NOTES
3. BEFORE PLACING FULL PROOF EXPOSED BULKWORK WITH AN 8 TONNE AND DEWATERING THROUGH DRAINAGE ROLLERS TO PREVENT UNDER ROLLER.
4. FREQUENCY OF COMPACTION TESTING SHALL BE IN ACCORDANCE WITH COUNCIL ENGINEERING SPECIFICATIONS
5. FILLING TO BE PLACED IN MINIMUM 200mm - LOOSE LAYER AND NOTING SHALL TAKE PLACE TO EXPOSED BULKWORK LAYER AND HAS BEEN PROOF ROLLED IN THE PRESENCE OF THE SUPERINTENDENT AND APPROVAL GIVEN IN WRITING THAT FILLING CAN PROCEED.
6. BULK EARTHWORKS TO BE BE WITHIN +/- 100mm OF DESIGN LEVELS SHOWN ON THESE DRAWINGS
7. WORKS UNDERGROUNDS TO BE IN ACCORDANCE WITH THE PRELIMINARY REPORT DATED 15/06/2018. LANDRO REPORT PROJECT TRAILBLAZER PREPARED BY DOUGLAS PARTNERS DATED OCTOBER 2016
8. TOPSOIL TO BE STRIPPED, STOCKPILED AND STABILIZED PRIOR TO BELK BULKWORK. TOPSOIL DEPTH FOR FUTURE RESIDENTIAL LOTS 1500mm TOPSOIL DEPTH FOR FUTURE VENDOR AND OPEN SPACE 300mm
9. DOWNDRAINS TO BE SHOWN ARE RELEVANT TO THE FINAL DESIGN DETAILS
10. THE LOT AND ROAD GRID SHOWN HEREIN IS INDICATIVE ONLY AND IS SUBJECT TO FUTURE DEVELOPMENT APPLICATION APPROVALS

SEDIMENT AND EROSION CONTROL NOTES

GENERAL INSTRUCTIONS

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONTROL OF SEDIMENT AND EROSION TO THE SATISFACTION OF COUNCIL. NEW EROSION AND SEDIMENTATION CONTROLS SHOWN ON THESE DRAWINGS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REPRESENT THE MINIMUM REQUIREMENTS ONLY.
- THE CONTRACTOR SHALL ENSURE THAT ALL SOILS AND WATERS MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED OR AS OTHERWISE DIRECTED BY THE SUPERINTENDENT AND SHALL BE IN ACCORDANCE WITH:
 - A LOCAL AUTHORITY REQUIREMENTS
 - THE BEST MANAGEMENT PRACTICES MANUAL, "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION", AN EDITION, WILSON 2014
 - THE SUPERINTENDENT'S INSTRUCTIONS, THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL COUNCIL.
 - WHEN STORMWATER RITE ARE CONSTRUCTED, PREVENT ERE BLURF ENTENDING UNLESS SEDIMENT FENCES ARE ERECTED AROUND RITE.
 - THE CONTRACTOR IS TO ENSURE ALL EROSION AND SEDIMENT CONTROL DEVICES ARE MAINTAINED AND OPERATIONAL THROUGHOUT CONSTRUCTION. EFFECTIVE REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORMEVENTS.
- WHERE PRACTICAL, THE ERE EROSION HAZARD ON THE SITE WILL BE UNDERGROUNDS IN THE FOLLOWING REGARDS:
 - CONTRACTOR TO TAKE PRECAUTIONS TO PREVENT EROSION ALONG THE BOUNDARIES AS SHOWN ON PLAN, REFER LOCAL.
 - CONTRACTOR TO TAKE PRECAUTIONS TO PREVENT EROSION ALONG THE BOUNDARIES AS SHOWN ON PLAN, REFER LOCAL.
 - INSTALL SEDIMENT BARRIERS AS SHOWN AND IN ALL SEDIMENT TRAPS AS SHOWN.
 - ENGINEERING WORKS WHERE POSSIBLE PHASE DEVELOPMENT SO THAT FILL AND REFINANCE IS CONFINED TO AREAS OF WORKABLE SIZE.
- EROSION CONTROL**
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- ANY FILL TO BE PLACED IN MINIMUM 200mm - LOOSE LAYER AND NOTING SHALL TAKE PLACE TO EXPOSED BULKWORK LAYER AND HAS BEEN PROOF ROLLED IN THE PRESENCE OF THE SUPERINTENDENT AND APPROVAL GIVEN IN WRITING THAT FILLING CAN PROCEED.
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- THE LOT AND ROAD GRID SHOWN HEREIN IS INDICATIVE ONLY AND IS SUBJECT TO FUTURE DEVELOPMENT APPLICATION APPROVALS

EXISTING UNDERGROUNDS SERVICES NOTES

THE LOCATIONS OF UNDERGROUNDS SERVICES SHOWN IN THE SET OF DRAWINGS ARE BASED ON THE INFORMATION PROVIDED BY THE SERVICE AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PROVIDED AND MAY NOT BE COMPLETELY ACCURATE. CONTRACTOR SHALL NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS IS COMPLETELY ACCURATE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO UNDERGROUNDS SERVICES ON THEIR LOCATION AND WILL ACCEPT LIABILITY FOR DAMAGE TO UNDERGROUNDS SERVICES CAUSED BY THE CONTRACTOR'S WORKS. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING CONCRETE INCLUDING HAND EXCAVATION WHERE NECESSARY. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO UNDERGROUNDS SERVICES ON THEIR LOCATION AND WILL ACCEPT LIABILITY FOR DAMAGE TO UNDERGROUNDS SERVICES CAUSED BY THE CONTRACTOR'S WORKS. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING CONCRETE INCLUDING HAND EXCAVATION WHERE NECESSARY.

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TELSTRA - DUTY OF CARE NOTE

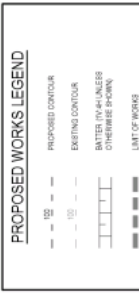
TELSTRA IS IN POSSESSION ONLY THE PRESENCE OF CABLES AND PLANT. THEY ONLY SHOW THEIR PORTION RELATIVE TO ROAD BOUNDARIES. CONTRACTOR TO VERIFY THE LOCATION OF CABLES AND PLANT AND ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DONOT REMOVE OR DAMAGE ANY CABLES OR PLANT. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID DAMAGE TO UNDERGROUNDS SERVICES ON THEIR LOCATION AND WILL ACCEPT LIABILITY FOR DAMAGE TO UNDERGROUNDS SERVICES CAUSED BY THE CONTRACTOR'S WORKS. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING CONCRETE INCLUDING HAND EXCAVATION WHERE NECESSARY.

EXISTING DAMS & BASINS NOTES

REMOVE VEGETATION AND TOPSOIL FROM AROUND THE BASIN AS PART OF THE STRIPPING OPERATION. CONTRACTOR TO TAKE PRECAUTIONS TO AVOID DAMAGE TO UNDERGROUNDS SERVICES ON THEIR LOCATION AND WILL ACCEPT LIABILITY FOR DAMAGE TO UNDERGROUNDS SERVICES CAUSED BY THE CONTRACTOR'S WORKS. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING CONCRETE INCLUDING HAND EXCAVATION WHERE NECESSARY.

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LEND-LEASE COMMUNITIES

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION PURPOSES

DEVELOPMENT APPLICATION

GENERAL NOTES AND LEGENDS

DATE: 04/05/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROJECT: GLEAD
 SITE: [Address]
 LOT: [Number]
 SUBDIVISION: [Name]

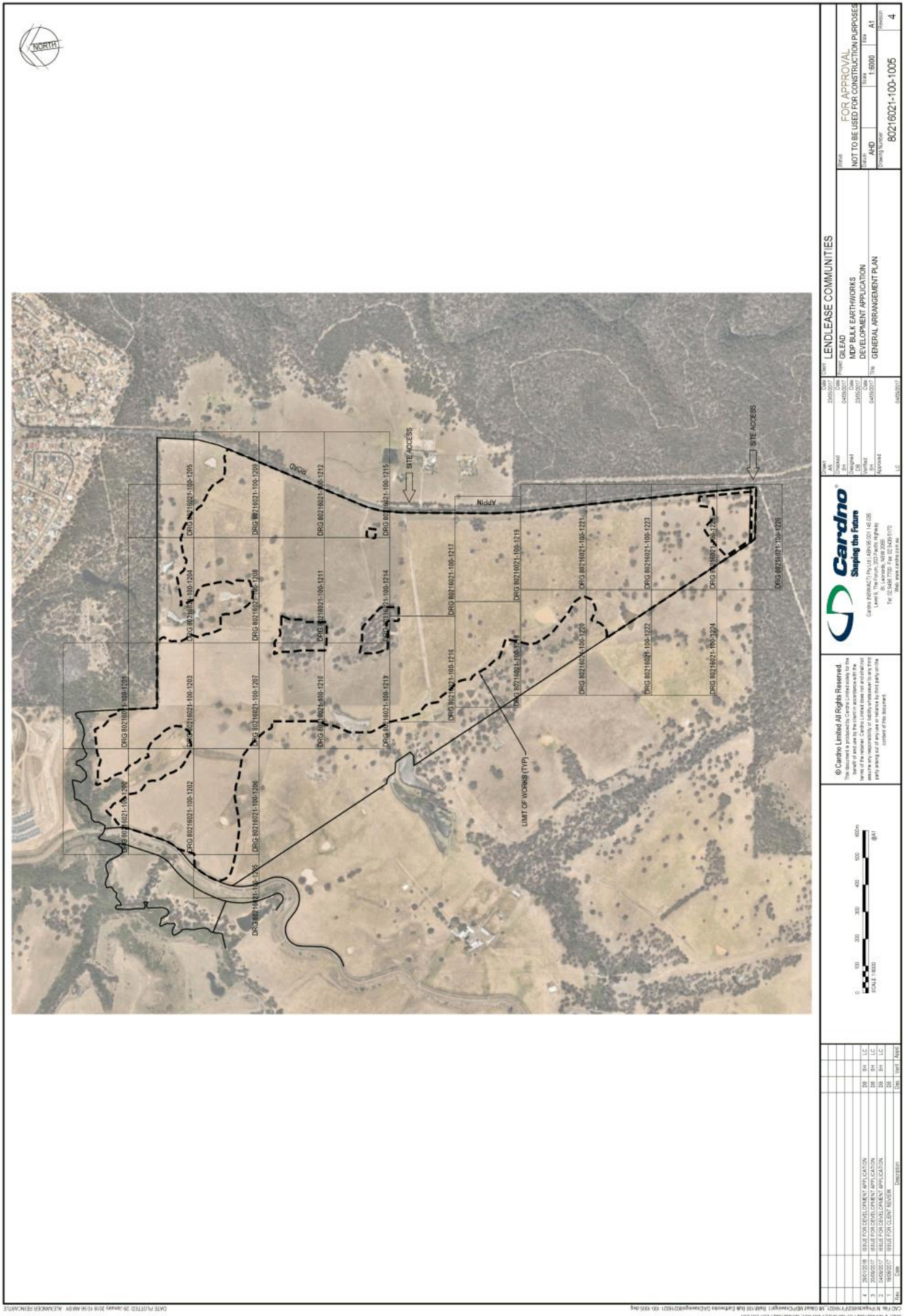
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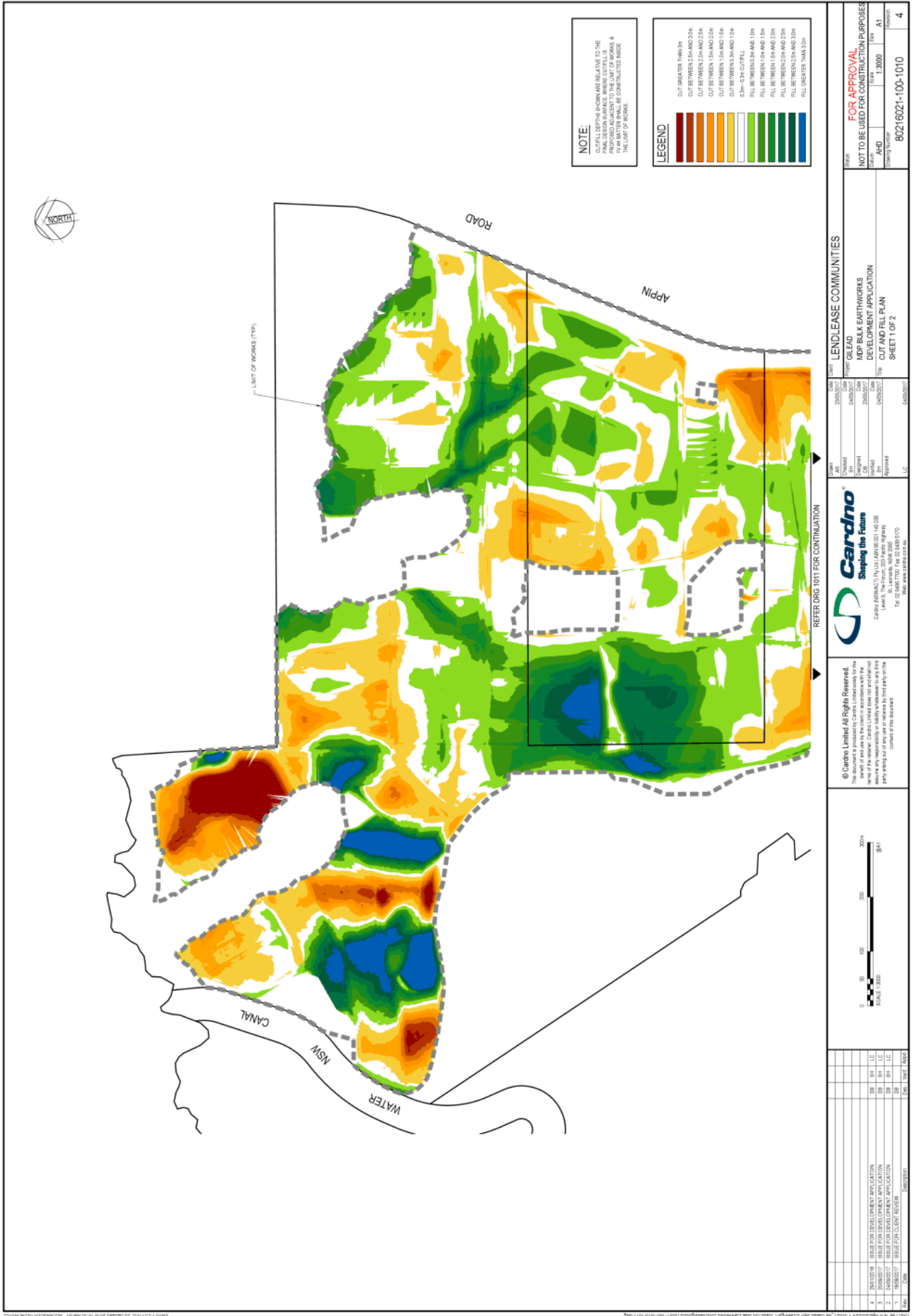
Cardno
 Shaping the Future
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NO.	DATE	DESCRIPTION
1	24/07/2019	REVISION FOR CLIENT REVIEW
2	14/06/2017	REVISION FOR DEVELOPMENT APPLICATION
3	26/02/2018	REVISION FOR DEVELOPMENT APPLICATION



DATE PLOTTED: 29 January 2019 6:56 AM BY: ALEXANDER.BENJAMIN
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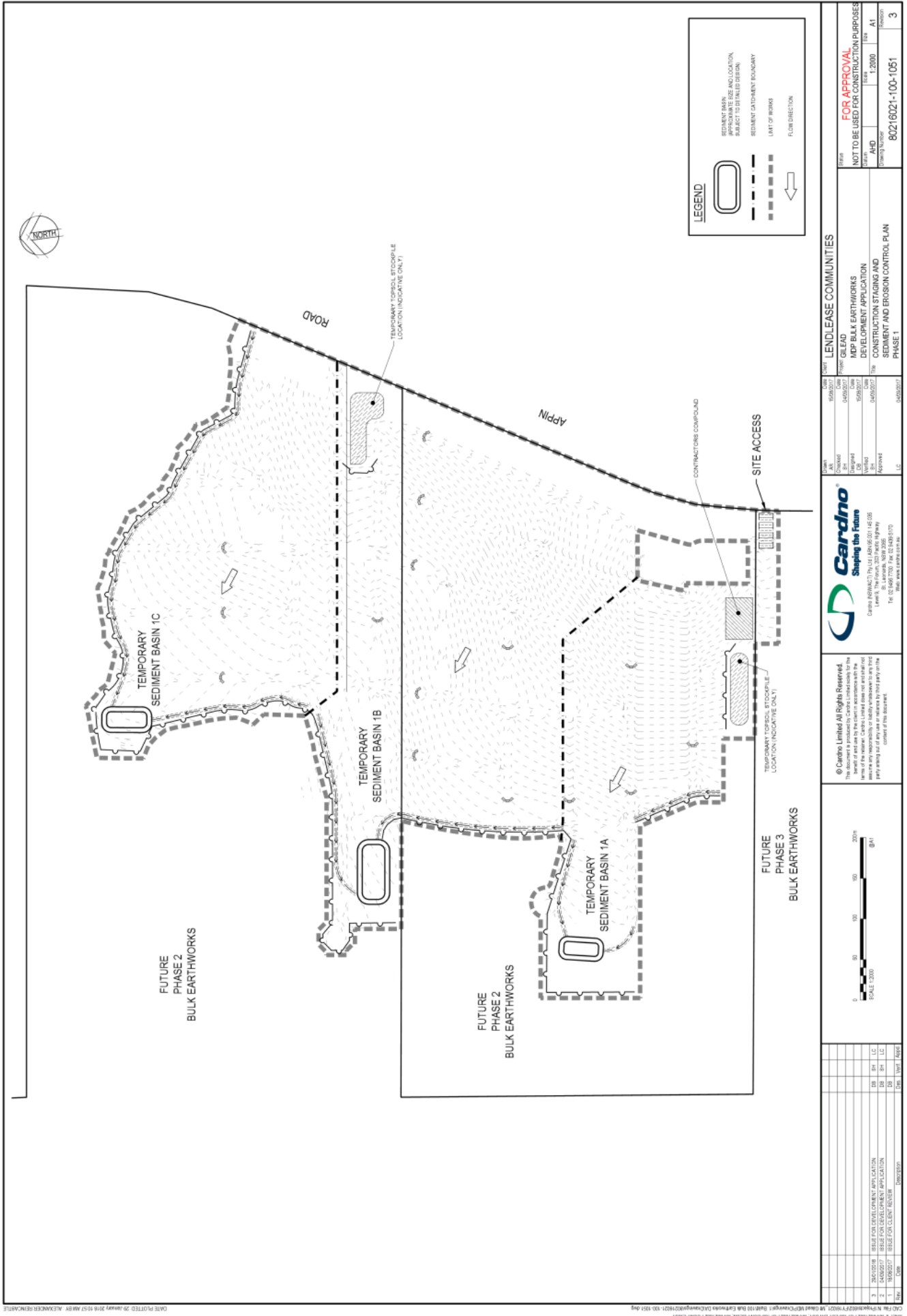


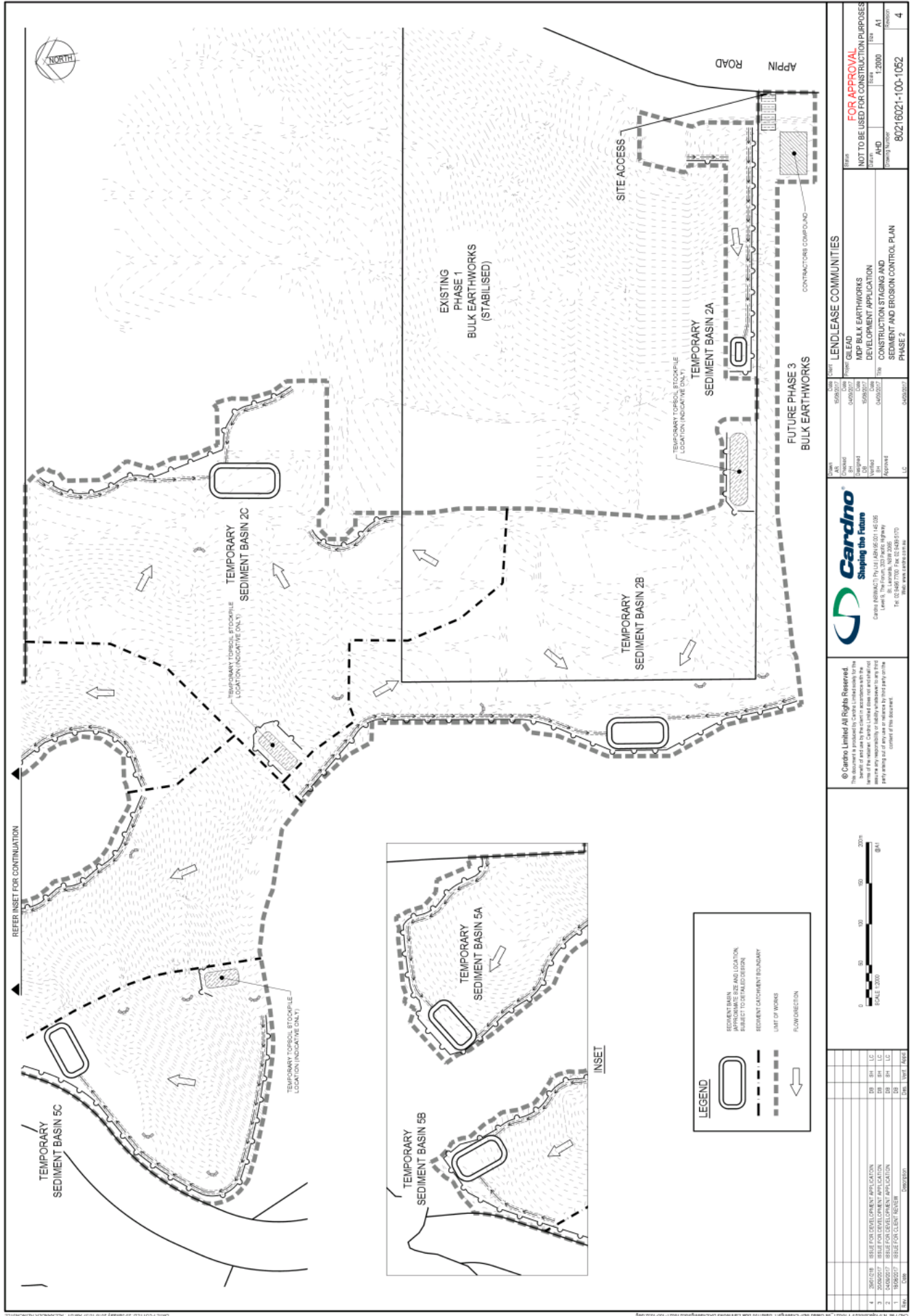
NOTE:
 CUTSHELLS SHOWN ARE BASED ON THE FINAL DESIGN SURFACE. INVERSE CUTSHELLS ARE PROPOSED ADJACENT TO THE LIMIT OF WORKS. A DASHED LINE INDICATES THE LIMIT OF WORKS.

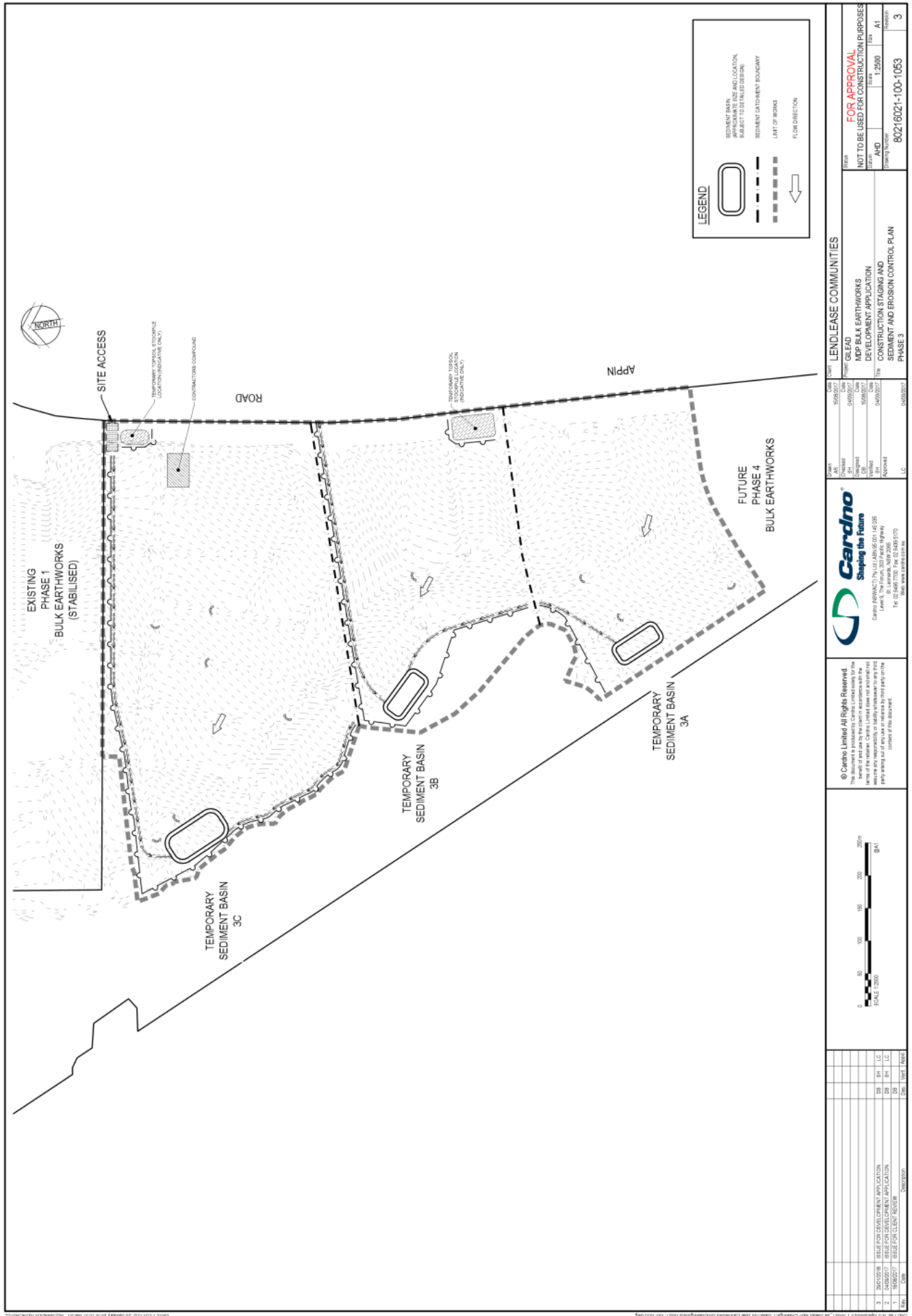
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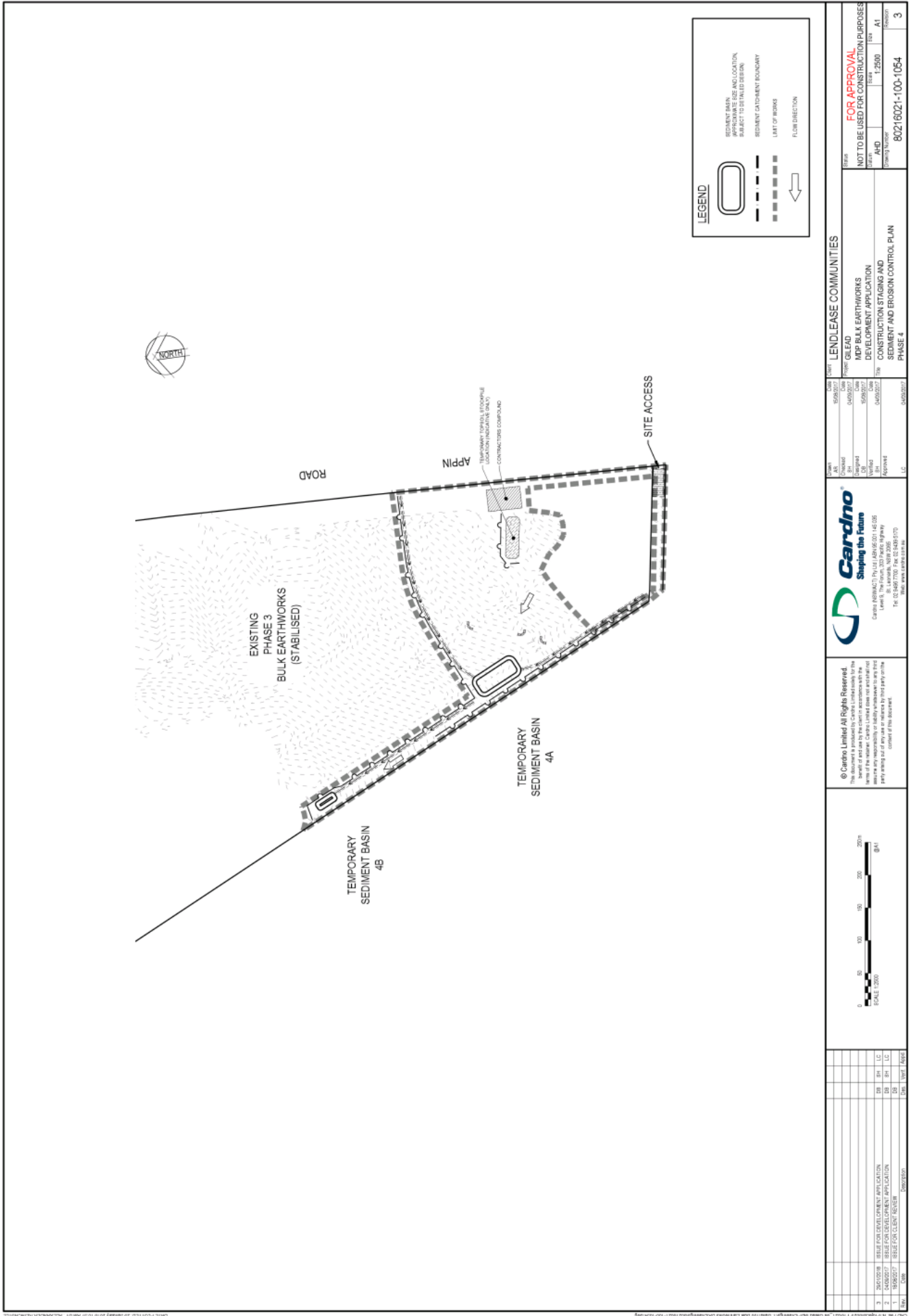
Red	CUT GREATER THAN 3m
Orange	CUT BETWEEN 2.0m AND 3.0m
Yellow	CUT BETWEEN 1.0m AND 2.0m
Light Green	CUT BETWEEN 0.5m AND 1.0m
Green	CUT BETWEEN 0.2m AND 0.5m
Light Blue	0.2m - 0.5m CUTFILL
Blue	FILL BETWEEN 0.5m AND 1.0m
Dark Blue	FILL BETWEEN 1.0m AND 2.0m
Very Dark Blue	FILL BETWEEN 2.0m AND 3.0m
Black	FILL GREATER THAN 3.0m

DATE PLOTTED: 29 JANUARY 2019 10:57 AM BY: ALEXANDER.BENICAKI@LCC	<p>Cardno Shaping the Future Cardno (IRVING) Pty Ltd ABN 62 011 142 035 Level 10, 100 Victoria Road, Southport QLD 4215 Tel: 07 5489 7700 Fax: 07 5489 5770 Web: www.cardno.com.au</p>	<p>LEND LEASE COMMUNITIES ROAD DEVELOPMENT APPLICATION CUT AND FILL PLAN SHEET 2 OF 2</p>	<p>FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>																																																																		
<table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>15/08/2017</td><td>ISSUE FOR CLIENT REVIEW</td></tr> <tr><td>2</td><td>14/08/2017</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td></tr> <tr><td>3</td><td>14/08/2017</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td></tr> <tr><td>4</td><td>20/05/2017</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td></tr> <tr><td>5</td><td>04/05/2017</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td></tr> </table>	NO.	DATE	DESCRIPTION	1	15/08/2017	ISSUE FOR CLIENT REVIEW	2	14/08/2017	ISSUE FOR DEVELOPMENT APPLICATION	3	14/08/2017	ISSUE FOR DEVELOPMENT APPLICATION	4	20/05/2017	ISSUE FOR DEVELOPMENT APPLICATION	5	04/05/2017	ISSUE FOR DEVELOPMENT APPLICATION	<table border="1"> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> </table>	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	<table border="1"> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> </table>	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	<table border="1"> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> <tr><td>DATE</td><td>20/05/2017</td></tr> <tr><td>DATE</td><td>04/05/2017</td></tr> </table>	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017	DATE	20/05/2017	DATE	04/05/2017
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<p>SCALE: 1:500</p>	<p>© Cardno Limited All Rights Reserved. This document is produced by Cardno Limited solely for the use of the client. Cardno Limited is not responsible for the use of this document by any third party. Cardno Limited is not responsible for any loss or damage arising out of any use or reliance by any third party on the content of this document.</p>	<p>REFER DRG 1010 FOR CONTINUATION</p>	<p>ROAD APPIN</p>																																																																		
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SWMP Commentary, Detailed Calculations

Note: These "Detailed Calculator" spreadsheets relate only to high erosion hazard lands as identified in the "Detailed Calculator" spreadsheets. Spreadsheets should be used on low erosion hazard lands as identified by Figure 4.6 and where the designer chooses not to run the RUSLE in calculations.

1. Site Data Sheet

Site Name: GLEAD
 Site Location: GLEAD
 Precinct: STAGE 1 BE
 Description of Site: Proposed residential development

Site area	Site	Remarks
1.81	25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	

Soil analysis

Soil type: 1.0
 Soil depth: 0.15
 Soil texture: 1.0
 Soil structure: 1.0
 Soil stability: 1.0
 Soil erosion: 1.0
 Soil loss: 1.0

Final data

Design rainfall depth (mm): 100
 A: 100
 C: 100
 K: 100
 L: 100
 S: 100
 V: 100
 W: 100
 X: 100
 Y: 100
 Z: 100

4. Volume of Sediment Basins, Type D and Type F Soils

Basin volume = setting zone volume + sediment storage zone volume

Setting Zone Volume

In the detailed calculation on Soil Loss Classes 1 to 4 lands, the sediment storage zone can be taken as 50 percent of the setting zone volume. Above the design can design the zone to store the sediment from the 2-month soil loss as calculated by the RUSLE (Section 6.3.4)(H). However, on Soil Loss Classes 5, 6 and 7 lands, the zone must contain the 2-month soil loss as calculated by the RUSLE (Section 6.3.4)(H).

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Total Basin Volume

Site	C _v	R _{max, 2mo} (mm)	Total catchment area (ha)	Setting zone volume (m ³)	Sediment storage volume (m ³)	Total basin volume (m ³)
1A	0.05	30.0	7.8	127,200	63,600	190,800
1B	0.05	30.0	11.4	171,600	85,800	257,400
1C	0.05	30.0	11.4	171,600	85,800	257,400

SWMP Commentary, Detailed Calculations

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1. Site Data Sheet

Site Name: GLEAD
 Site Location: GLEAD
 Precinct: STAGE 2 & 3 BE
 Description of Site: Proposed residential development

Site area	Site	Remarks
1.81	101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200	

Soil analysis

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 Soil texture: 1.0
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 Soil erosion: 1.0
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Total Basin Volume

Site	C _v	R _{max, 2mo} (mm)	Total catchment area (ha)	Setting zone volume (m ³)	Sediment storage volume (m ³)	Total basin volume (m ³)
2A	0.05	30.0	13.1	200,400	100,200	300,600
2B	0.05	30.0	19.7	304,800	152,400	457,200
2C	0.05	30.0	19.7	304,800	152,400	457,200

SWMP Commentary, Detailed Calculations

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1. Site Data Sheet

Site Name: GLEAD
 Site Location: GLEAD
 Precinct: STAGE 3 BE
 Description of Site: Proposed residential development

Site area	Site	Remarks
1.81	201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300	

Soil analysis

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 Soil erosion: 1.0
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Total Basin Volume

Site	C _v	R _{max, 2mo} (mm)	Total catchment area (ha)	Setting zone volume (m ³)	Sediment storage volume (m ³)	Total basin volume (m ³)
3A	0.05	30.0	12.2	189,600	94,800	284,400
3B	0.05	30.0	18.3	274,800	137,400	412,200
3C	0.05	30.0	18.3	274,800	137,400	412,200

SWMP Commentary, Detailed Calculations

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1. Site Data Sheet

Site Name: GLEAD
 Site Location: GLEAD
 Precinct: STAGE 4 BE
 Description of Site: Proposed residential development

Site area	Site	Remarks
1.81	301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400	

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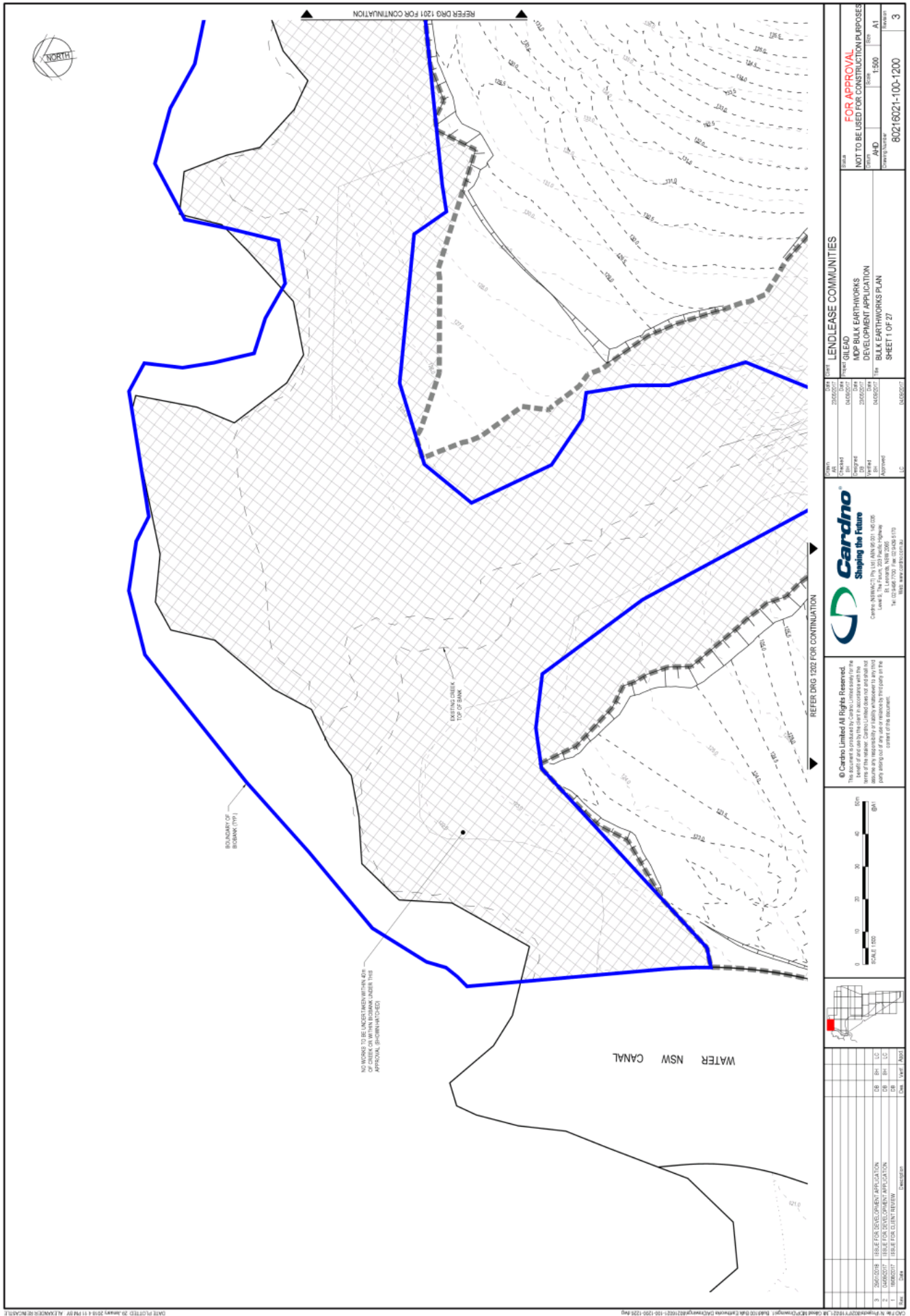
Sediment Storage Zone Volume

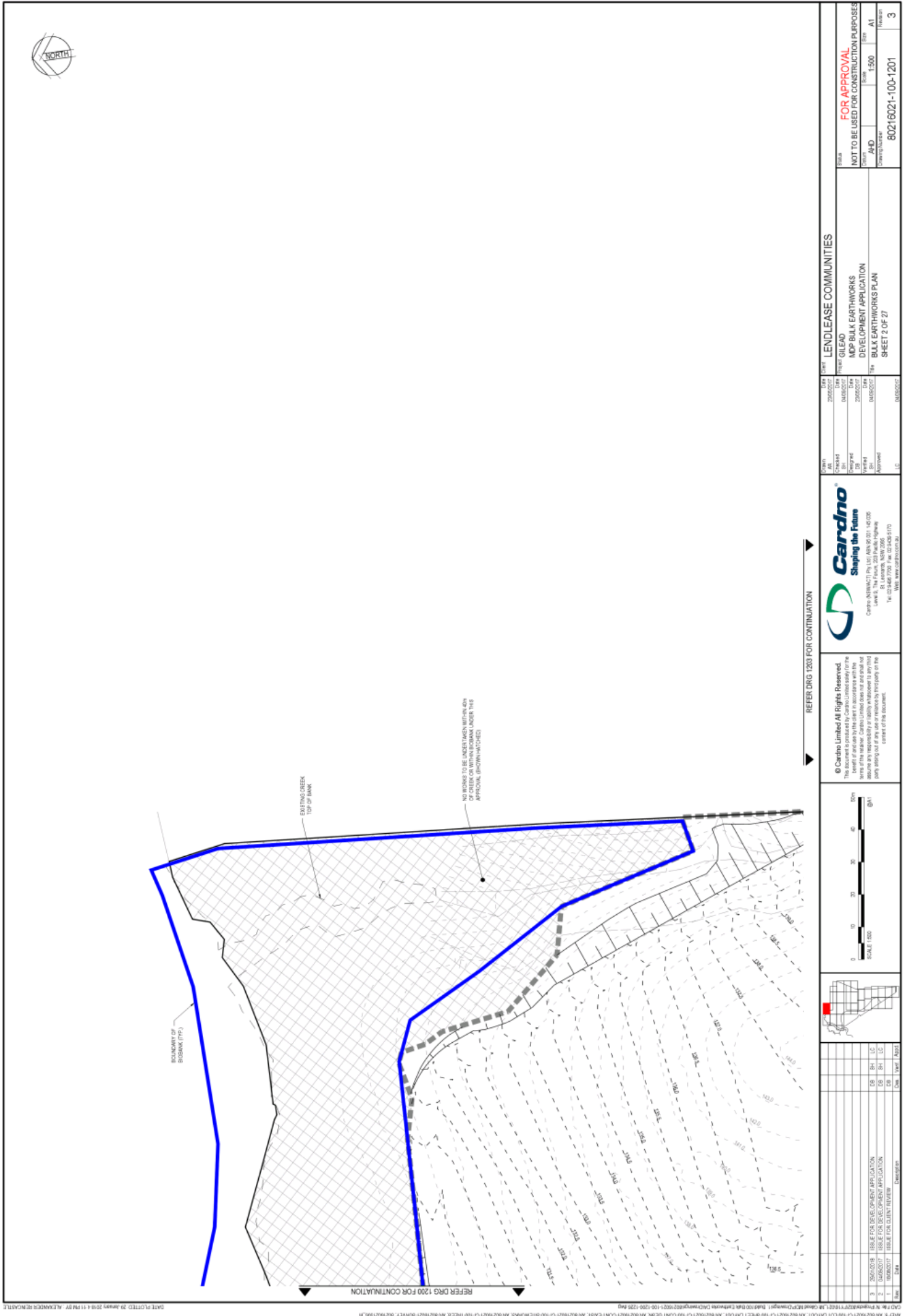
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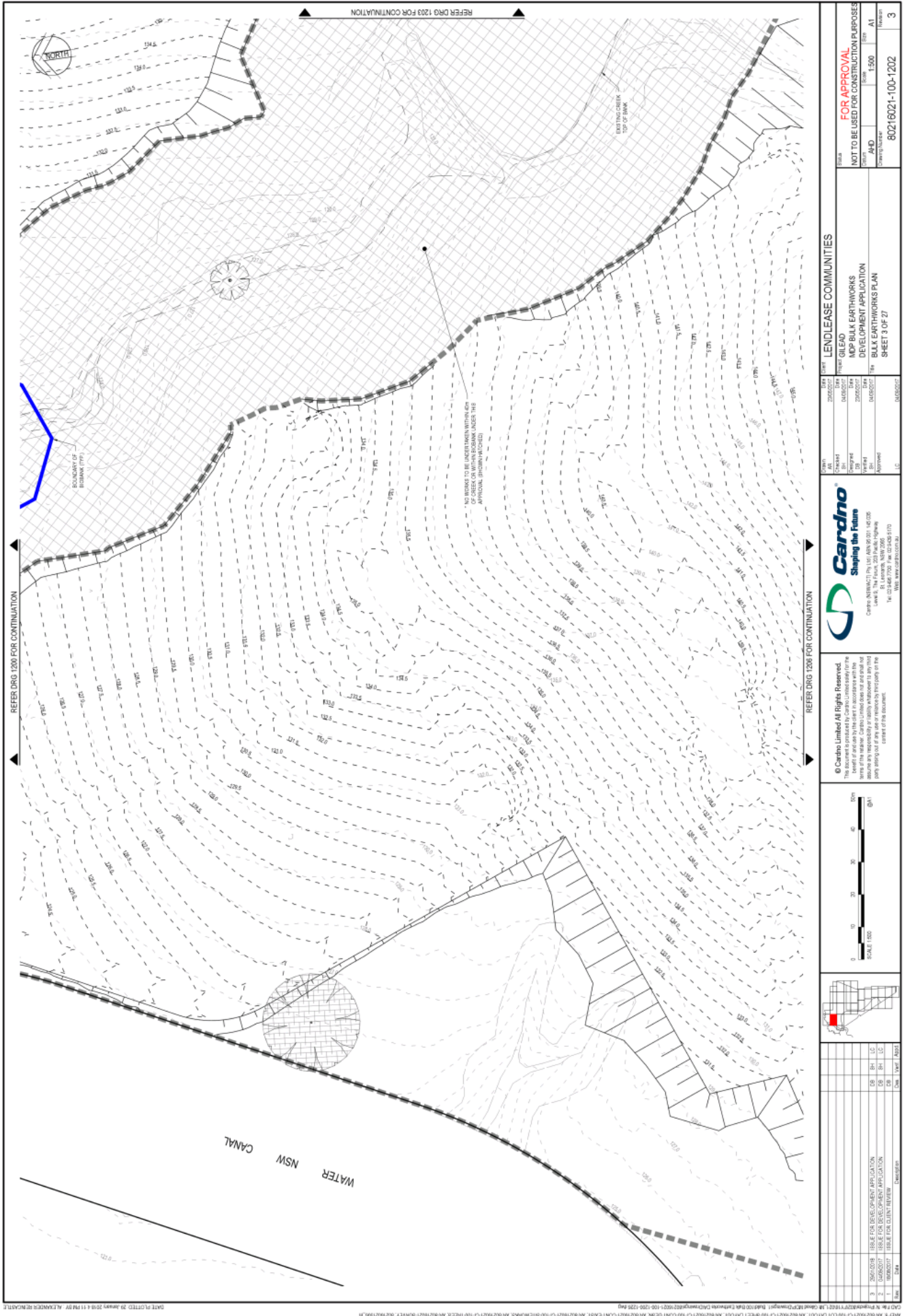
Total Basin Volume

Site	C _v	R _{max, 2mo} (mm)	Total catchment area (ha)	Setting zone volume (m ³)	Sediment storage volume (m ³)	Total basin volume (m ³)
4A	0.05	30.0	11.7	175,200	87,600	262,800
4B	0.05	30.0	17.6	264,000	132,000	396,000
4C	0.05	30.0	17.6	264,000	132,000	396,000

FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION PURPOSES
 DEVELOPMENT APPLICATION
 SEDIMENT BASIN CALCULATIONS
 8021 6021-100-1056







FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

LENDLEASE COMMUNITIES

LEAD
NSW BULK EARTHWORKS DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 3 OF 27

DATE: 20/07/2017
DATE: 20/07/2017
DATE: 20/07/2017

PROJECT: 80219021-100-1202

DATE: 20/07/2017

Cardno
Shaping the Future

Cardno (Australia) Pty Ltd (AN 5020146208)
Level 11, 100 Market Street
Sydney, NSW 2000
Tel: 02 9466 7700 Fax: 02 9466 5170
Web: www.cardno.com.au

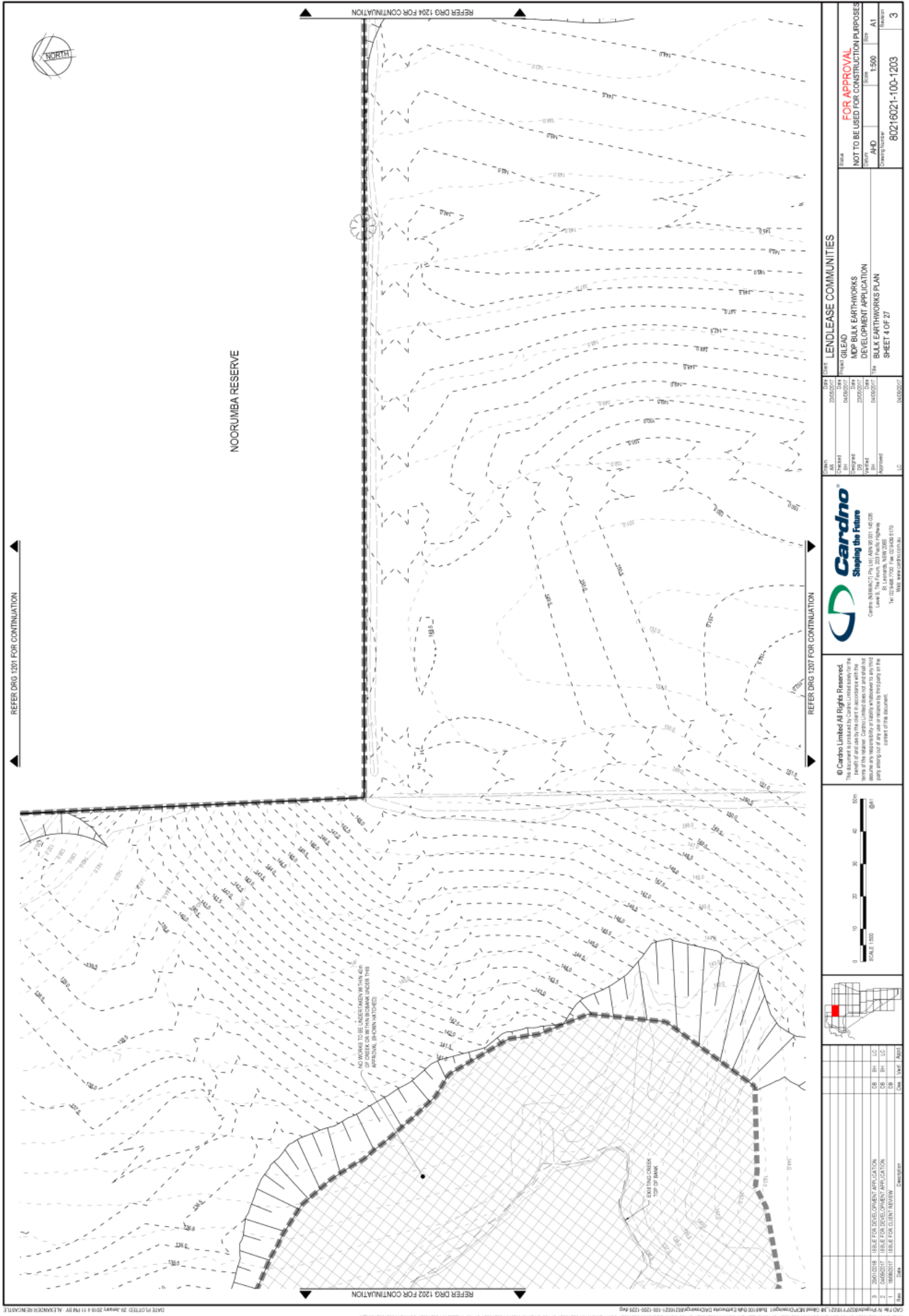
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DATE: 20/07/2017

DATE	DESCRIPTION
08/07/2018	ISSUE FOR DEVELOPMENT APPLICATION
08/07/2017	ISSUE FOR DEVELOPMENT APPLICATION
08/07/2017	ISSUE FOR CLIENT REVIEW



FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

LENDLEASE COMMUNITIES

PROJECT: GLEAD
MPP BULK EARTHWORKS DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 4 OF 7

DATE: 20/07/19
SCALE: 1:500
REV: A1

80219021-100-1203

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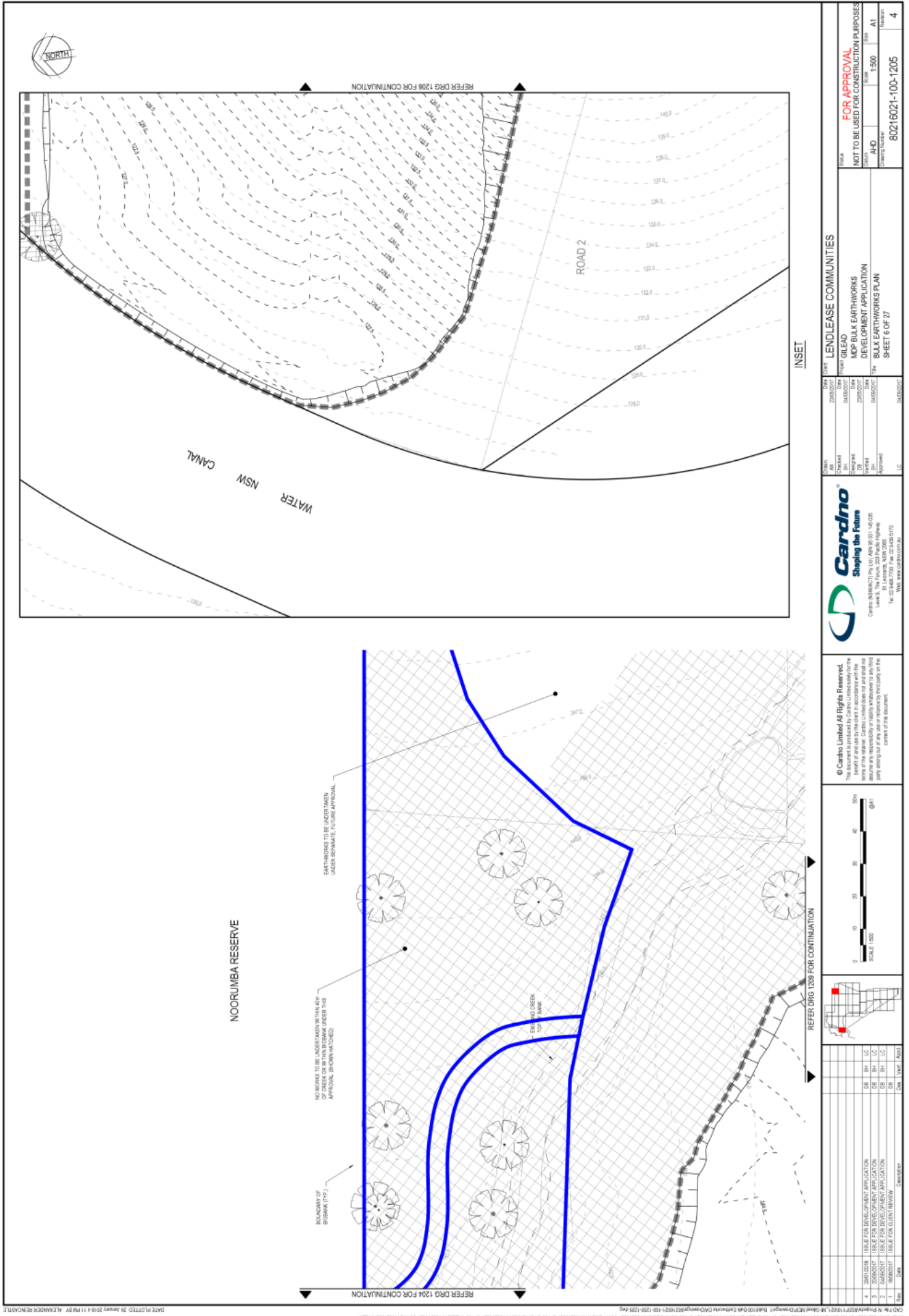
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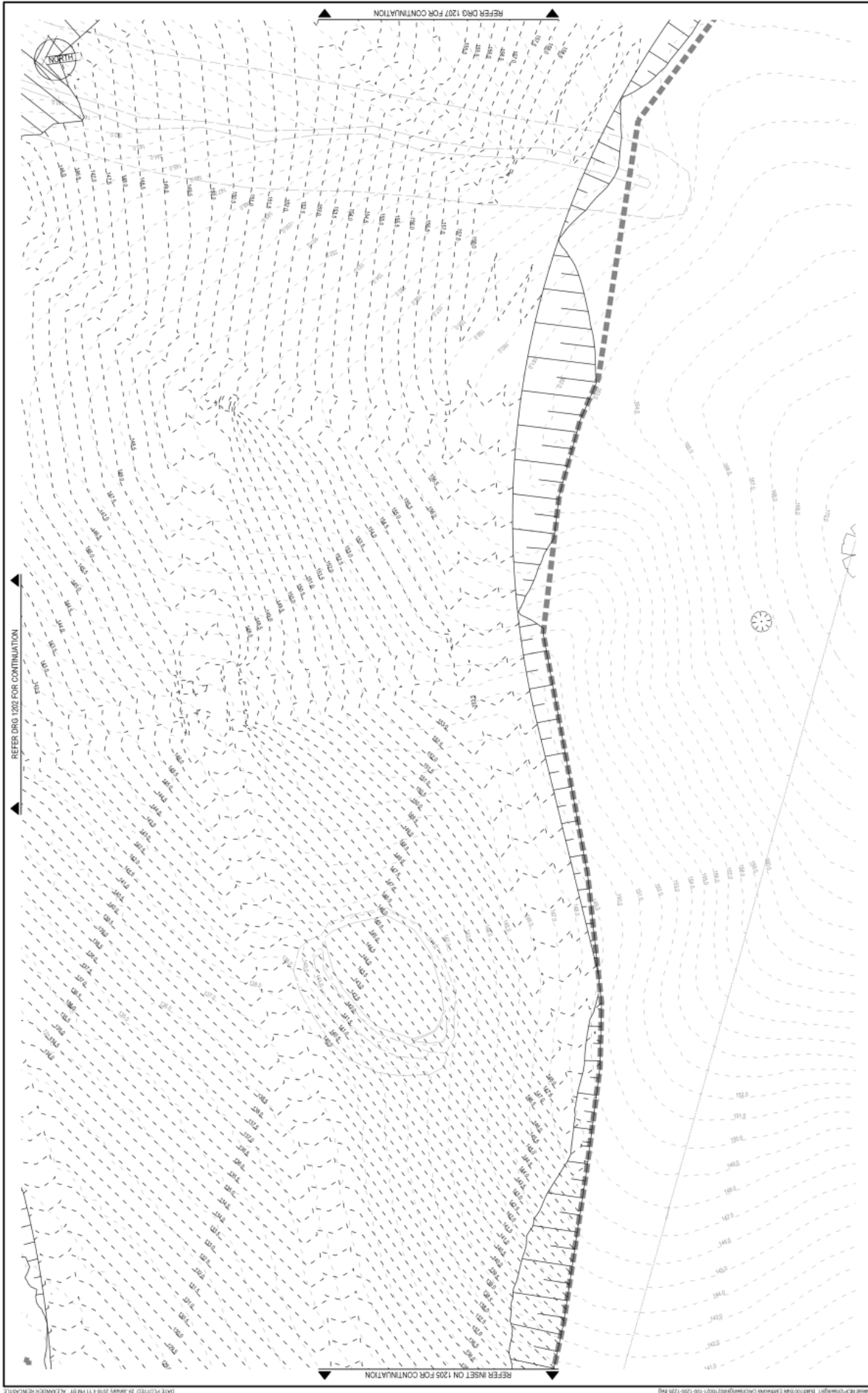
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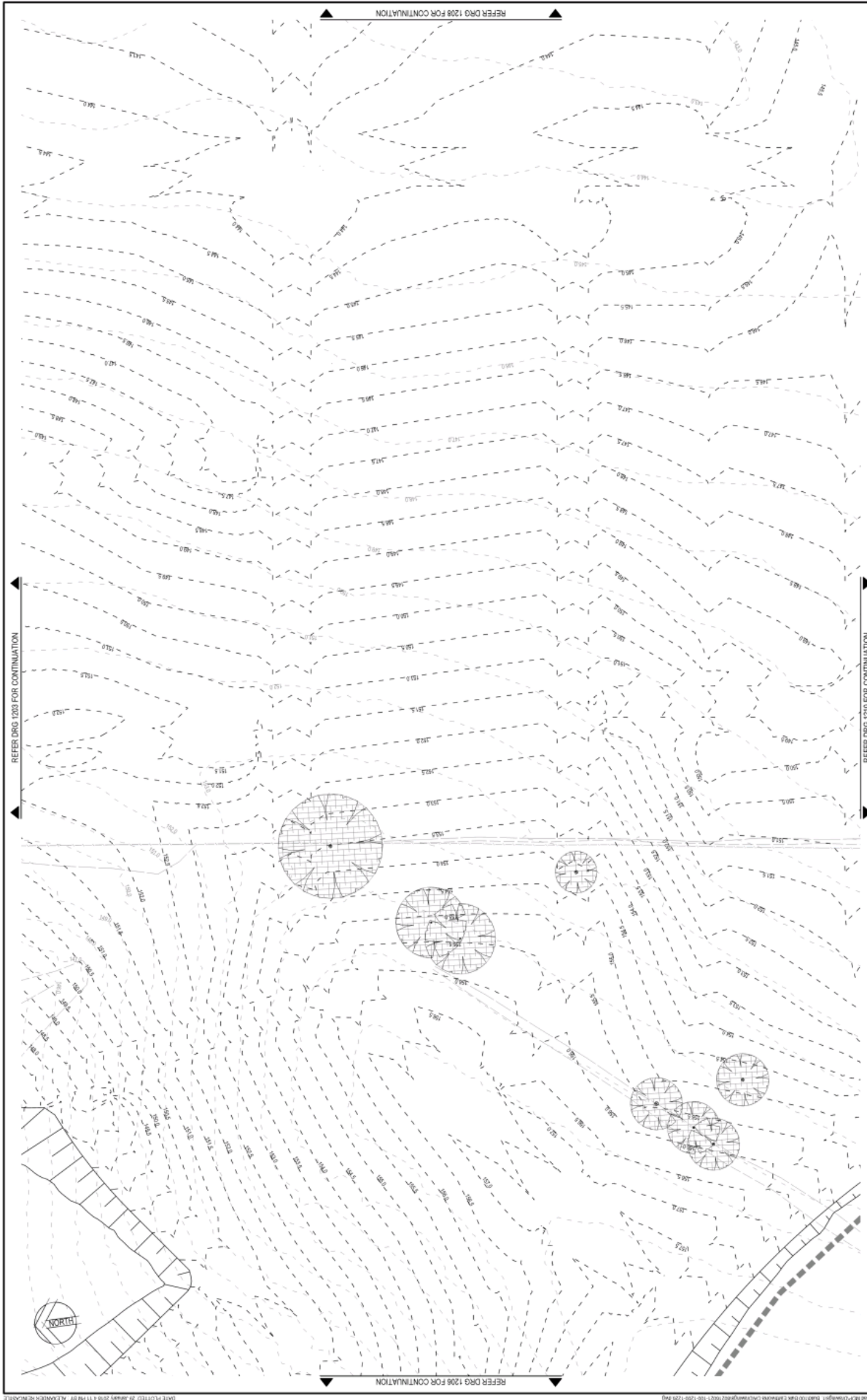
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<p>LENDEASE COMMUNITIES</p> <p>Project: GLEAD M20 BULK EARTHWORKS DEVELOPMENT APPLICATION BULK EARTHWORKS PLAN SHEET 7 OF 27</p>																
<p>Client: LCC Project: GLEAD Drawing No: 80218021-100-1206 Revision: A1</p>	<p>Client: LCC Project: GLEAD Drawing No: 80218021-100-1206 Revision: A1</p>															
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<p>Scale: 1:500</p>																
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Rev	Date	Description														
1	08/08/17	ISSUE FOR CLIENT REVIEW														
2	09/08/17	ISSUE FOR DEVELOPMENT APPLICATION														
3	20/08/17	ISSUE FOR DEVELOPMENT APPLICATION														
4	20/08/17	ISSUE FOR DEVELOPMENT APPLICATION														



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LENDLEASE COMMUNITIES

MR BULK EARTHWORKS DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 8 OF 27

Client: AHD
Contract Number: 80218021-100-1207
Revision: A1
Date: 15/07/2019

Project: GLEAD
Phase: MR BULK EARTHWORKS DEVELOPMENT APPLICATION
Date: 15/07/2019

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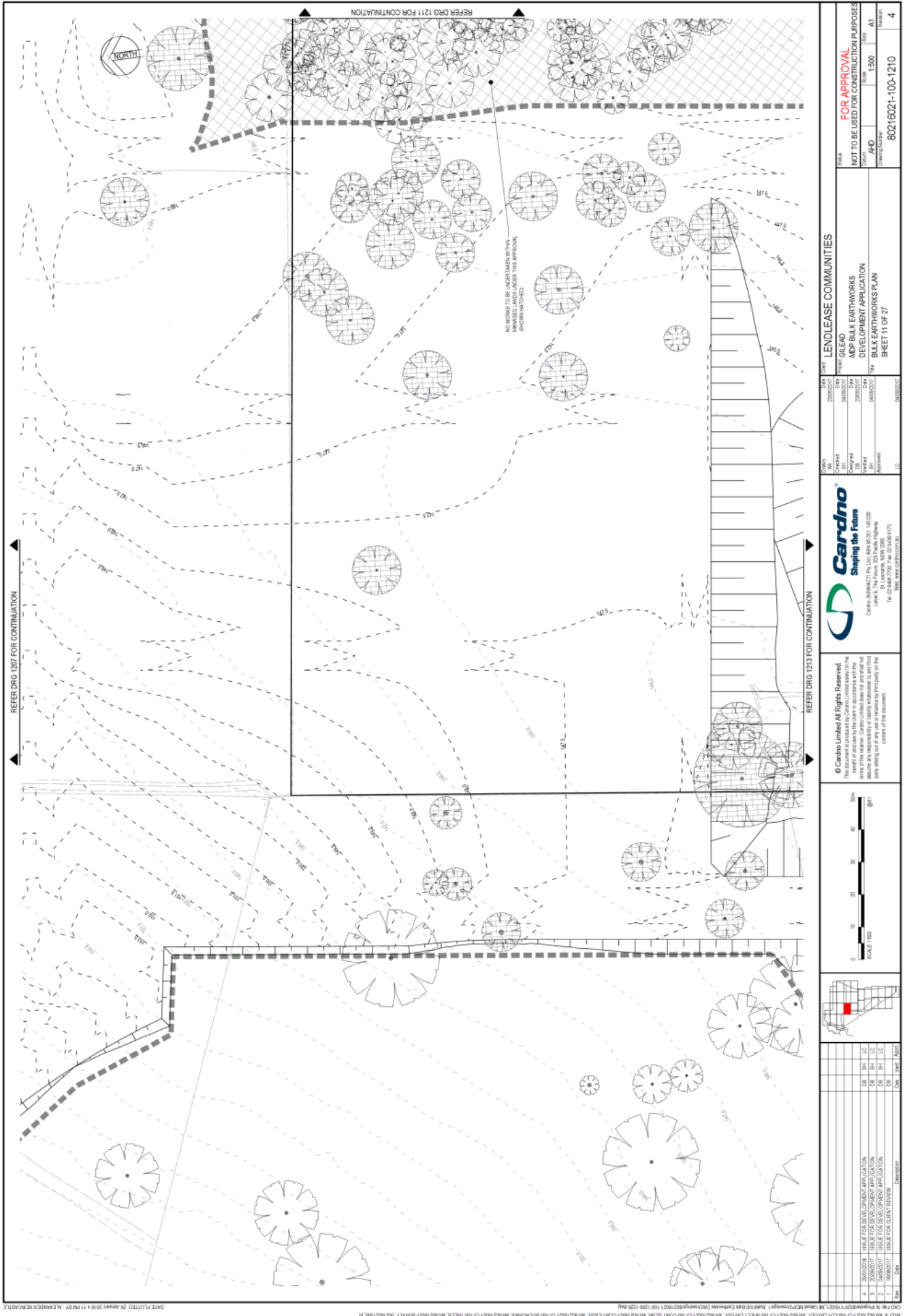
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North Arrow

Rev	Desc	Date
1	ISSUE FOR CLIENT REVIEW	15/07/2019
2	ISSUE FOR DEVELOPMENT APPLICATION	15/07/2019
3	ISSUE FOR DEVELOPMENT APPLICATION	15/07/2019



<p>FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> <p>Client: AHD Contract Number: 80219021-100-1208</p>	
<p>LENDLEASE COMMUNITIES</p> <p>Project: GLEAD MID BULK EARTHWORKS DEVELOPMENT APPLICATION BULK EARTHWORKS PLAN SHEET 9 OF 27</p>	
<p>Drawn: JLD Checked: JLD Scale: 1:500</p>	<p>Date: 20/06/2017 Date: 20/06/2017</p>
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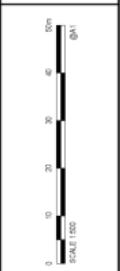
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Scale:	1:500
Revision:	A1
Sheet Number:	80218021-100-1210
Sheet:	4

<p>LENDLEASE COMMUNITIES</p>	
Project:	GLEAD
Application:	MDP BULK EARTHWORKS DEVELOPMENT APPLICATION
Plan:	BULK EARTHWORKS PLAN
Sheet:	SHEET 11 OF 27
Date:	04/08/2017
Author:	IC

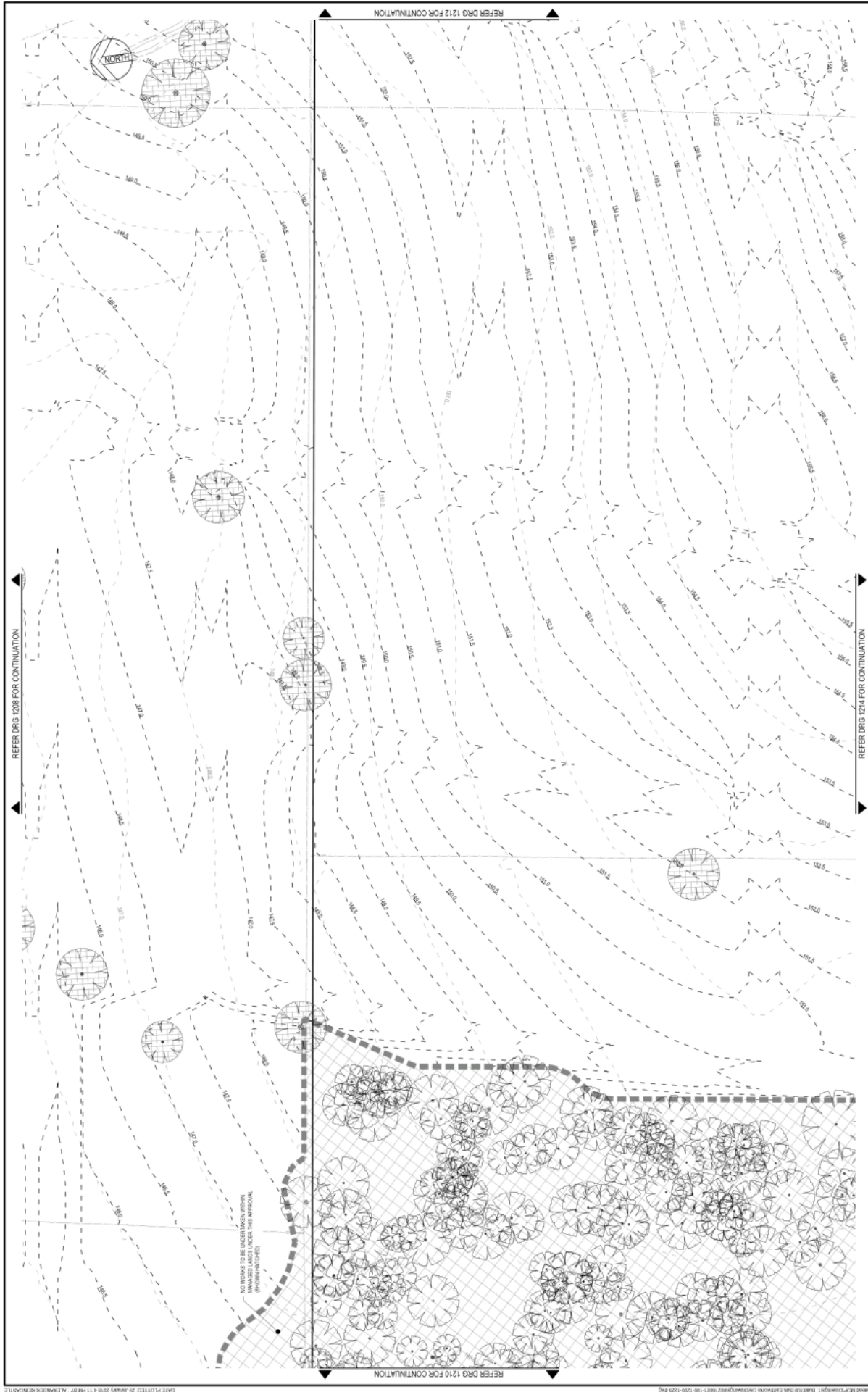
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Rev	Date	Description
1	04/08/2017	ISSUE FOR CLIENT REVIEW
2	04/08/2017	ISSUE FOR DEVELOPMENT APPLICATION
3	20/08/2017	ISSUE FOR DEVELOPMENT APPLICATION
4	04/08/2018	ISSUE FOR DEVELOPMENT APPLICATION



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LENDLEASE COMMUNITIES

Client: **GLEAD**
Project: **MOB BULK EARTHWORKS DEVELOPMENT APPLICATION**
Site: **BULK EARTHWORKS PLAN**
Sheet: **12 OF 27**

Drawn: **AHD** Date: **15/05** Rev: **A1**
Checked: **AHD** Date: **15/05** Rev: **A1**
Approved: **80218021-100-1211** Date: **15/05** Rev: **A1**

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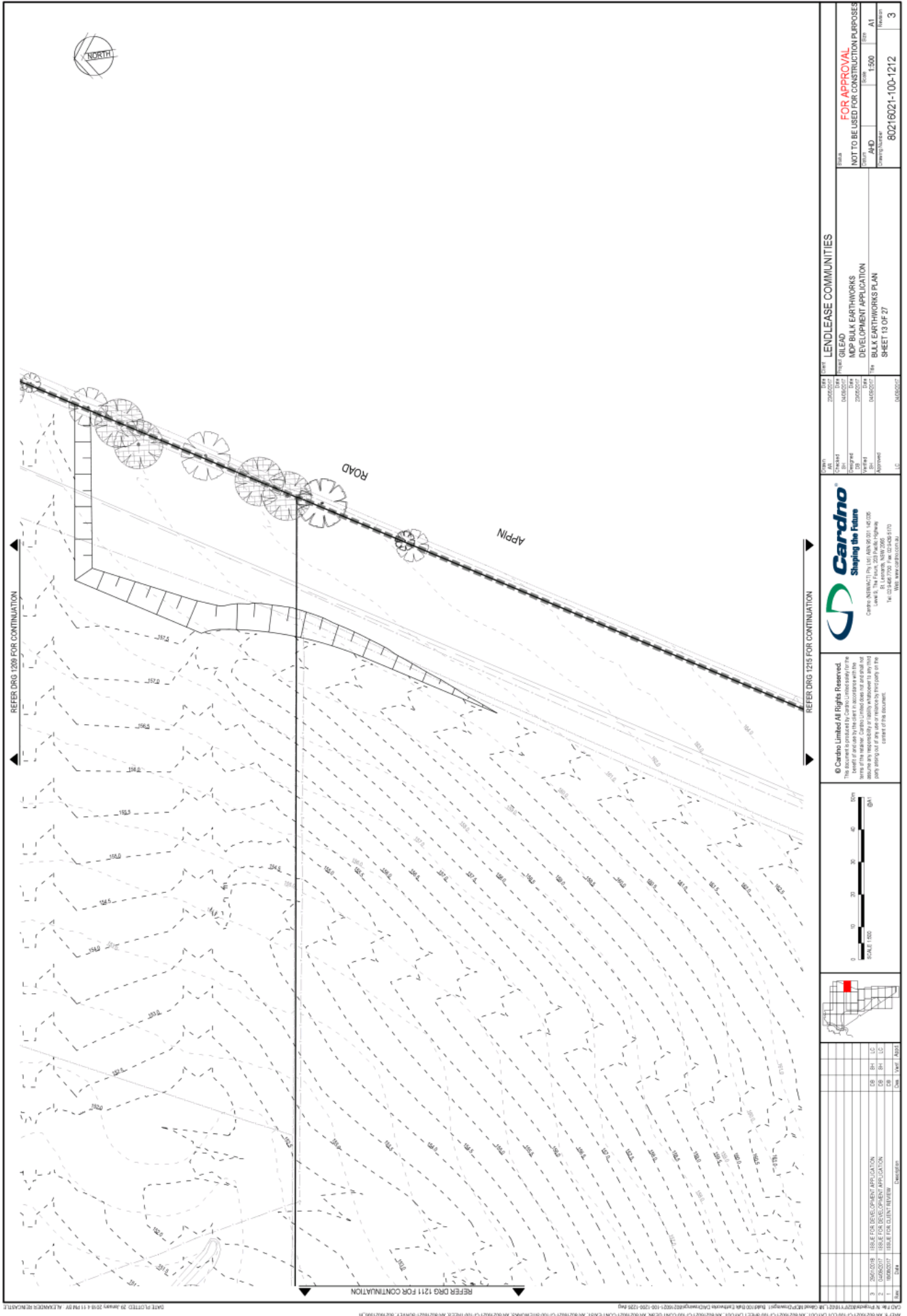
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DATE: 15/05/19

NO	DATE	DESCRIPTION
1	15/05/2019	ISSUE FOR CLIENT REVIEW
2	04/06/2019	ISSUE FOR DEVELOPMENT APPLICATION
3	26/07/2019	ISSUE FOR DEVELOPMENT APPLICATION



DATE	2019/07/27	BY	AL
DATE	2019/07/27	BY	AL
DATE	2019/07/27	BY	AL
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DATE	2019/07/27	BY	AL

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Client: AHD
 Project Number: 80219021-100-1212

LENDLEASE COMMUNITIES

Client: GLEAD
 Project: M20 BULK EARTHWORKS DEVELOPMENT APPLICATION
 Title: BULK EARTHWORKS PLAN
 Sheet: 13 OF 27

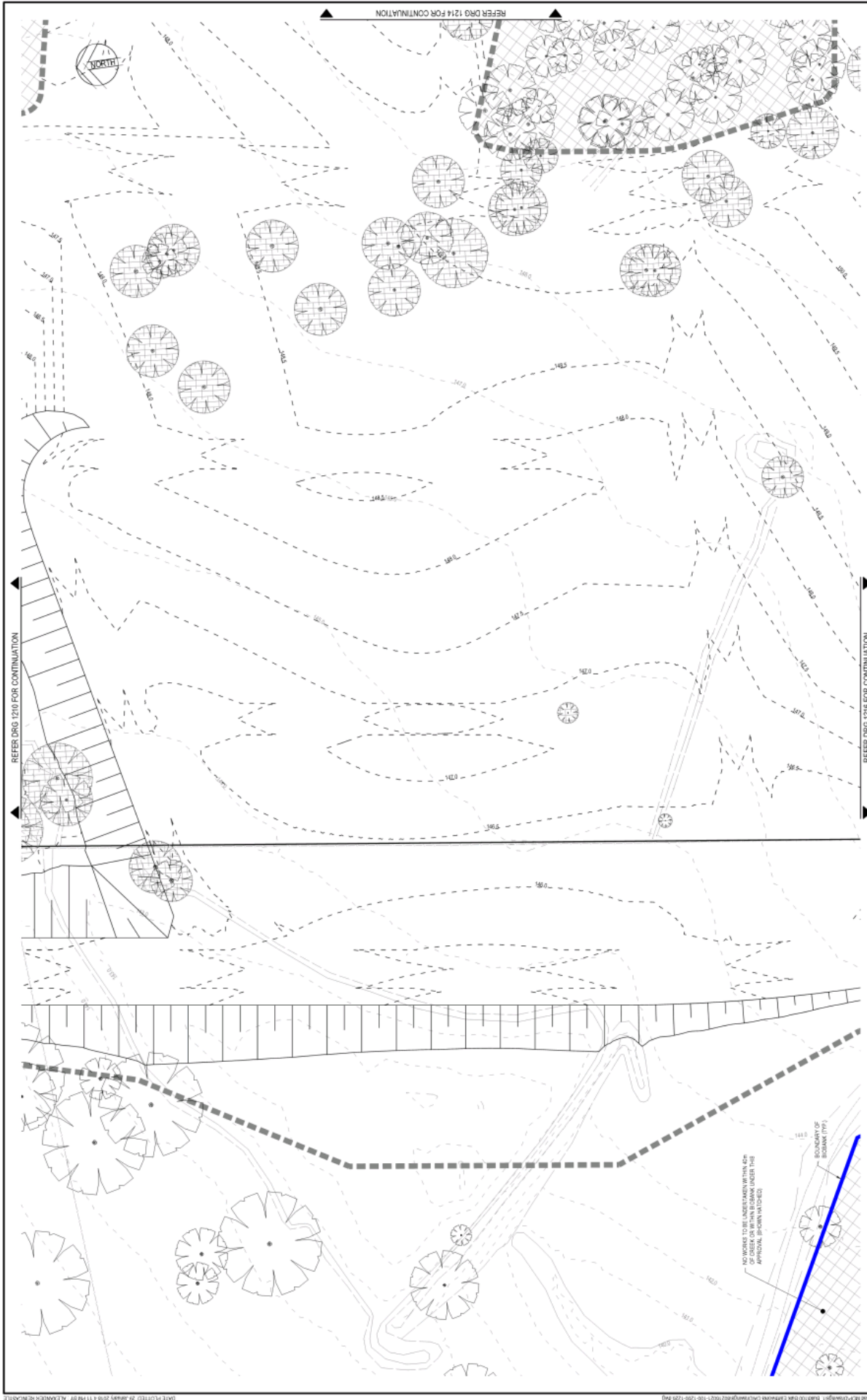
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Rev	Date	Description	By	Appr
1	2019/07/27	ISSUE FOR CLIENT REVIEW	AL	AL
2	2019/07/27	ISSUE FOR DEVELOPMENT APPLICATION	AL	AL
3	2019/07/27	ISSUE FOR DEVELOPMENT APPLICATION	AL	AL



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Client: AHD
Drawing Number: 80218021-100-1213
Scale: 1:500
Rev: A1
Revision: 3

LENDEASE COMMUNITIES

Project: GLEAD
MOP BULK EARTHWORKS
DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 14 OF 27

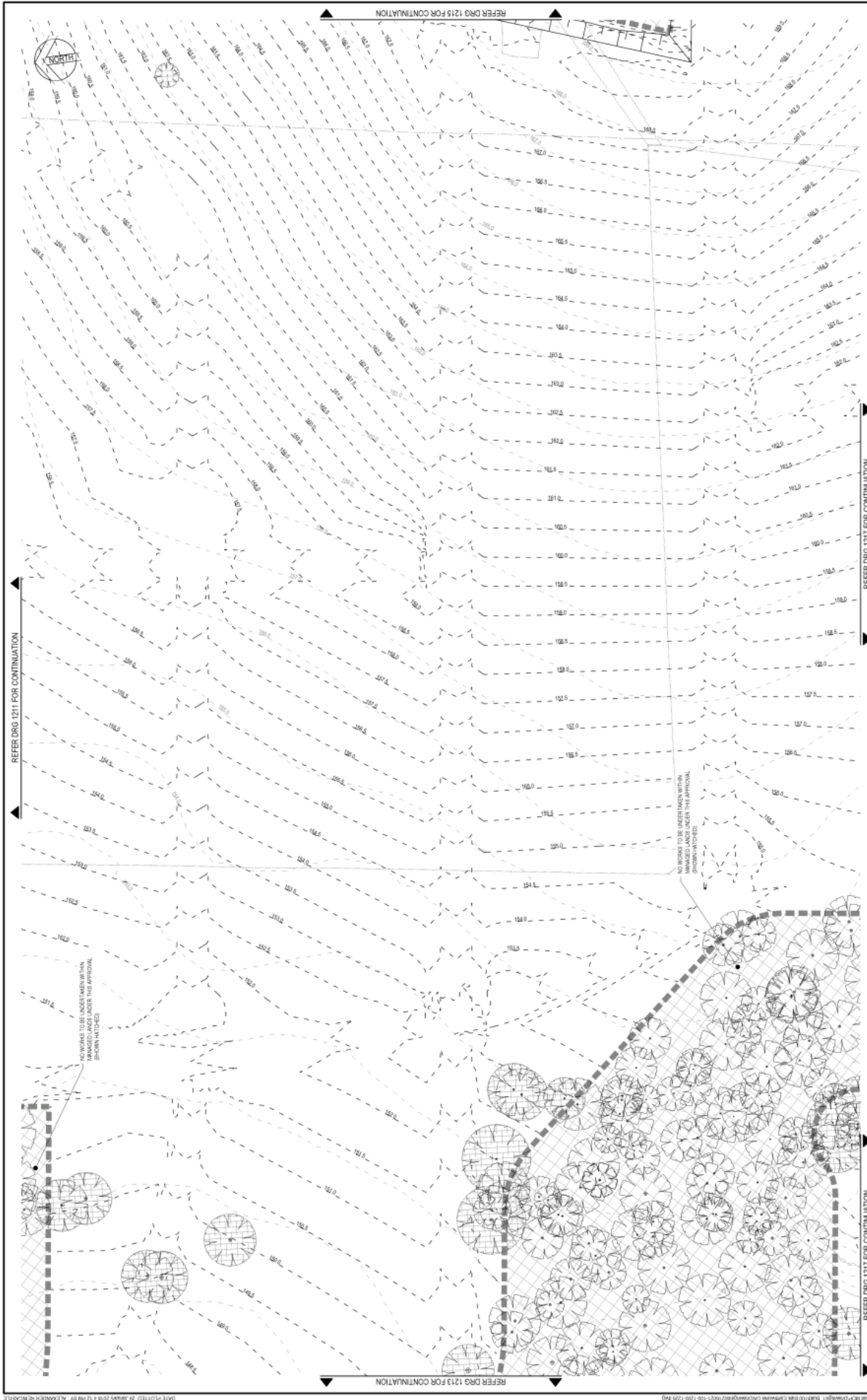
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Checked: JTB
Date: 20/05/2017
Date: 20/05/2017

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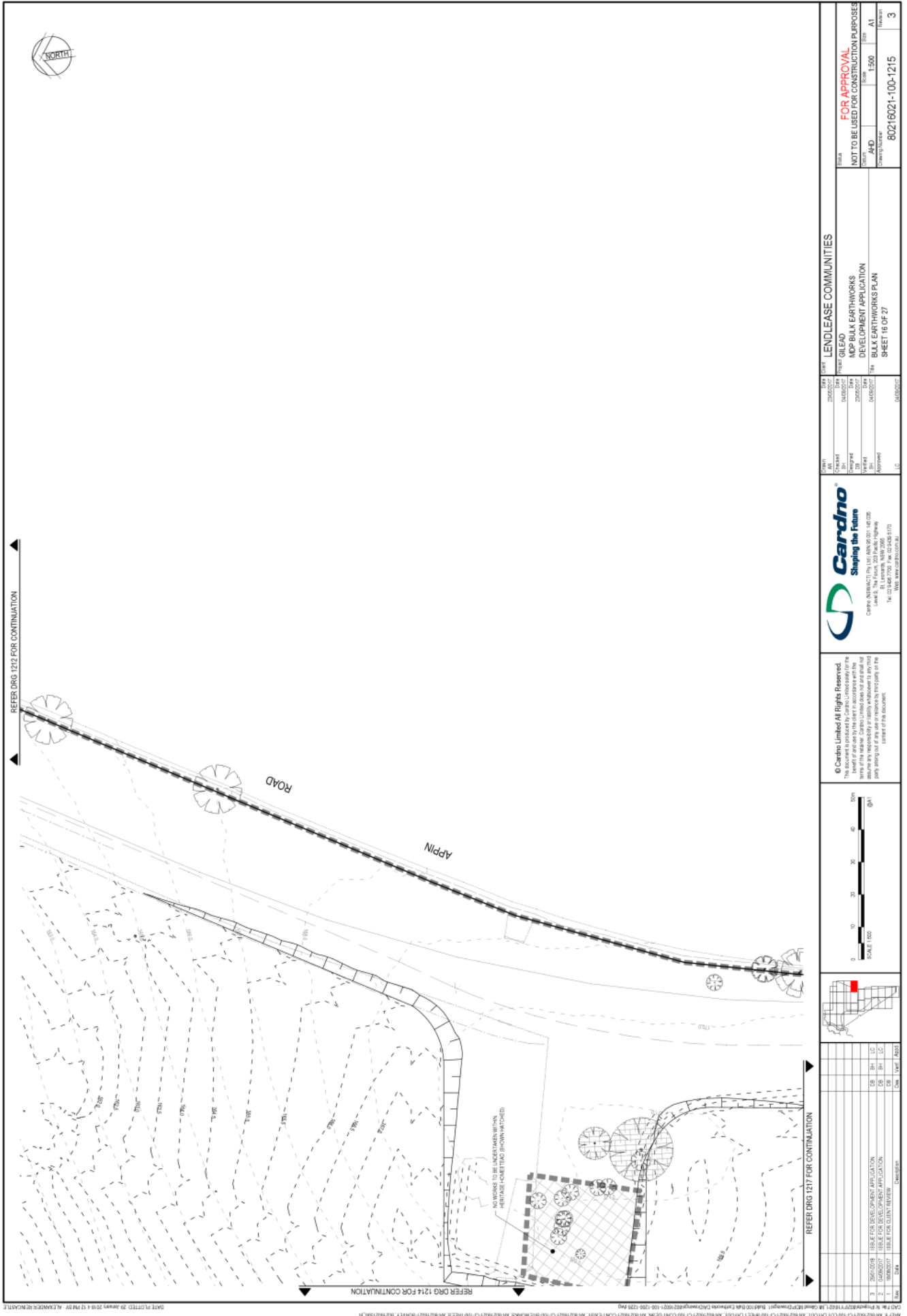
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NO	DATE	DESCRIPTION
1	20/05/2017	ISSUE FOR CLIENT REVIEW
2	20/05/2017	ISSUE FOR DEVELOPMENT APPLICATION
3	20/05/2017	ISSUE FOR DEVELOPMENT APPLICATION

Scale: 1:500



<p>FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> <p>Client: AHD Scale: 1:500 Sheet Number: 80218021-100-1214</p>	
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<p>Client: AHD Scale: 1:500 Sheet Number: 80218021-100-1214</p>	<p>Project: GLEAD MOP BULK EARTHWORKS DEVELOPMENT APPLICATION Bulk Earthworks Plan Sheet 16 of 27</p>
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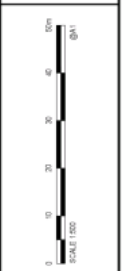


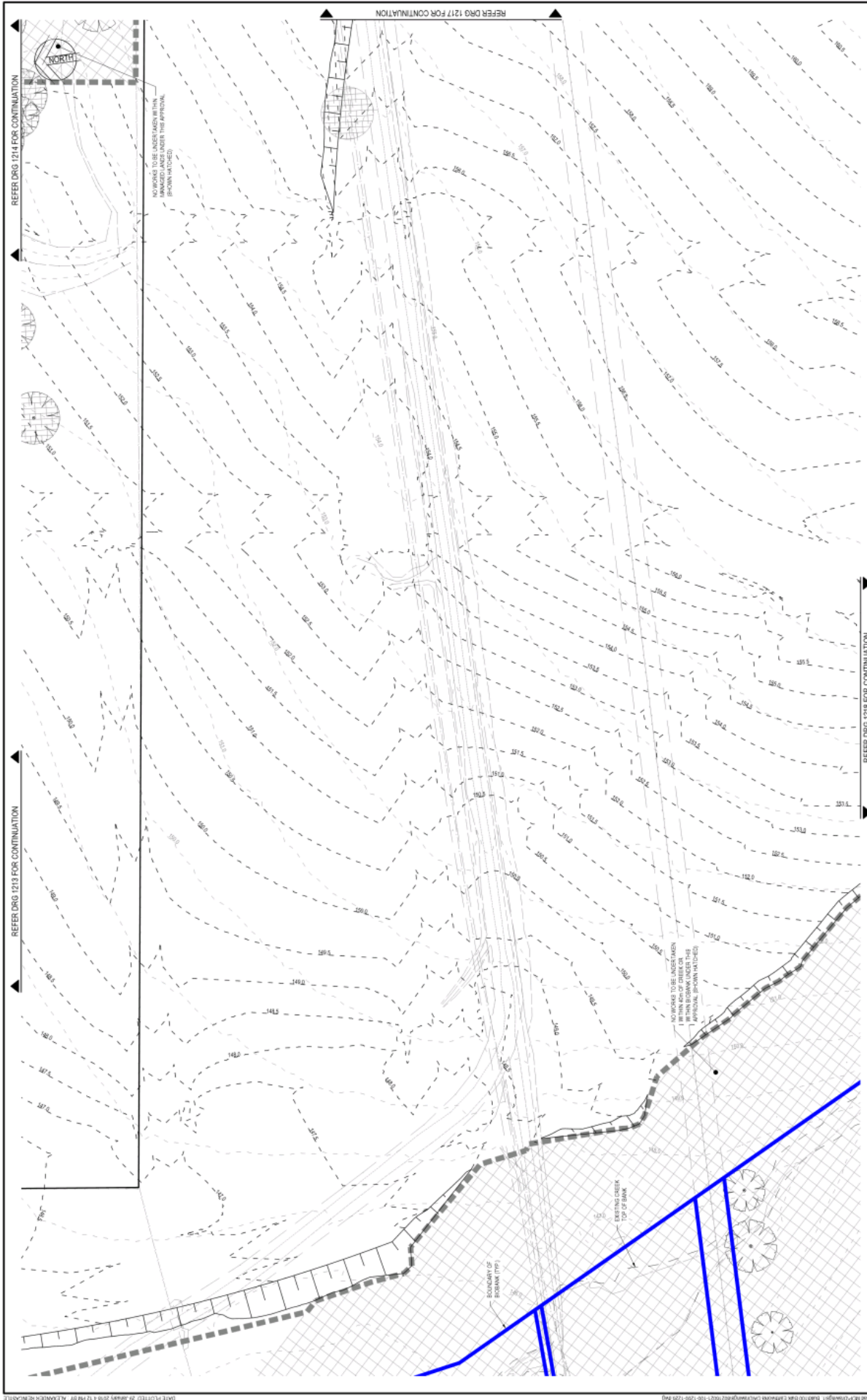
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CLIENT	GILBEO		
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PROJECT	MOP BULK EARTHWORKS DEVELOPMENT APPLICATION		
CLIENT	BULK EARTHWORKS PLAN		
DATE	20/07/2019	SHEET	16 OF 27
PROJECT	80218021-100-1215		
CLIENT	80218021-100-1215		
DATE	20/07/2019	REVISION	3

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GILCAD
MGP BULK EARTHWORKS
DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 11 OF 27

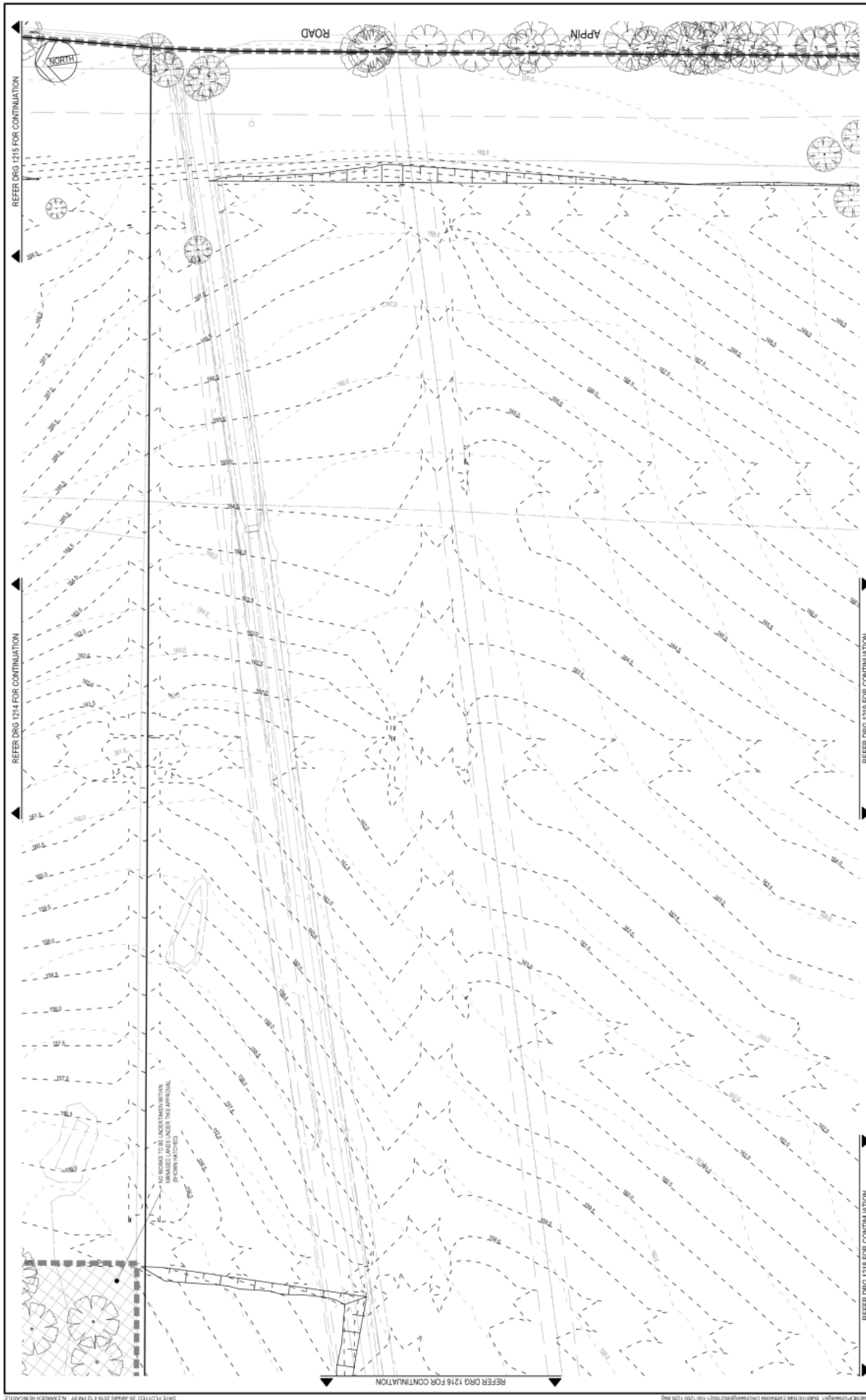
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Client: AHD
Scale: 1:500
Revision: A1
Drawing Number: 3

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Date	Issue	Description
08/04/18	01	ISSUE FOR DEVELOPMENT APPLICATION
08/04/18	02	REVISED FOR DEVELOPMENT APPLICATION
08/04/18	03	ISSUE FOR CLIENT REVIEW
08/04/18	04	ISSUE FOR CLIENT REVIEW



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LENDLEASE COMMUNITIES

LEAD
MID BULK EARTHWORKS
DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 18 OF 27

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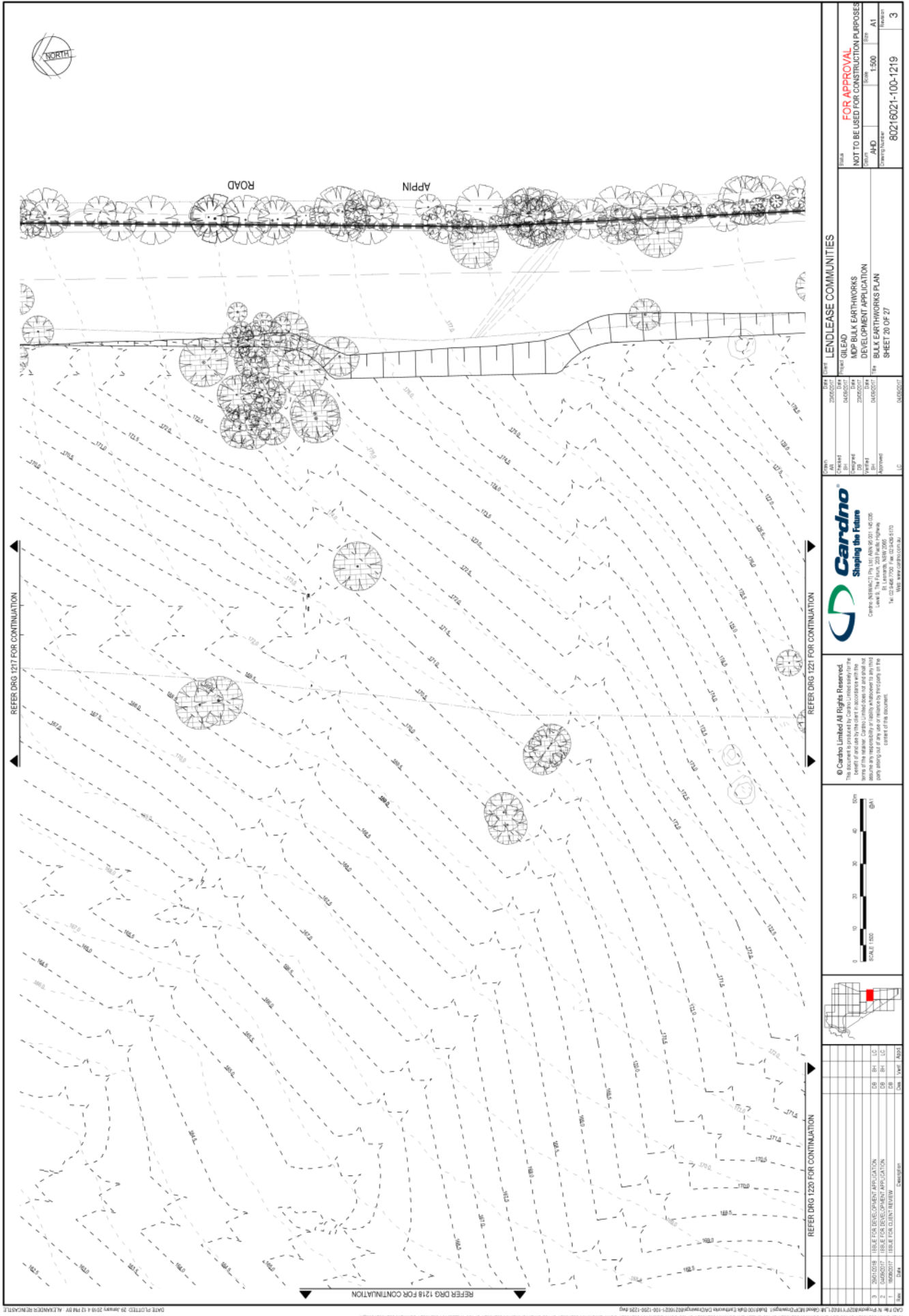
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DATE	DESCRIPTION	BY	CHKD
30/07/2018	ISSUE FOR DEVELOPMENT APPLICATION	DB	SH
04/08/2017	ISSUE FOR DEVELOPMENT APPLICATION	DB	SH
11/08/2017	ISSUE FOR CLIENT REVIEW	DB	SH

DATE: 11/08/2017



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LENDLEASE COMMUNITIES

LEAD
MOR BULK EARTHWORKS DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 20 OF 27

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20/07/2018	ISSUE FOR DEVELOPMENT APPLICATION	DB	SH
20/07/2018	ISSUE FOR DEVELOPMENT APPLICATION	DB	SH
20/07/2018	ISSUE FOR CLIENT REVIEW	DB	SH

Scale: 1:500

North Arrow



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LENDLEASE COMMUNITIES

CLIENT: GLEAD
PROJECT: MDP BULK EARTHWORKS DEVELOPMENT APPLICATION
DATE: 20/06/2017
SCALE: 1:500
SHEET: 21 OF 27

DESIGNER: CARDNO
DATE: 20/06/2017
SCALE: 1:500
SHEET: 21 OF 27

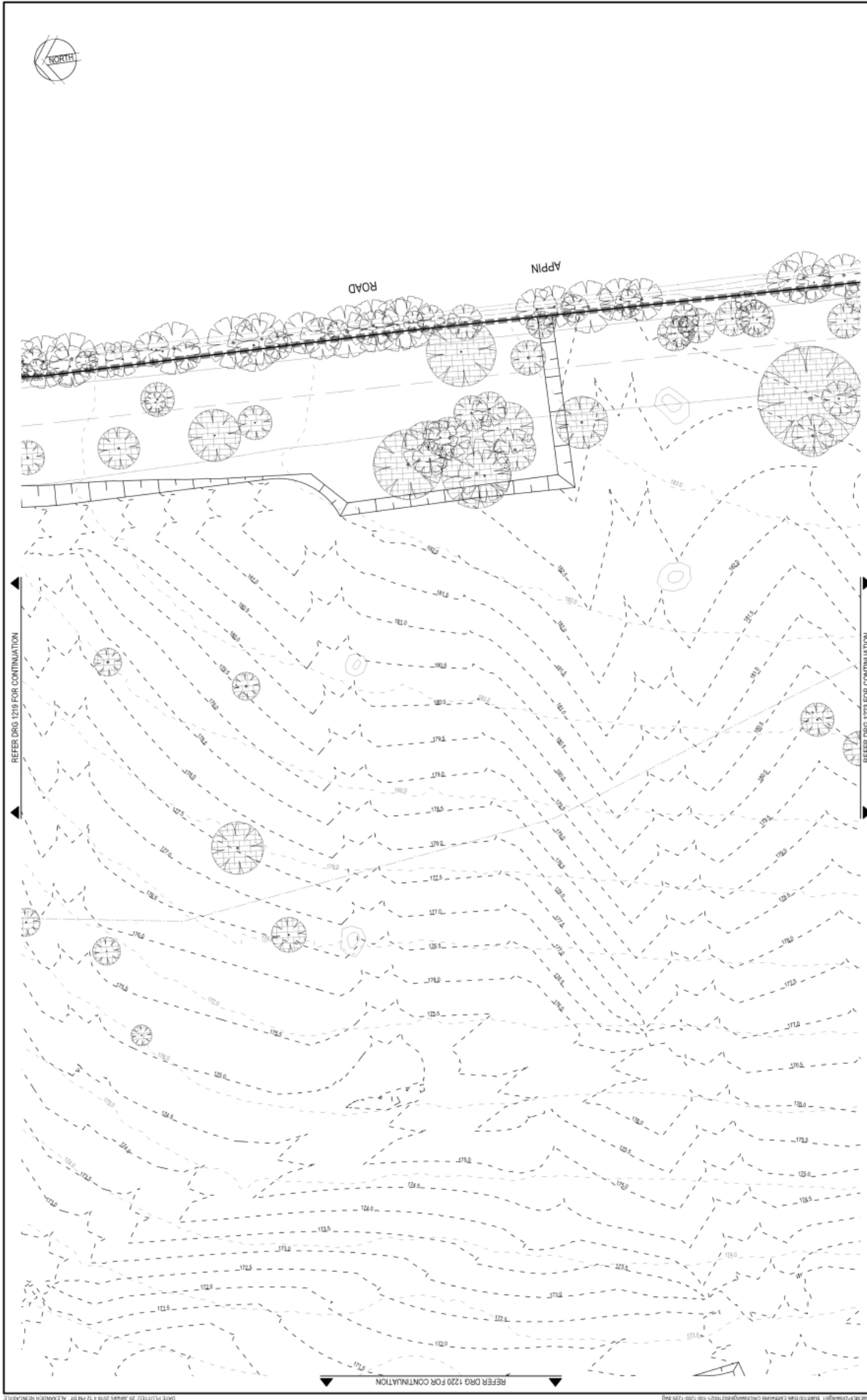
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REF: 18021-100-1220

NO.	DATE	DESCRIPTION	BY	CHKD
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2	04/08/2017	ISSUE FOR DEVELOPMENT APPLICATION	DR	SH
3	26/07/2018	ISSUE FOR DEVELOPMENT APPLICATION	DR	SH
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LENDLEASE COMMUNITIES

LEAD
MOR BULK EARTHWORKS DEVELOPMENT APPLICATION
BULK EARTHWORKS PLAN
SHEET 22 OF 27

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Client: LSC
Project: MOR BULK EARTHWORKS DEVELOPMENT APPLICATION
Drawn by: [Name]
Checked by: [Name]
Date: 20/06/2017
Scale: 1:500
Revision: A1
Sheet Number: 80218021-100-1221
Sheet Count: 3

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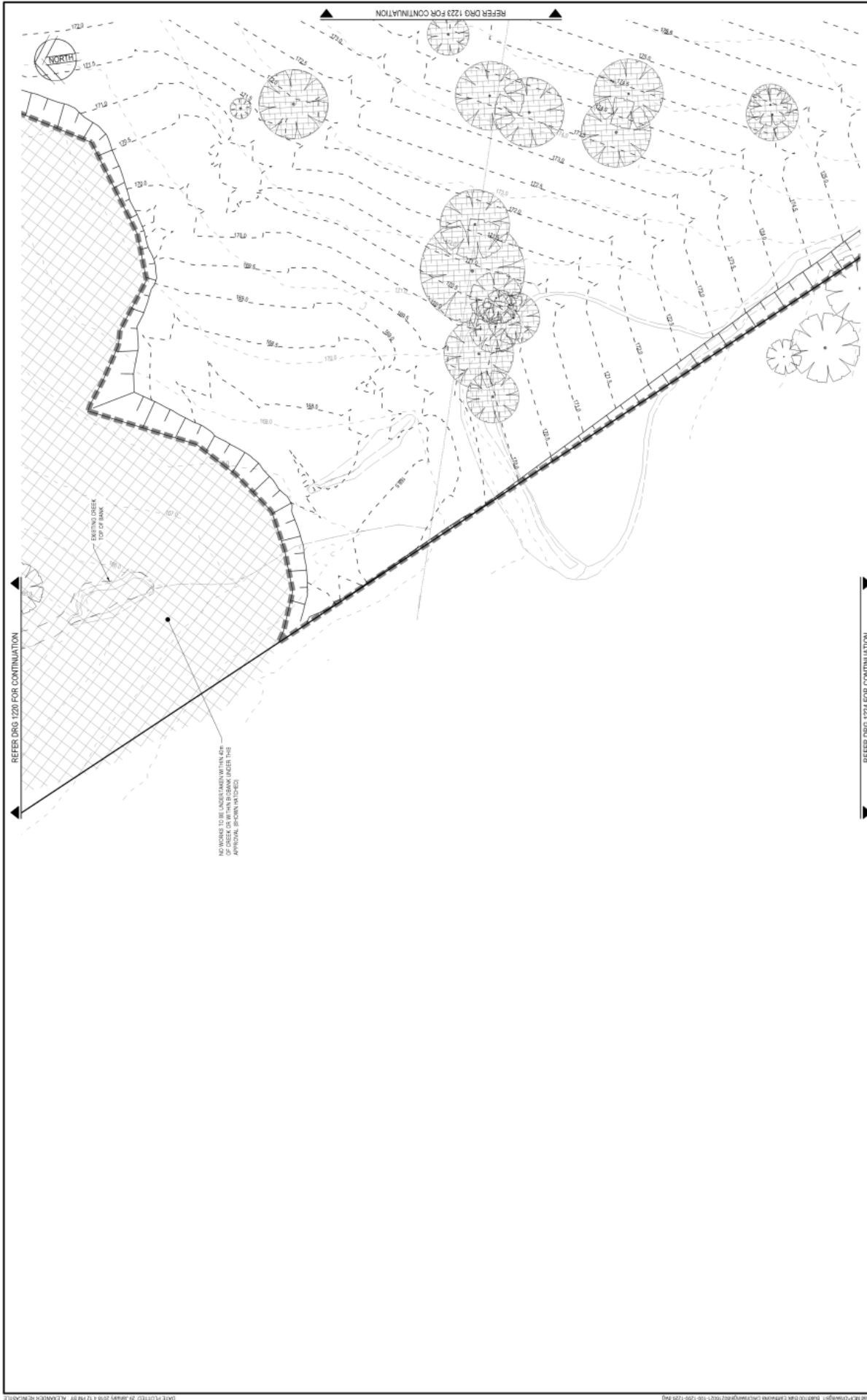
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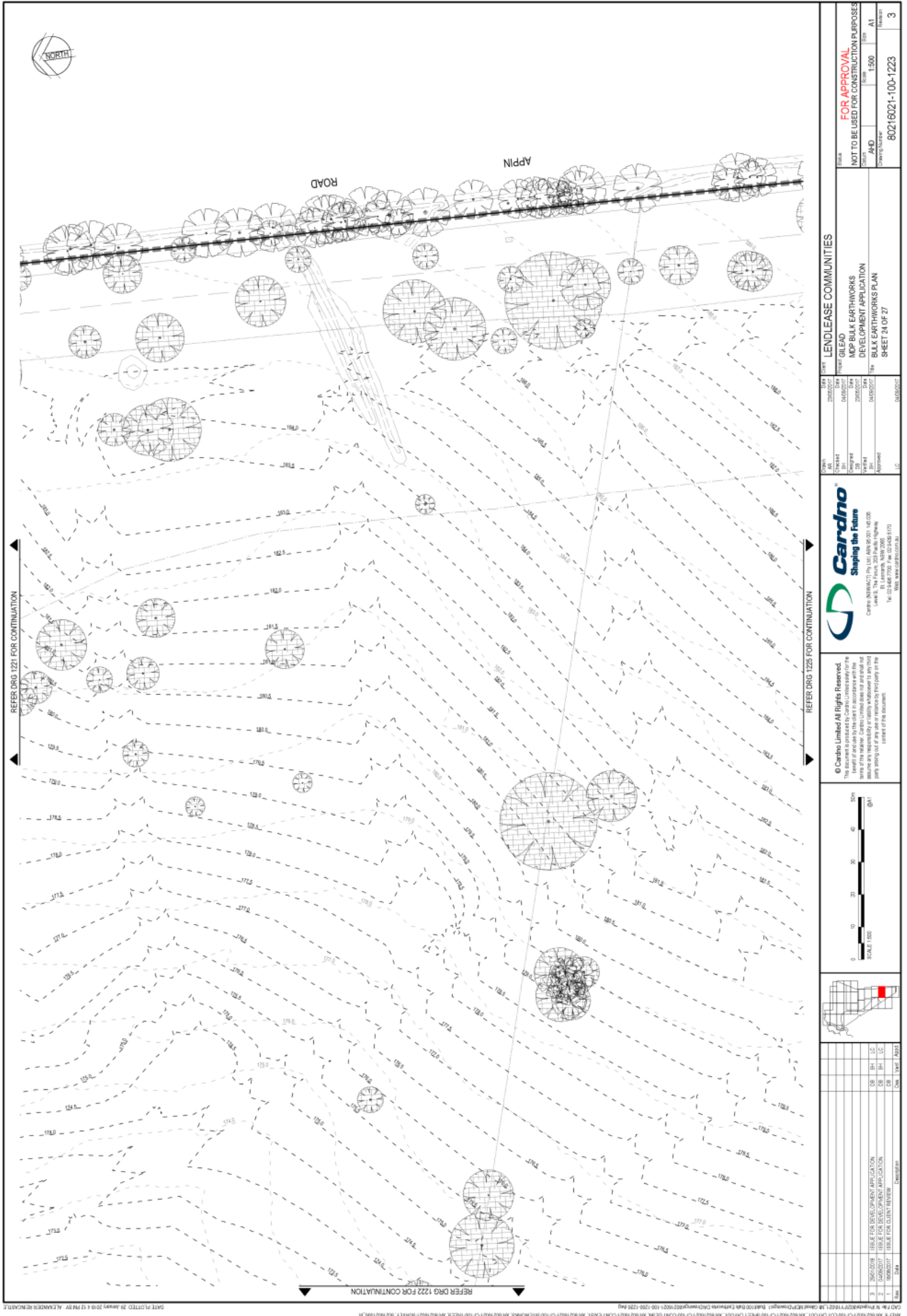
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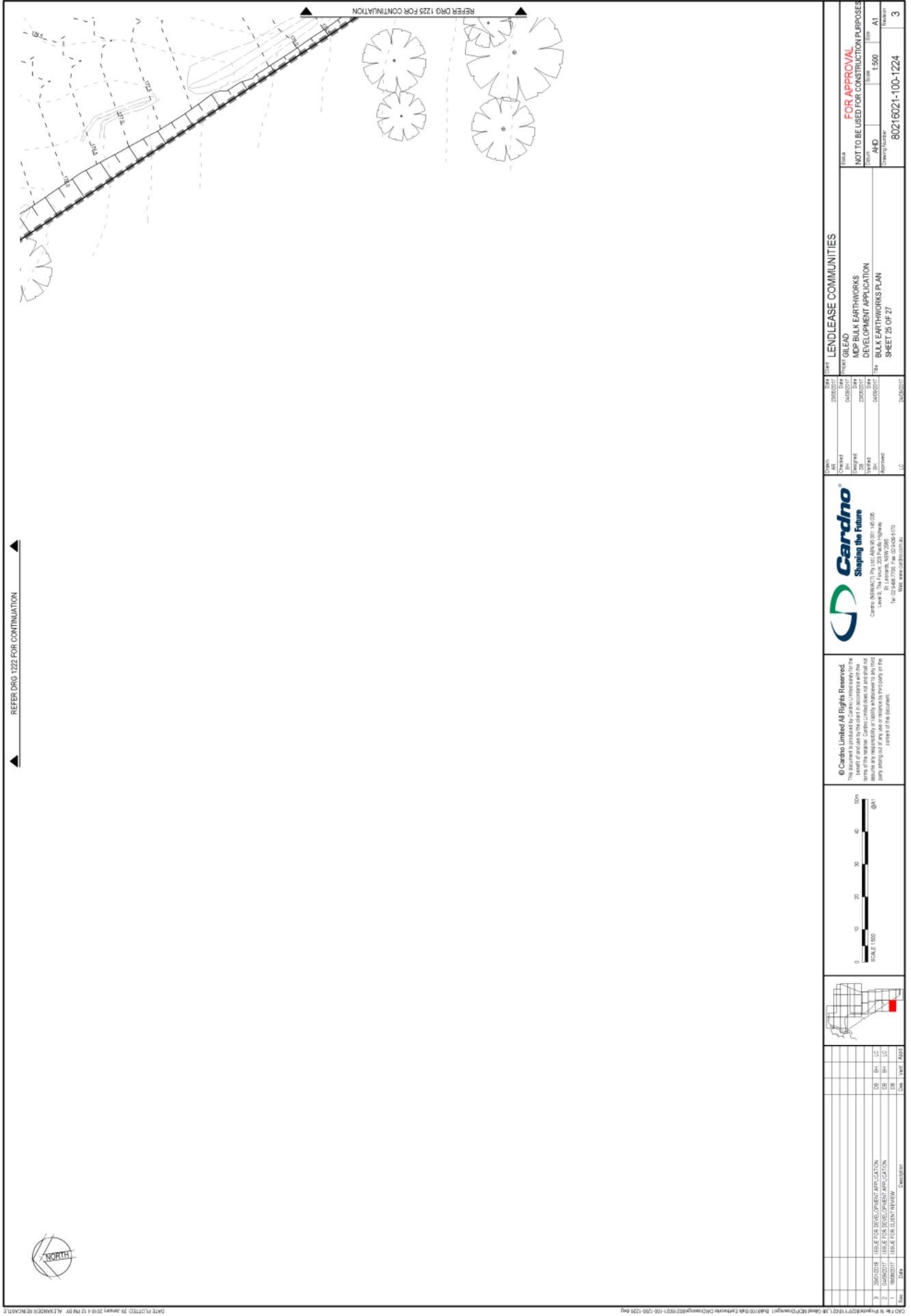
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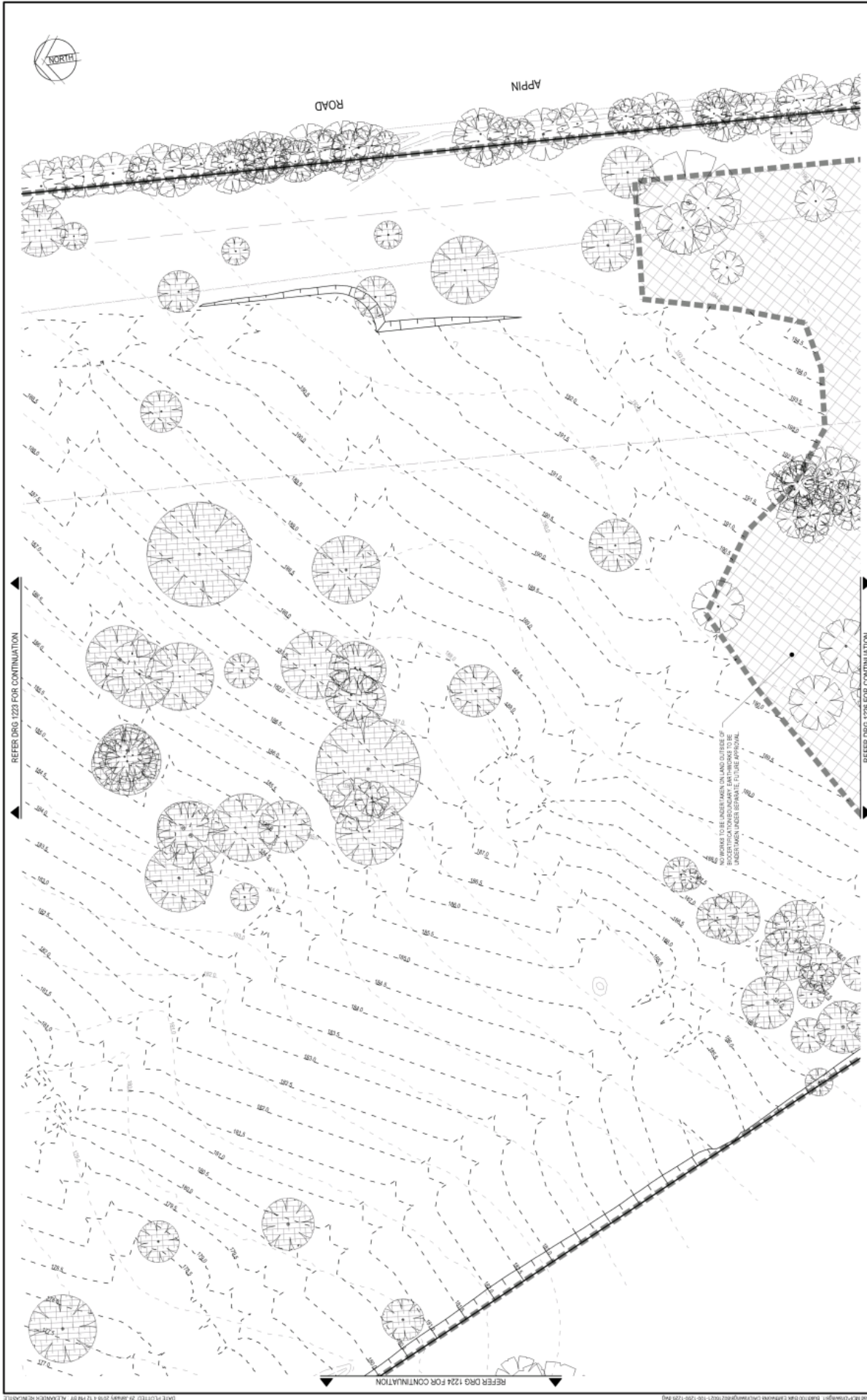
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DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 20/06/2017
SCALE: 1:500
REVISION: A1
SHEET NUMBER: 80218021-100-1221
SHEET COUNT: 3



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<p>LEADOLEASE COMMUNITIES</p> <p>Project: LEADOLEASE Title: AHD BULK EARTHWORKS DEVELOPMENT APPLICATION Type: BULK EARTHWORKS PLAN Sheet: 28 OF 27</p>	
<p>Drawn: JLD Checked: JLD Scale: 1:500 Date: 20/07/2017</p>	<p>Approved: JLD Date: 20/07/2017</p>
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<p>Client: LENDLEASE COMMUNITIES</p>	<p>Scale: 1:500</p>
<p>Project: LEAD</p>	<p>Drawn: AH</p>
<p>App: APP BULK EARTHWORKS DEVELOPMENT APPLICATION</p>	<p>Rev: A1</p>
<p>Plan: BULK EARTHWORKS PLAN</p>	<p>Client Number: 80219021-100-1225</p>
<p>Sheet: SHEET 26 OF 27</p>	<p>Revision: 3</p>

<p>Client: LENDLEASE COMMUNITIES</p>	<p>Scale: 1:500</p>
<p>Project: LEAD</p>	<p>Drawn: AH</p>
<p>App: APP BULK EARTHWORKS DEVELOPMENT APPLICATION</p>	<p>Rev: A1</p>
<p>Plan: BULK EARTHWORKS PLAN</p>	<p>Client Number: 80219021-100-1225</p>
<p>Sheet: SHEET 26 OF 27</p>	<p>Revision: 3</p>

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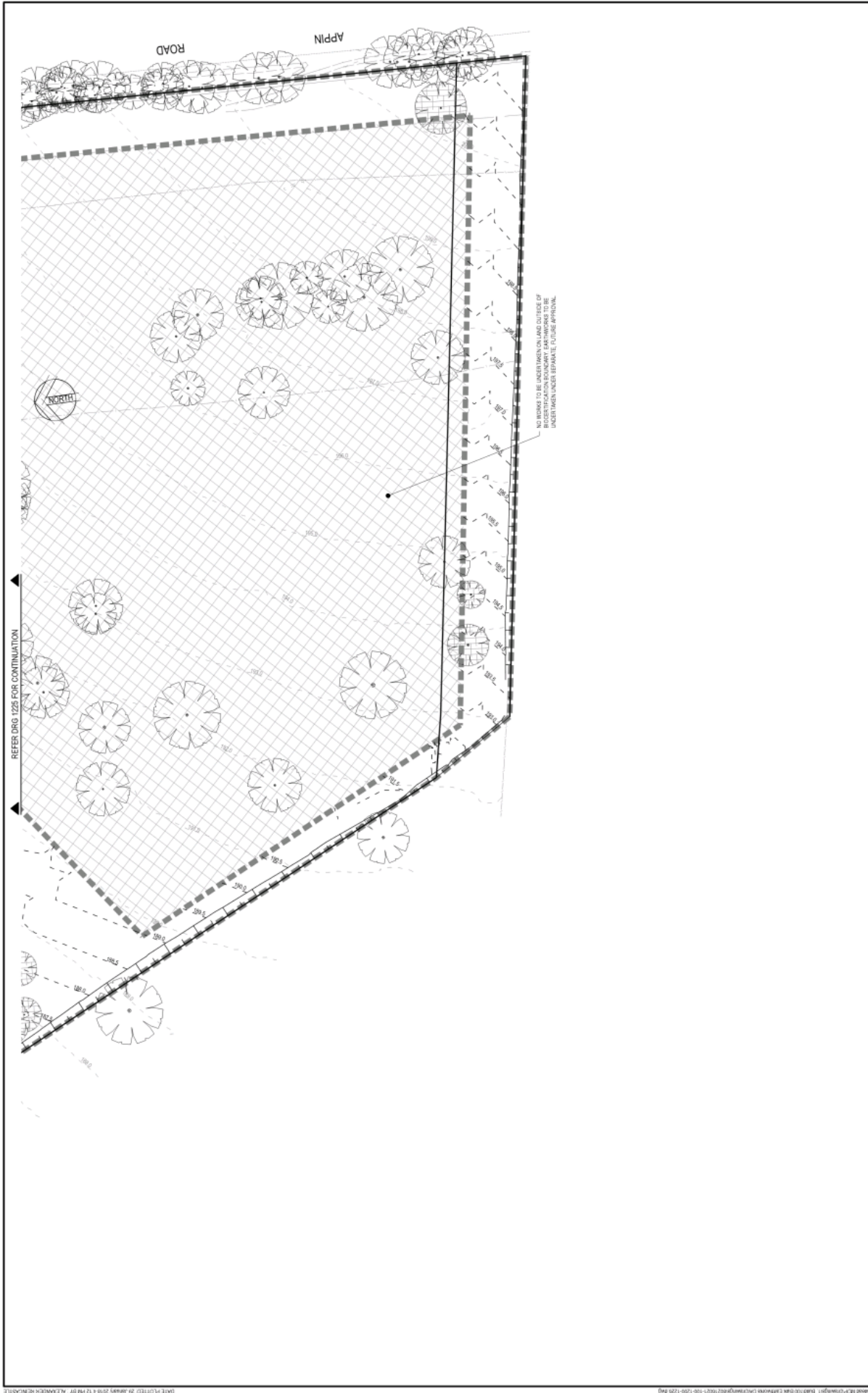
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<p>FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>	
<p>Client: LENDLEASE COMMUNITIES</p>	<p>Scale: 1:500</p>
<p>Project: LEAD</p>	<p>City: AHD</p>
<p>Work: BULK EARTHWORKS DEVELOPMENT APPLICATION</p>	<p>City No: 80218021-100-1226</p>
<p>Issue: BULK EARTHWORKS PLAN</p>	<p>City No: 80218021-100-1226</p>
<p>Sheet: SHEET 27 OF 27</p>	<p>Revision: 3</p>

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Rev	Date	Description
01	19/07/2019	Issue for Client Review
02	19/07/2019	Issue for Development Application
03	19/07/2019	Issue for Client Review

4.2 Construction of a telecommunications tower - 29 Pheasants Road, Wedderburn

Community Strategic Plan

Objective	Strategy
2 Outcome Two: A Respected and Protected Natural Environment	2.4 - Conserve and care for our city's biodiversity

Referral Criteria

Pursuant to Clause 4.8 of the *Environmental Planning and Assessment Act 1979*, the consent authority for the subject development application is the Campbelltown City Council Local Planning Panel, due to the number of unique submissions received by way of objection and due to a Clause 4.6 variation to clause 4.3 of the Campbelltown Local Environmental Plan 2015 greater than 10 percent.

Executive Summary

- An application was lodged on 6 August 2018 for the construction of a telecommunications tower at 29 Pheasants Road, Wedderburn, known as Walsa.
- The subject site is located within a rural environmental area with significant areas of threatened ecological communities.
- The proposed development is inconsistent with State Environmental Planning Policy No. 44 – Koala Habitat Protection as a Koala Plan of Management has not been lodged with the application. The proposal is also inconsistent with Part 2 and Part 11 of the Campbelltown (Sustainable City) Development Control Plan 2015 and the proposal requires a 400 percent variation to the height of building development standard under the Campbelltown Local Environmental Plan 2015.
- The application was publicly exhibited and notified to nearby neighbours for a period of 14 days between 4 September 2018 and 19 September 2018 and 16 submissions were received.
- It is recommended to the panel that the application be refused, subject to the recommended reasons for refusal in attachment 1.

Officer's Recommendation

That development application 2768/2018/DA-C for the construction of a telecommunications tower at Property No. 29 Pheasants Road, Wedderburn, be refused subject to the reasons for refusal outlined in attachment 1.

Purpose

To assist the panel in its determination of the subject development application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	Lot 31 in DP 785548, 29 Pheasants Road, Wedderburn, known as Walsa
Application No	2768/2018/DA-C
Applicant	Visionstream
Owner	Mr D J Tilbury
Statutory Provisions	State Environmental Planning Policy 44 – Koala Habitat Protection State Environmental Planning Policy 55 - Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Campbelltown Local Environmental Plan 2015
Other Provisions	Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	6 August 2018

History

The subject site is occupied by two detached dwellings one of which dates back to approximately 1885. A development application was approved by Council under development consent 5149/2004/DA-DW to construct a new dwelling and demolish the existing dwelling. A condition of consent was included for a \$10,000 demolition bond, which is still being held by Council. At the time of obtaining an occupation certificate in 2008, the owner wrote to Council to request an amendment to the application to maintain the original dwelling on the grounds that the existing dwelling bears heritage significance.

The applicant was instructed to lodge a Section 96 application. However, it appears no such application was lodged with Council. The site was not listed as an item of Environmental Heritage as part of the Campbelltown Local Environmental Plan 2015 and the original dwelling has not been demolished.

A further development application was approved by Council on 10 September 2010 for the construction of a swimming pool and shed under development consent 1594/2010/DA-SP.

The development application for the construction of a telecommunications tower was lodged with Council on 6 August 2018. The application was deferred on 4 October 2018, requesting additional information and relocation of the tower.

A site visit meeting was held with the applicant and the owner on 17 May 2019 where the applicant proposed a revised location closer to the front boundary within the vegetated area. After the meeting the applicant was advised via email that the revised location of the telecommunications tower would not be supported given that similar concerns as addressed in this report remained. Accordingly, the applicant was advised that Council's assessment would be finalised for the next Local Planning Panel meeting with a recommendation for refusal.

On 18 June 2019, the applicant submitted amended plans with the revised location despite previous advice that the revised location would not be supported. The revised location is closer to the Pheasant Road property boundary with increased visibility within the streetscape and encroachment on the front setback. The proposal would also require compliance with RFS conditions to maintain an APZ around the compound. Further, the additional information submitted does not address Council’s previous request for information regarding the submission of an Individual Koala Plan of Management and Flora and Fauna Assessment to address the impact on *Grevillia Parviflora*. Therefore, the application has been assessed based on the original documents submitted to Council.

Site and Surrounding Locality

The site is legally identified as Lot 31 in DP 785548 at property No. 29 Pheasants Road, Wedderburn (known as Walsa). The site is irregular in shape with a frontage of 584m to Pheasants Road and a secondary street frontage of 438m to Aberfoyle Road. The site has an approximate site area of 141,900m² or 14.19 hectares.

The site is occupied by two detached dwellings and ancillary structures including sheds and dams. The site also includes large sections of vegetation to the eastern side and south west corners of the site, with the remaining area being generally clear.

The subject site is adjoined by a detached dwelling located on a large lot which are also heavily vegetated. The wider locality is also characterised by large lots with detached dwellings with some agricultural businesses.

The property is not listed as an item of Environmental Heritage, and is not located within a heritage conservation area.



Figure 1: Locality map, the red hatched area denotes the location of the proposed tower



Figure 2: Location of proposed tower

Proposal

The proposal seeks development consent to construct a telecommunications tower of 45m in height and associated compound. The tower includes a headframe with six panel antennas and one parabolic antenna. The compound is 12m x 10m with two outdoor cabinets and driveway access provided from the existing internal driveway on the property.

Report

1. Vision

Campbelltown 2017-2027 Community Strategic Plan

Campbelltown 2027 is the Community Strategic Plan (CSP) for the city of Campbelltown. Campbelltown 2027 addresses four key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 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

Outcome 2 is considered to be most relevant outcomes for the proposed development.

The proposal is not consistent with outcome 2, Strategy 2.4 conserve and care for our city's biodiversity as the proposed development does not seeks to avoid impact on native vegetation.

2. Planning Provisions

2.1. Integrated Development

The subject site is not located within 40m of a mapped watercourse. Therefore, referral to the National Resource Access Regulator is not required in this instance.

2.2. State Environmental Planning Policy No 44 – Koala Habitat Protection

State Environmental Planning Policy (SEPP) No 44 encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

The subject site exceeds 1 hectare and the vegetated areas on the site are identified within Council's Draft Koala Plan of Management as core koala habitat. The site also has a substantial number of koala sightings logged on the property.

The proposal includes the removal of 14 trees within the core koala habitat area. Although the applicant has submitted a Flora and Fauna Assessment Report, an Individual Koala Plan of Management has not been provided.

The proposed development does not satisfy the requirements of SEPP 44 and concurrence has not been received from the Director- General of National Parks and Wildlife.

As the proposal does not satisfy the provisions of SEPP 44 the application is not supported.

2.3. State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 55 aims to provide a state-wide planning approach to 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.

There is no known history of contamination applicable to the site, which has historically been used for rural purposes. The proposed development is not a sensitive land use which would require further assessment.

2.4. State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) aims to facilitate the effective delivery of infrastructure across the State.

Clause 114 Development permitted without consent

The proposed development does not satisfy the requirements for development permitted without consent.

Clause 115 Development permitted with consent

Pursuant to sub-clause 115 (1) of State Environmental Planning Policy (Infrastructure) 2007, development for the purpose of telecommunications facilities, may be carried out with development consent on any land, except for certain telecommunications facilities which are

permitted without consent. The proposed telecommunications facility is not permitted without consent.

Sub-clause 115 (3) of State Environmental Planning Policy (Infrastructure) 2007, requires consideration to be given to any guidelines concerning, site selection, design, construction or operating principles for telecommunications facilities, that are issued by the Director-General for the purposes of this clause.

The NSW Telecommunications Facilities Guideline including Broadband, were issued by the Director-General. The Guideline requires that consideration be given to the following Principles:

Principles	Proposed	Compliance
Principle 1: A telecommunications facility is to be designed and sited to minimise visual impact		
(a) As far as practical, a telecommunications facility that is to be mounted on an existing building or structure should be integrated with the design and appearance of the building or structure.	The proposed telecommunications tower is a new free standing tower.	N/A
(b) The visual impact on telecommunications facilities should be minimised, visual clutter is to be reduced particularly on tops of buildings, and their physical dimension (including support mounts) should be sympathetic to the scale and height of the building to which it is to be attached, and sympathetic to adjacent buildings.	The monopole and attached carrier equipment are positioned in a location that is located near the corner of the lot which would be visually prominent from both Aberfoyle and Pheasants Road.	No
(c) Where telecommunications facilities protrude from a building or structure and are predominately backgrounded against the sky, the facility and their support mounts should be either the same as the prevailing colour of the host building or structure, or a neutral colour such as grey should be used.	The telecommunications tower is a free standing tower and is not attached to an existing building or structure.	N/A
(d) Ancillary facilities associated with the telecommunications facility should be screened or housed, using the same colour as the prevailing background to reduce its visibility, including the use of existing vegetation where available, or new landscaping where possible and practical.	The proposed development relies upon the existing native vegetation to provide screening.	Yes

Principles	Proposed	Compliance
(e) A telecommunications facility should be located and designed to respond appropriately to its rural landscape setting.	The site is zoned E3 Environmental Management. The location of the tower, relative to the site does not respond to the landscape setting of the site, due to the proposal location being within an area of significant vegetation.	No
(f) A telecommunications facility located on, or adjacent to, a State or local heritage item or within a heritage conservation area, should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage item or conservation area.	The subject site is not a listed State or local heritage item and is not located within a heritage conservation area.	N/A
(g) A telecommunications facility should be located so as to minimise or avoid the obstruction of a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.	<p>The proposed location of the telecommunications tower would be visually prominent within the streetscape when viewed from private land and the road.</p> <p>Several objections have been received from surrounding neighbours with regard to the visually obtrusive nature of the proposed development.</p>	No
(h) The relevant local government authority must be consulted where the pruning, lopping, or removal of any tree or other vegetation would contravene a Tree Preservation Order applying to the land or where a permit or development consent is required.	The proposed development would require the removal of trees and vegetation as part of the development application to Council. The proposal includes the removal of trees located within core koala habitat, which is not supported.	No
(i) A telecommunications facility that is no longer required is to be removed and the site restored, to a condition that is similar to its condition before the facility was constructed.	Where required the land can be reinstated.	Yes
(j) The siting and design of telecommunications facilities should be in accordance with any relevant Industry Design Guides.	The proposed telecommunications tower is considered to be compliant with the relevant public exposure limits permitted by Australian Radiation Protection and Nuclear Safety Agency.	Yes
Principle 2: Telecommunications facilities should be co-located wherever practical.		
(a) Telecommunications lines	The proposed	Yes

Principles	Proposed	Compliance
are to be located, as far as practical, underground or within an existing underground conduit or duct.	telecommunications infrastructure is wireless and does not require fixed line infrastructure.	
(b) Overhead lines, antennas and ancillary telecommunications facilities should, where practical, be co-located or attached to existing structures such as buildings, public utility structures, poles, towers or other radio communications equipment to minimise the proliferation of telecommunication facilities and unnecessary clutter.	The applicant has submitted that there is no opportunity for co-location on another facility as there are no facilities or structures located within close proximity of the proposed location that would offer suitable attachment.	N/A
(c) Towers may be extended for the purposes of co-location.	The proposal does not use an existing tower.	N/A
(d) The extension of an existing tower must be considered as a practical co-location solution prior to building new towers.	The proposal does not use an existing tower.	N/A
(e) If a facility is proposed not to be co-located the proponent must demonstrate that co-location is not practical.	The Statement of Environmental Effects stated co location is not possible.	N/A
Principle 3: Health standards for exposure to radio emissions will be met		
(a) A telecommunications facility must be designed, installed and operated so that the maximum human exposure levels to radiofrequency emissions comply with Radiation Protection Standard.	The installation will comply with AMCA regulations.	Yes
(b) An EME Environmental Report shall be produced by the proponent of development to which the Mobile Phone Network Code applies in terms of design, siting of facilities and notifications. The Report is to be in the format required by the Australian Radiation Protection Nuclear Safety Agency. It is to show the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard, and demonstrate compliance with the Mobile	An Environmental EME Report, dated 11 August 2017, has been submitted with the application stating that the proposal satisfies the relevant public exposure limits permitted by Australian Radiation Protection and Nuclear Safety Agency. The application has been accompanied by a report detailing the maximum projected electromagnetic energy (EME) levels at 1.5m above ground level at various distances from the base station. In this regard, it is stated that the maximum EME for the site would only be in the order of 0.071% of the	Yes

Principles	Proposed	Compliance
Phone Networks Code.	public exposure limit permitted by Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).	
Principle 4: Minimise disturbance and risk, and maximise compliance		
(a) The siting and height of any telecommunications facility must comply with any relevant site and height requirements specified by the Civil Aviation Regulation 1988 and the Airports (Protection of Airspace) Regulations 1996 of the Commonwealth. It must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 30 kilometres of the proposed development reported to the Civil Aviation Safety Authority Australia.	The site is located within 6km of Wedderburn Aerodrome, which is a private sports airfield. The site is located within 16km of Camden Airport. The applicant has stated they have received email correspondence from Camden Airport stating the proposal would not impede the safe operation of the airport.	Yes
(b) The telecommunications facility is not to cause adverse radio frequency interference with any airport, port of Commonwealth Defence navigational or communications equipment, including the Morundah Communication Facility, Riverina.	The base station is designed to create no electrical interference problems with other radio based systems and complies with the requirements of relevant Australian standards.	Yes
(c) The telecommunications facility and ancillary facilities are to be carried out in accordance with the applicable specifications (if any) of the manufacturers for the installation of such equipment.	The proposed facility would be installed by licensed carriers in accordance with manufacturer specifications, thereby minimising disturbance and risk associated with the facility.	Yes
(d) The telecommunications facility is not to affect the structural integrity of any building on which it is erected.	The telecommunications tower is free standing and is not proposed to be attached to an existing structure.	N/A
(e) The telecommunications facility is to be erected wholly within the boundaries of a property where the landowner has agreed to the facility being located on the land.	The telecommunications facility and all supporting equipment is proposed entirely within the site boundaries.	Yes
(f) The carrying out of construction of the	The proposed development could, in the event of an	Yes

Principles	Proposed	Compliance
telecommunications facilities must be in accordance with all relevant regulations of the Blue Book - 'Managing Urban Stormwater: Soils and Construction' (Landcom 2004), or its replacement.	approval be conditioned to comply with this requirement.	
(g) Obstruction or risks to pedestrians or vehicles caused by the location of the facility, construction activity or materials used in construction are to be mitigated.	The location of the tower is highly visible from two public roads.	No
(h) Where practical, work is to be carried out during times that cause minimum disruption to adjoining properties and public access. Hours of work are to be restricted to between 7.00am and 5.00pm, Mondays to Saturdays, with no work on Sundays and public holidays.	The proposed development could, in the event of an approval be conditioned to comply with this requirement.	Yes
(i) Traffic control measures are to be taken during construction in accordance with Australian Standard AS1742.3-2002 Manual of uniform traffic control devices - Traffic control devices on road.	The proposed development could, in the event of an approval be conditioned to comply with this requirement.	Yes
(j) Open trenching should be guarded in accordance with Australian Standard Section 93.080 - Road Engineering AS1165 - 1982 - Traffic hazard warning lamps.	The proposed development could, in the event of an approval be conditioned to comply with this requirement.	Yes
(k) Disturbance to flora and fauna should be minimised and the land is to be restored to a condition that is similar to its condition before the work was carried out.	A vegetation survey and koala habitat assessment was submitted with the application, Council's assessment of the reports indicate that the proposal would result in disturbance to flora and fauna, which is not considered to be acceptable and is addressed in detail in section 2 of this report.	No
(l) The likelihood of impacting on threatened species and communities should be identified in consultation with relevant state or local government authorities and disturbance to identified species and communities avoided wherever possible.	The proposed development results in the removal of core koala habitat. The applicant has not undertaken measures to avoid impact on native vegetation.	No

Principles	Proposed	Compliance
(m) The likelihood of harming an Aboriginal Place and/or Aboriginal object should be identified. Approvals from the Department of Environment, Climate Change and Water (DECCW) must be obtained where impact is likely, or Aboriginal objects are found.	A search of the AHIMS data base has indicated that there are no items of Aboriginal archaeological heritage known to be located on or near the site.	Yes
(n) Street furniture, paving or other existing facilities removed or damaged during construction should be reinstated (at the telecommunications carrier's expense) to at least the same condition as that which existed prior to the telecommunications facility being installed.	The site does not contain existing facilities that would be removed or damaged during the construction of the telecommunications facility.	N/A

In light of the above, it is considered that the proposal is not considered to conclusively satisfy Clause 115 of the SEPP as the proposed development has not sought to mitigate impacts on flora and fauna and has not been designed to reduce impacts on the rural landscape or streetscape.

2.5. State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The SEPP relates to the protection of biodiversity values and vegetation in non-rural areas. The SEPP does not apply to development where tree removal is proposed ancillary to development.

2.6. Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

The proposal is within the Georges River Catchment and thus this policy applies. 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 therefore considered acceptable in this regard.

2.7. Campbelltown Local Environmental Plan 2015

The subject site is zoned E3 Environmental Management in accordance with the Campbelltown Local Environmental Plan 2015. The proposed development is defined as a telecommunications facility as follows:

telecommunications facility means:

- a) any part of the infrastructure of a telecommunications network,
- b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- c) any other thing used in or in connection with a telecommunications network.

The proposed development is prohibited within the E3 zone. However, the provisions of Clause 115 of the State Environmental Planning Policy (Infrastructure) 2007 facilitate the permissibility of telecommunication facilities in the zone.

The proposed development is considered to be inconsistent with the following objectives of the E3 Zone:

- to protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values
- to provide for a limited range of development that does not have an adverse effect on those values
- to enable development for purposes other than rural-residential only if that development is compatible and complementary, in terms of design, size and scale, with the character of land in the zone
- to protect, and maintain the environmental, ecological and visual amenity of, the Scenic Hills, the Wedderburn Plateau and environmentally sensitive lands in the vicinity of the Georges River from inappropriate development
- to protect and enhance areas of scenic value and the visual amenity of prominent ridgelines
- to protect bushland, wildlife corridors and natural habitat, including waterways and riparian lands

- to ensure the preservation and maintenance of environmentally significant and environmentally sensitive land

An assessment against the relevant provisions and development standards of the CLEP 2015 is provided below:

Provision	Comment	Compliance
Part 4 Principal Development Standards		
4.3 Height of Building 9m maximum	The proposed development has a maximum height of 45m.	No
4.6 Exceptions to development standards	The applicant has not submitted a Clause 4.6 variation to support the 36m variation to the height of building development standard.	No
Part 7 Additional local provisions		
7.1 Earthworks	The proposed development includes minor earthworks to prepare the site.	Yes
7.5 Preservation of the natural environment	In the event of an approval conditions of consent can be applied to ensure compliance with this clause.	Yes

2.8. Campbelltown (Sustainable City) Development Control Plan 2015

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) is to provide more detailed provisions to supplement the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Pursuant to Clause 4.15 (1) (a) (iii), Council is required to consider the relevant provisions of the applicable development control plan of the Campbelltown Local Government Area (LGA), being SCDCP 2015.

Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Provision	Comment	Compliance
2.2 Site Analysis		
a) The development application for all development involving the construction of a building and the Torrens title subdivision of land.	The site analysis plan submitted to Council is considered to be compliant with the requirements for a Site Analysis plan in accordance with Section 2.2 of the SCDCP 2015.	Yes
2.5 Landscaping		
a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The proposal does not seek to enhance the landscape character of the area.	No
b) Landscape design shall retain and enhance the existing native	The proposed development does not include additional landscaping	No

<p>flora and fauna characteristics of a site wherever possible.</p> <p>c) Landscape design shall add value to the quality and character of the streetscape.</p>	<p>to mitigate the visual impact of the proposed development.</p>	
<p>2.7 Erosion and Sediment Control</p>		
<p>a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface. For requirements relating to the preparation of an ESCP, refer to Appendix 5 of Volume 1 and Council's Engineering Design Guide for Development</p> <p>b) Site activities shall be planned and managed to minimise soil disturbance.</p> <p>c) Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.</p> <p>d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.</p>	<p>Erosion and sediment control provisions can be conditioned where required.</p>	<p>Yes</p>
<p>2.15 Waste Management</p>		
<p>2.15.1 Waste Management Plan</p> <p>a) A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.</p>	<p>A waste management plan was not submitted with the development application.</p>	<p>No</p>
<p>2.15.2 Waste Management during demolition & construction</p> <p>a) All waste and recyclable streams shall be stored separately on site.</p> <p>b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP.</p>	<p>A waste management plan was not submitted with the development application.</p>	<p>No</p>

<p>c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management facility. Details of disposal arrangements shall be specified in the WMP.</p> <p>d) Convenient and safe vehicular access to waste and recycling material storage areas shall be provided.</p>		
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Part 11 – Vegetation and Wildlife Management

The general provisions of Part 11 of the Plan apply to development that includes vegetation and wildlife management. Compliance with the relevant provisions of Part 11 of the Plan is discussed as follows:

Provision	Comment	Compliance
11.2 Management of Native Vegetation and Wildlife Habitat		
<p>11.2.1 Management of Native Vegetation and Wildlife Habitat</p> <p>a) For sites containing native vegetation and/or fauna habitat:</p> <p>i) the development shall be sited, designed and managed to avoid any negative impact on biodiversity where possible;</p> <p>ii) where an impact on biodiversity cannot be avoided and no reasonable alternative is available the proposed development shall be sited, designed, constructed and managed in a manner that minimises the impact on native biodiversity and maintains habitat connectivity as much as practicable;</p> <p>iii) any impact on biodiversity shall be essential for the development and limited to the extent necessary to facilitate the safe and orderly use of the land for the purpose of the development;</p> <p>iv) arrangements must be put into place to ensure that the biodiversity values on site will be proactively managed to mitigate the impacts.</p> <p>v) in circumstances where impacts on biodiversity cannot be avoided, a</p>	<p>The proposed development is not sited to avoid impacts on biodiversity.</p> <p>The impacts can be avoided on site. Requests to relocate the pole to a more suitable location have been refused by the applicant and owner.</p> <p>The proposed impacts are not considered to be essential.</p> <p>The proponent has sought to minimise the APZ around the compound to reduce tree removal. Overall, the proposal does not mitigate impacts on biodiversity.</p> <p>It is considered the impacts could be avoided.</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>

<p>Biodiversity Statement shall be prepared and submitted with the DA to demonstrate how Clause 11.2.1 a) ii) and iv) above have been addressed.</p> <p>b) A Native Flora and Native Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is required to be lodged with the development application where one or more of the following criteria is met:</p> <p>i) the site contains:</p> <ul style="list-style-type: none"> – native vegetation; and – sensitive environmental areas likely to contain important habitat resources for native fauna (although these may not be vegetated) such as riparian areas, rivers, creeks, wetlands or swamps, rocky outcrops, caves and cliffs; <p>ii) there are proposed direct or indirect impacts on native vegetation or other native fauna habitats;</p> <p>iii) there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly.</p> <p>c) As part of the Native Flora and Native Fauna Assessment, an Assessment of Significance shall be undertaken for each threatened species, population and ecological community which is likely to be directly or indirectly impacted, by the proposal. All Assessments of Significance must be undertaken in accordance with the Threatened Species Guidelines – The Assessment of Significance (DECC 2007). These guidelines are available on the Office of Environment and Heritage's website.</p> <p>d) Koala Habitat assessments undertaken as part of 11.2.1 b) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessments.</p>	<p>The applicant has submitted a Vegetation Survey and Koala Habitat Assessment. The report submitted does not sufficiently address how the development is sited to mitigate impacts on threatened species and core koala habitat.</p> <p>The vegetation survey does not provide an assessment of <i>Grevillia Parviflora</i>, which is a threatened species and requires an assessment of significance.</p> <p>A koala habitat assessment was undertaken and submitted to Council. The assessment submitted within the report is not considered to be satisfactory and an Individual Koala Plan of Management is required for</p>	<p>No</p> <p>No</p> <p>No</p>
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	the proposed development.	
<p>11.2.2 Protection of Hollow-bearing Trees and Hollow Logs</p> <p>a) All hollow-bearing trees shall be retained, where practical</p>	No hollow bearing trees are identified for removal.	Yes
<p>11.3 Permits and Development Applications for Vegetation Management</p> <p>b) A development application shall be required for the cutting down or removal of :</p> <p>i) Five trees or more; or</p> <p>ii) other vegetation; or</p> <p>iii) a tree(s) that is listed on Council's Significant Tree Register;</p> <p>iv) a tree and/or other vegetation located on land identified as containing an item of heritage significance or within a curtilage of a heritage item;</p> <p>v) a tree or other vegetation that is contained upon any land identified within a Heritage Conservation Area.</p> <p>c) Where a permit was approved by Council for the removal of 4 trees or less in the last 5 years on a certain site, any consecutive applications for the removal of any additional trees on the same site, shall be by means of a development application where:</p> <p>i) the total number of trees that are the subject of the new proposal; plus</p> <p>ii) the number of trees that were the subject of the previous permit exceeds 4 trees.</p>	<p>The proposal includes the removal of 14 trees.</p> <p>There is no recent application for tree removal.</p>	<p>Yes</p> <p>Yes</p>
<p>11.3.5.2 Matters for Consideration when Determining Development applications for vegetation management</p> <p>a) Council shall consider (but not be limited to) the following matters when determining an application for a development application for Vegetation management under this Plan:</p> <p>i) Matter listed under Section 11.3.4.2 of this Part of the Plan;</p> <p>ii) The potential impact on the amenity of the surrounding built and natural environments by considering:</p> <p>iii) whether the application will have significant impacts upon threatened,</p>	<p>Council has considered the proposal to remove 14 trees from the site to accommodate the proposed telecommunications facility. The proposed development is considered to result in an unacceptable impact on native vegetation and core koala habitat which is not supported.</p>	No

<p>species, populations or ecological communities;</p> <p>iv) whether the application involved the removal of hollow bearing trees;</p> <p>v) if the tree(s) have/has implications for biodiversity including the outcomes of any native flora and native fauna assessments and Assessments of Significance;</p> <ul style="list-style-type: none"> – whether the vegetation forms part of threatened species, population or ecological community; – whether the vegetation is listed on Council's Register of Significant Trees; <p>and</p> <ul style="list-style-type: none"> – whether the vegetation is within a curtilage of a heritage item that is listed under Campbelltown LEPs. 		
<p>11.3.6 Tree Replacement</p> <p>a) Council, depending on the circumstances of the vegetation management application, shall require the applicant to:</p> <p>i) pay a certain fee to enable Council to plant a replacement tree in an appropriate location in lieu of the removed tree; or</p> <p>ii) plant a replacement tree on site that is:</p> <ul style="list-style-type: none"> – of appropriate species; – of certain size/height at time of planting; and – at the cost of the applicant. <p>b) The species, size and height of the replacement tree shall be provided to applicants in writing as part of the condition of the development consent or permit.</p>	<p>The proposal does not include any provision for tree replacement on the site, despite proposing to remove 14 trees.</p>	<p>No</p>

Part 12 – Telecommunications Facilities

The general provisions of Part 12 of the Plan apply to telecommunication facilities. Compliance with the relevant provisions of Part 12 of the Plan is discussed as follows:

Provision	Comment	Compliance
12.3 General Requirements		
<p>a) A network masterplan shall be provided by the applicant showing the proposal in the context of all other similar infrastructure types in order to identify opportunities for co-location or sharing of facilities.</p>	<p>A network masterplan has not been provided.</p>	<p>No</p>
<p>b) The applicant shall demonstrate that</p>	<p>The applicant has stated two</p>	<p>Yes</p>

co-location opportunities have been adequately pursued where new stand-alone telecommunication facilities are proposed. This shall include information to demonstrate: i) The possibility of sharing equipment, via the use of combiners or similar technology; ii) Existing towers and poles or other appropriate structures should be investigated for appropriateness for the sharing of antennas.	other sites were scoped as part of the site selection process. The applicant has stated that nearby facilities are not viable options for co-location.	
c) Transmitting roof top antennas and towers should preferably be located in industrial or business zones, rather than residential zones or areas that include dwellings.	The Wedderburn area does not include business or industrial zones.	N/A
d) Telecommunication facilities are to be sited to avoid locations which are visually prominent in the landscape, particularly when viewed from the public domain.	The proposed location is visually prominent from both street frontages.	No
e) For new towers a photomontage of the proposal must be submitted to assist with the assessment of visual impact.	The applicant has not submitted photomontages of the proposed tower.	No
f) The applicant must demonstrate that all reasonable measures to reduce the visual impact of the proposal have been examined, including: i) Co-location and use of existing structures; ii) Innovative design to harmonise with the existing setting; iii) Use of vegetation for screening; iv) Use of materials and finishes consistent with surroundings; and v) Compact and slim line construction techniques.	The facility would be located amongst vegetation to screen the proposal. However, the selected location would also result in the removal of trees to facilitate the proposed development. The proposal does not include additional screen planting to reduce the visual impact of the proposed facility. The proposal is not considered to utilise innovative design as the site has ample space within which the facility can be located, which is not situated in a visually prominent location and additional screen planting could be provided.	No
g) No advertising signs shall be permitted on any telecommunication facilities in: i) Industrial areas; ii) Rural areas; and iii) Low-use open space.	The plans submitted to Council do not include signage.	N/A
12.4 Electromagnetic Radiation		

a) The applicant in selecting a site for telecommunication facilities, shall demonstrate to Council that a precautionary approach has been adopted with respect to minimising electromagnetic radiation (EMR) exposures to sensitive land uses such as residential areas, schools, child care centres, hospitals, aged care accommodation or areas regularly frequented by groups of children.	The site is not located near sensitive land uses.	Yes
b) Where possible, EMR emitting telecommunication facilities, including mobile base stations, shall be located in the following land use areas: i) Industrial areas; ii) Rural areas; and iii) Low-use open space.	The site is located in an environmental zone, which is low density.	Yes
c) Where telecommunication facilities are proposed within 300 metres of a sensitive land use, the applicant shall demonstrate that no viable alternative sites are available.	The site is not located within 300m of a child care centre or school.	Yes
d) For all EMR emitting telecommunication facilities, documentary evidence is required from a suitably qualified person which analyses the cumulative effect of the proposal and demonstrates compliance with the relevant Australian exposure standard.	An EME report has been provided for the proposed development.	Yes
e) Development applications for telecommunication facilities shall include measures to restrict public access. Approaches to the facility must contain appropriate signs warning of EMR and provide contact details for the site owner and / or site manager.	Public access is restricted to the site.	Yes
12.5 Landscaping		
a) For stand-alone telecommunication facilities, a landscape plan must be submitted to Council that provides plantings of a suitable scale to reduce the visual impact of the proposal, and where possible screen the facility from public view.	A landscape plan was not provided.	No
12.6 Heritage		
a) No telecommunication facilities shall be permitted where the heritage significance of a heritage item may be adversely impacted.	The site is not located within close proximity to a heritage item.	Yes
b) Where a telecommunication facility	The site is not located within	Yes

is proposed on a site occupied by or in the vicinity of a listed heritage item, a Heritage Impact Statement shall be prepared and submitted to Council.	close proximity to a heritage item.	
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2.9. Campbelltown Local Infrastructure Contributions Plan 2018

The Campbelltown Local Infrastructure Contributions Plan 2018 applies to the subject site. In accordance with Clause 2.7 of the Plan, development contributions are not applicable to the proposed development as the development is a Class 10 structure.

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, as well as potential social and economic impacts.

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

- Bushfire protection
- Flora and fauna
- Electro Magnetic Emissions
- Views and Vistas
- Construction

Bushfire protection

The subject site is identified as being bushfire affected. The site does not include development for the purpose of subdivision or a special fire protection purpose. Notwithstanding, a practice note has been prepared by the NSW Rural Fire Service with regard to the erection of telecommunication towers in Bush Fire Prone Areas.

The practice note stipulates a 10m APZ be provided from the tower and associated infrastructure to protect infrastructure in the event of a fire. It is noted, the application was not submitted with a bushfire risk assessment report and the proposal requires the removal of 14 trees to satisfy the APZ requirements. The application was referred to the RFS on 28 August 2018 pursuant to Section 4.14 of the *Environmental Planning and Assessment Act 1979*. The Rural Fire Service responded with conditions of consent on 18 September 2018, which requires an Inner Protection Area of 10m around the facility.

Flora and Fauna

The locality is recorded as containing several types of vulnerable, endangered and critically endangered species of flora and fauna. The proposed telecommunications facility is located within Sydney Hinterland Grey Gum Ridgetop Forest as identified in Council's mapping system. The proposed vegetation removal to facilitate the proposed development is

inconsistent with Council's SCDCP on the grounds that the impact on biodiversity could reasonably be avoided by selecting an alternate site and therefore, is considered to result in an unacceptable impact on the natural environment.

Electromagnetic Energy Levels

The application is accompanied by a report detailing the estimated radiofrequency electromagnetic energy levels generated by the facility.

The report provides calculated estimations on the expected cumulative radiofrequency electromagnetic energy levels generated by the proposal, and concludes that the maximum electromagnetic energy levels at 1.5m above ground level is estimated to be only 0.071 per cent of the public exposure limits permitted by Australian Radiation Protection and Nuclear Safety Agency.

Views and vistas

The proposed telecommunications facility would extend beyond the canopy cover and is located on a visually prominent street corner. The development is also located in close proximity to the property boundary with the edge of the compound setback 10m to the Pheasants Road street frontage and 18.7m to the Pheasants Road frontage. The proposed location and visual prominence of the structure is not considered acceptable and would be inconsistent with similar structures that have been approved in the locality in the past. It is noted the telecommunications structure at 206 Minerva Road is setback over 500m from the street and is not visually prominent.

Construction

The construction phase of the development has the potential to generate short term environmental impacts through the generation of dust, noise and vibration. Should the Panel seek to grant development consent, conditions would be required to manage construction works, including the installation of erosion and sediment control measures prior to works commencing on site.

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 environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Having regard to social and economic impacts generated by the development, the proposed telecommunications facility would improve internet services within the Wedderburn Area and potentially provide future increased mobile phone reception with future co-location opportunities for other carriers. However, the impact of the proposed development is not considered to be acceptable with regard to the impact on the natural 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.

Although the proposed use is permissible with consent pursuant to the State Environmental Planning Policy (Infrastructure) 2007, the location of the facility within native vegetation necessitates the removal of 14 trees. Several suitable alternative locations within cleared areas are available within the subject site, that would, if relocated mitigate concerns in relation to tree removal, provide consistency with SEPP 44 and mitigate visual impact.

However, requests to relocate the facility within the site have been refused by the applicant and the owner. Therefore, given the current location of the proposed development, the proposal is not considered suitable for the subject site.

4. Public Participation

Part 9 of Campbelltown (Sustainable City) Development Control Plan 2015 outlines Council's public participation policy in regard to Council Strategic Planning Documents (CSPDs) and Development Applications (DAs). In this regard, telecommunications towers require public notification.

The application was publicly exhibited and notified to the surrounding property owners. The property owners were provided a period of 14 days between 4 September 2018 and 19 September 2018 to provide comments regarding the proposal. Additionally, a sign bearing a set of notification plans was required to be displayed on site for the duration of the assessment.

Sixteen submissions were received, including four submissions / letters to Council from one objector, which is treated as a single submission, given each letter contained similar information.

Issue: Requests for relocation of tower to a more suitable location

Response: Council officers have made several requests to the application to relocate the pole to another area within the site that does not require the removal of vegetation or to another site entirely, which has been rejected by the applicant.

Although the applicant's Statement of Environmental Effects detailed two other sites in the selection process, these do not form part of the proposal as submitted for the evaluation.

Issue: Possible medium and long term effects from microwaves from structure/ radiation impacts/ residences within 500m

Response: The applicant has stated:

All nbn™ network installations are designed and certified by qualified professionals in accordance with all relevant Australian Standards. This helps to ensure that the nbn™ facility does not result in any increase in the level of risk to the public.

This facility is to be operated in compliance with the mandatory standard for human exposure to EME – currently the Radio communications (Electromagnetic Radiation Human Exposure) Standard 2014. The EME Report associated with this site is attached in Appendix E. The report shows that the maximum predicted EME will equate to 0.071 percent of the maximum exposure limit (where 100 percent of the limit is still considered to be safe).

Moreover, all nbn™ network equipment has the following features, all of which help to minimise the amounts of energy used and emitted:

- Dynamic/Adaptive Power Control is a network feature that automatically adjusts the power and hence minimises EME from the facility.
- Varying the facility's transmit power to the minimal required level, minimising EME from the network, and
- Discontinuous transmission, a feature that reduces EME emissions by automatically switching the transmitter off when no data is being sent.

Therefore, it is considered the proposed levels of Electromagnetic emissions from the proposed tower are considered to be in accordance with industry standards.

Issue: Loss of trees, vegetation and koala habitat

Response: Council does not support the removal of trees and vegetation from the site to accommodate the proposed telecommunication facility, on the grounds that the site has several areas of cleared land that could accommodate the tower. Accordingly, it is recommended that the current proposal as submitted not be supported.

Issue: The effect of the proposal on property values

Response: The impact of development on property prices is not a planning consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Issue: Relocate to cleared area/ setback further from the street

Response: Several requests were made by Council officers to the applicant to relocate the pole to provide a suitable setback to the property boundaries, particularly due to the primary front dwelling having a setback 35m to Pheasants Road. Therefore, on the grounds that the proposed tower is setback 10m to Pheasants Road and 27m to Aberfoyle Road (which is closer than the primary dwelling), the proposal is not supported, particularly when viable alternative locations are available within the same property.

Issue: Unsightly and visually obtrusive

Response: The location of the tower on a prominent street corner is not supported on the grounds that the applicant has provided insufficient evidence to demonstrate that existing cleared areas of the property would be unsuitable for the proposed development.

Issue: Impact on koala population and habitat

Response: The proposal is inconsistent with SEPP 44 as an Individual Koala Plan of Management has not been provided. Further, the proposal would result in the removal of 14 Koala trees within core Koala habitat. On the grounds that the proposal has not demonstrated measures to avoid, mitigate or minimise the impacts of the tower, the proposed location is not supported.

Issue: Relocate to army or commonwealth land

Response: The objectors request to relocate the tower to army or commonwealth land is not considered to be a planning consideration, alternative sites were reviewed prior to the lodgement of the application however neither included army nor commonwealth land.

Issue: Impact on threatened species

Response: The applicant has submitted a Vegetation Survey and Koala Habitat Assessment in support of the proposed development, which was reviewed by Council's Senior Environment Officer. Council's assessment of the proposal found the impact on local native vegetation to be unacceptable with regard to SEPP 44 and the SCDCP 2015 which is discussed in section 2 of this report.

Issue: Cheap NBN option request cabling

Response: An objector has stated the proposed development is a cheap option to deliver NBN to the local area. On the grounds that this is not a planning consideration, no further comment is provided.

Issue: Did not receive formal notification

Response: A review of Council's records notes the objector's property was located outside of the notification area. As the proposal was publicly exhibited in the local paper, it is considered that sufficient notification was provided consistent with the requirements of Council's SCDCP.

Issue: RFS requirement will result in increased tree removal for hazard reduction

Response: The documentation submitted by the applicant states the proposed tree removal would also include the asset protection zone required around the compound. The application was referred to the RFS which require an Inner Protection Area to be provided around the compound.

Issue: Impact on rural amenity, local environment

Response: It is considered that the proposed development would detract from the local streetscape and rural character of the locality, given the visually prominent location of the structure on the corner of Pheasants Road and Aberfoyle Road.

The impacts of the proposal on the streetscape and views have been addressed in section 2 of this report.

Issue: Undergrowth has disappeared in location of proposed tower

Response: Council is aware of clearing of the understorey and small trees and shrubs which is the subject of further investigation from Council's compliance team.

Issue: Close proximity to residents

Response: The proposed telecommunications facility is located approximately 150m to the closest neighbouring dwelling and is not located near any sensitive land uses such as childcare centres or schools. As stated elsewhere in this report, the proposal complies with industry standards with regard to exposure to electromagnetic emissions (EME).

Issue: Precedent for tree removal for other development in the future

Response: Applications for development that require tree removal are considered on a merit assessment with regard to relevant legislation and is therefore unlikely to establish a precedent.

Issue: Council did not attend NBN information session

Response: Community consultation undertaken by the applicant occurred prior to the lodgement of the development application with Council. The community meeting occurred on 30 July 2019 and the development application was lodged with Council on 6 August 2018. Council was not included in this community consultation as Council undertakes separate consultation in accordance with Part 9 of the Campbelltown (Sustainable City) Development Control Plan in the form of neighbour notification and public exhibition of the proposal, which was completed after the development application was lodged with Council.

5. The Public Interest

Section 4.15(1)(e) of the EP&A Act requires Council to consider the public interest when determining an application.

The public interest is an overarching assessment of the benefits or otherwise that a development may have for the immediate area and/or community in general.

Having regard to the above, the proposed development is not considered to be in the public interest as the proposed development would result in an unacceptable impact on the natural environment and is inconsistent with the rural character of the locality.

6. Conclusion

Development application 2768/2018/DA-C proposes the construction of a telecommunications tower at 29 Pheasants Road, Wedderburn. The proposal has been assessed under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The application was notified to surrounding properties and publicly exhibited. Council received 16 submissions objecting to the proposal. The issues raised in the submissions have been addressed in detail within this report. The number of submissions received requires the application to be referred to the Local Planning Panel for determination.

As outlined in this report, the proposed development is not supported on the grounds that a Clause 4.6 variation request to the Height of Building standard has not been made, does not comply with Council's Sustainable City Development Control plan and does not satisfy the provisions of SEPP 44 with regard to the removal of vegetation from the site.

The proposed development is not considered suitable for the subject site as the proposal does not minimise disturbance and adverse impacts to remnant vegetation communities, threatened species populations and their habitats and is not in the public interest. The inconsistency of the proposal and with the matters for consideration of Section 4.15 of the *Environmental Planning and Assessment Act 1979* result in the application being recommended for refusal to the Local Planning Panel.

Attachments

1. Reasons for Refusal (contained within this report)
2. Detail Plan (contained within this report)
3. Site Plan (contained within this report)
4. Elevations (contained within this report)

Reporting Officer

Executive Manager Urban Release and Engagement

ATTACHMENT 1
2768/2018/DA-C
Recommended Reasons for Refusal

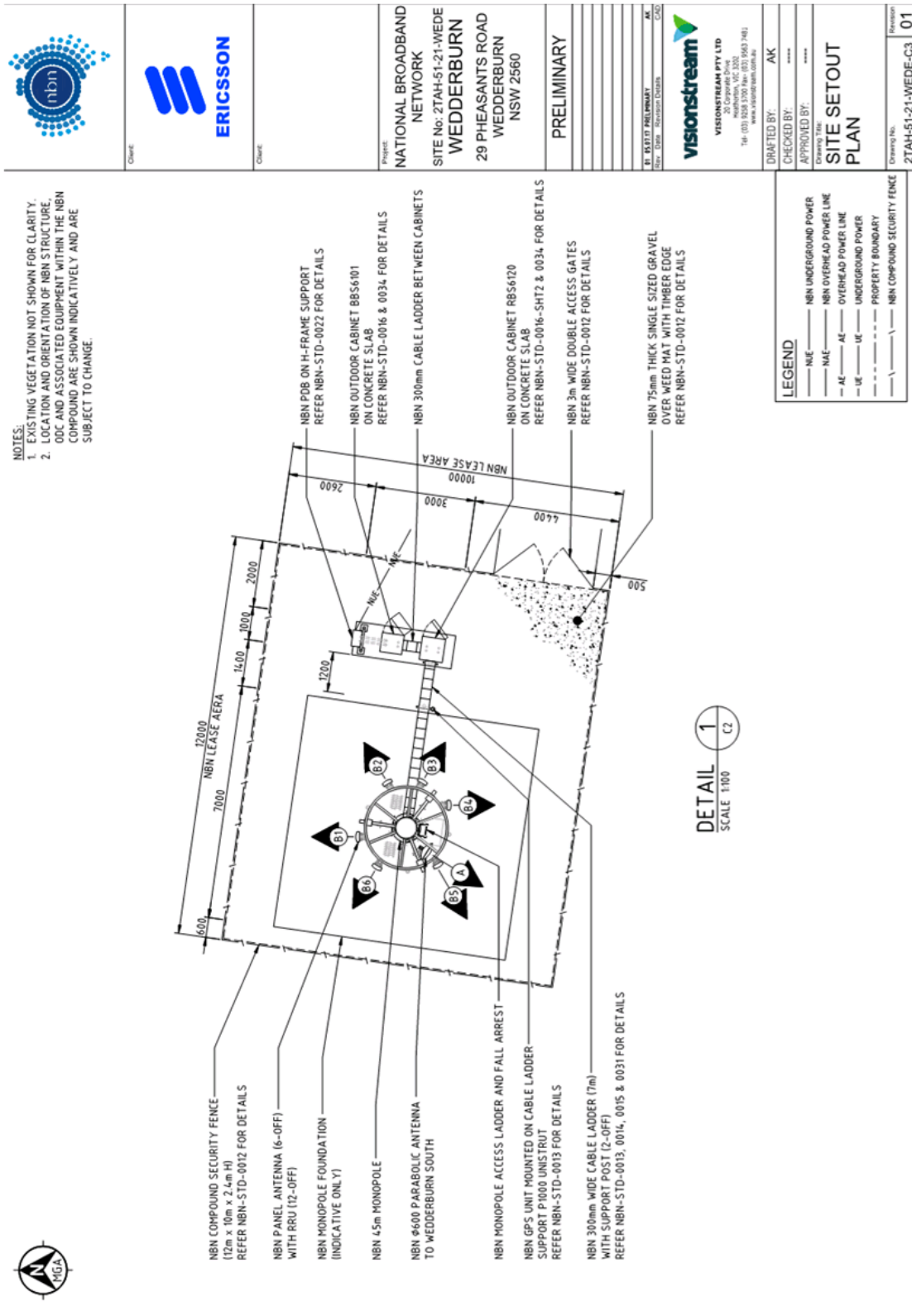
REASONS FOR REFUSAL

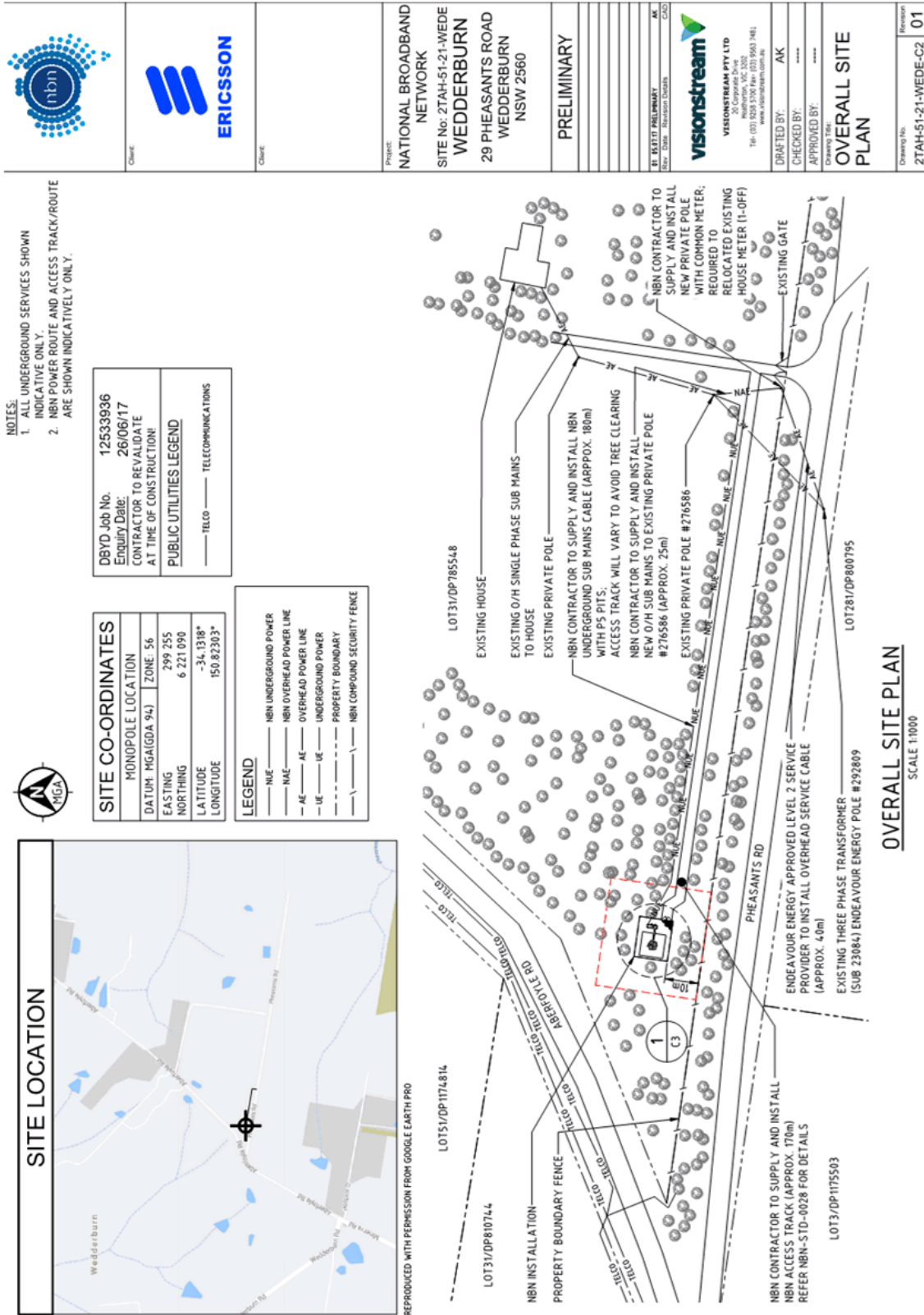
Development application 2768/2018/DA-C for the construction of a telecommunications tower is refused for the following reasons identified in the assessment of the application in accordance with section 4.15 of the Environmental Planning and Assessment Act 1979:

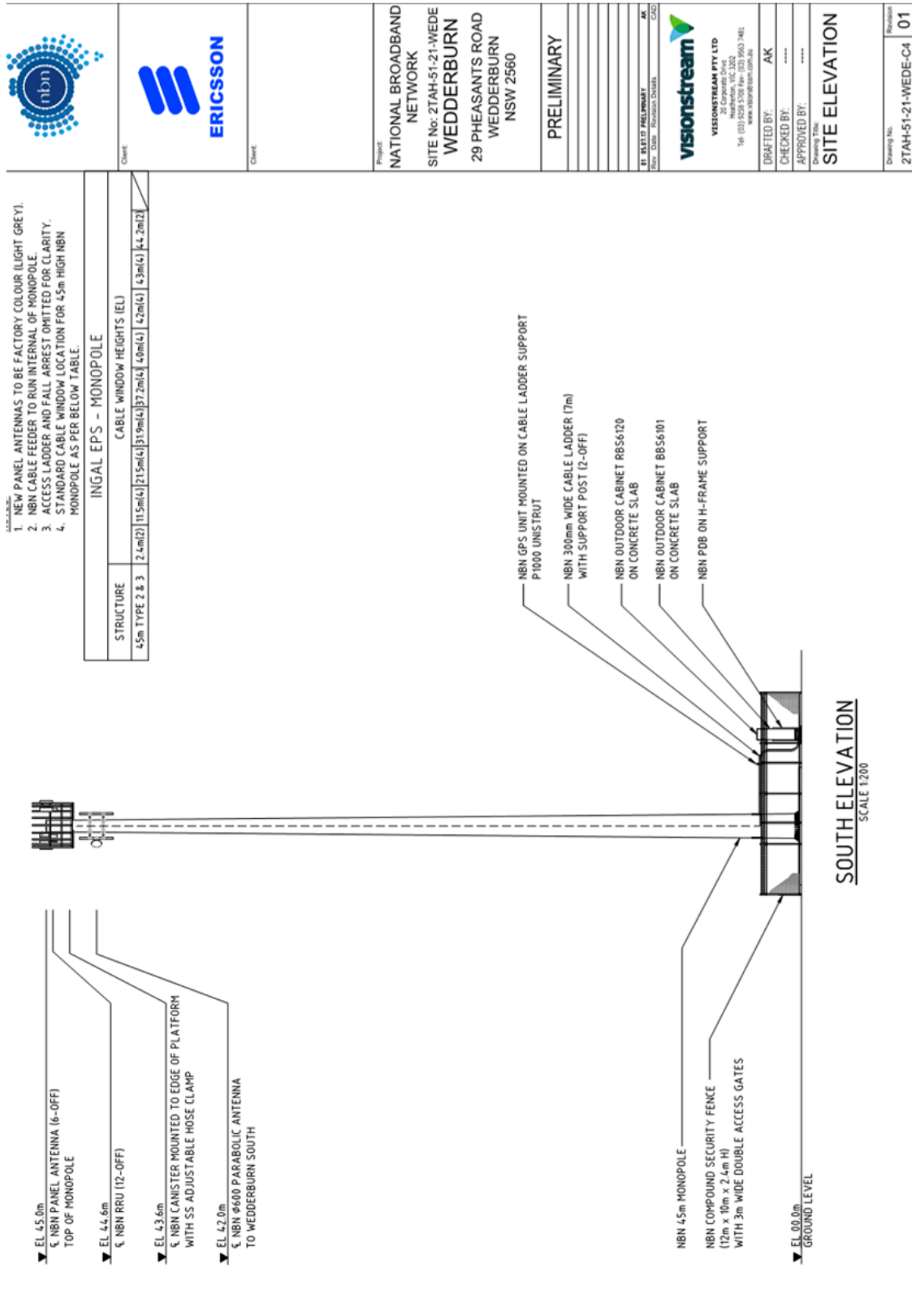
1. The proposed development is inconsistent with State Environmental Planning Policy No. 44 with respect to not providing an individual Koala Plan of Management.
2. The proposed development is inconsistent with the objectives of the Campbelltown Local Environmental Plan 2015 (m) and (o).
3. The proposed development is inconsistent with the objectives of the E3 Environmental Management zone with regard to the *preservation and maintenance of environmentally significant and environmentally sensitive land and to protect bushland, wildlife corridors and natural habitat, including waterways and riparian land.*
4. The proposed development does not comply with Clause 4.3 of the Campbelltown Local Environmental Plan 2015 as the proposed development exceeds that maximum height limit of 9m.
5. The proposed height of the development cannot be supported as the applicant has not submitted a Clause 4.6 variation in support of the proposed height of the telecommunication facility.
6. The proposed development is inconsistent with the aims of the Campbelltown (Sustainable City) Development Control Plan 2015 with regard to ensuring the new development maintains or enhances the character and quality of the natural and built environment.
7. The proposal does not comply with the controls of the Campbelltown (Sustainable City) Development Control Plan 2015 including:
 - Section 2.5 of the Campbelltown (Sustainable City) Development Control Plan as the proposal is inconsistent with the objectives and control (b).
 - Section 11.2.1 (a)(i) as the proposal is not designed to avoid impact on biodiversity,
 - Section 11.2.1 (a (ii) (iii) as the proposed impact on biodiversity is avoidable and not essential to the development.
 - Section 11.2.1 as the submitted vegetation survey and koala habitat assessment does not adequately address all the provisions of Section 11.2.1 of the SCDCP 2015.
 - Section 11.3.5.2 as the proposal results in an unacceptable impact on ecological communities and the natural environment.
 - Section 11.3.6 as the proposed development does not seek to offset the proposed tree removal with replacement tree planting elsewhere on the site.
 - Section 12.3 (a) as a network masterplan was not submitted with the application.
 - Section 12.3 (d) as the telecommunications tower is located in a visually prominent location and highly visible from the street.
 - Section 12.3 (e) as photomontages were not submitted with the application.
 - Section 12.3 (f) the applicant has not demonstrated all reasonable measures have been undertaken to reduce the visual impact of the proposal.
8. The proposal has failed to demonstrate no adverse impact upon the environment with respect to the requirements of the Rural Fires Act 1997, State Environmental Planning Policy No. 44 – Koala Habitat, Campbelltown Local Environmental Plan 2015 and Campbelltown (Sustainable City) Development Control Plan 2015.

9. The site is not suitable for the proposed development due to the failure to demonstrate no adverse impact upon the natural environment with respect to the requirements of the Rural Fires Act 1997, State Environmental Planning Policy No. 44 – Koala Habitat, Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment and Campbelltown (Sustainable City) Development Control Plan 2015 and compliance with the provisions of Campbelltown Local Environmental Plan 2015.
10. The proposed development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

END OF CONDITIONS









Client



Client

Project

NATIONAL BROADBAND NETWORK

SITE No: 2TAH-51-21-WEDE WEDDERBURN

29 PHEASANTS ROAD WEDDERBURN NSW 2560

PRELIMINARY

AK

VISIONSTREAM

VISIONSTREAM PTY LTD
 1st Floor, 100 Phillip Street, Melbourne, VIC 3000
 Tel: (03) 9594 5700 Fax: (03) 9693 7481
 www.visionstream.com.au

DRAFTED BY: AK

CHECKED BY: AK

APPROVED BY: AK

Drawing Title: **SITE ELEVATION**

Revision No:

2TAH-51-21-WEDE-C4

01

4.3 Construction of five silos and extension of sifter room - 1 Magnum Place, Minto

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.4 - Retain and expand existing businesses and attract new enterprises to Campbelltown, offering opportunities for a diverse workforce including professional, technology and knowledge based skills and creative capacity

Referral Criteria

This development application is required to be reported to the panel as the proposal exceeds the maximum height of building control in clause 4.3 of the Campbelltown Local Environmental Plan 2015 (CLEP2015) by more than 10 percent. The application is accompanied by a request under clause 4.6 of LEP2015.

Executive Summary

- An application was submitted on 10 January 2019 for the construction of 5 x 70 tonne silos and extension of sifter room at 1 Magnum Place, Minto.
- The subject site is located within an established industrial area.
- The proposed development generally complies with the CLEP 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.
- The proponent requests a 38 percent variation to the maximum height of building control in clause 4.3 of the CLEP 2015.
- The application was not required to be notified.
- 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 48/2019/DA-I for the construction of five x 70 tonne silos and extension of sifter room at 1 Magnum Place, Minto, be approved, subject to the recommended conditions of consent detailed in attachment 1.

Purpose

To assist the panel in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	Lot 1 DP863831
Application No	48/2019/DA-I
Applicant	Suprema Bakeries Pty Ltd
Owner	One Magnum Place Pty Ltd
Statutory Provisions	State Environmental Planning Policy 44 – Koala Habitat Protection State Environmental Planning Policy 55 - Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Campbelltown Local Environmental Plan 2015
Other Provisions	Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	10 January 2019

History

1811/2007/DA-I

A development application for the construction of additions to an existing industrial building and use of site for dough production and storage was approved by Council on 9 November 2007.

Subject Application

The development application was deferred for additional information on 9 April 2019 requesting the applicant to prepare a Flora and Fauna Assessment Report. Additional information was received on 28 May 2019 satisfying the request.

Site and Surrounding Locality

A site visit was undertaken on 5 April 2019.

The site is identified as Lot 1 in DP 863831, known as 1 Magnum Place, Minto. The site is irregular in shape with a north (side) boundary measuring 449.905m, east (front) boundary to Magnum Place and Pembroke Road of approximately 164.4m, south (side) boundary measuring 386.13m and west (rear) boundary measuring 101m, which adjoins the Main Southern Railway. The site has a total area of 46900m².

The site has the following restrictions:

- Easement to drain water 2m wide to the rear boundary
- Easement for underground cables 3m wide, to the rear boundary
- Right of way to the rear of the property
- Easement for underground services 6m wide, to the southern setback
- Easement to drain water 15m wide, which traverses the front setback

The site is occupied by two single storey warehouses with vehicular access provided from Magnum Place. The property also has an existing residence at the front of the property, which is not affected by the proposed development.

The subject site is adjoined by a warehouse development to the south of the site and Pembroke Park to the north of the site. The development is located within the Minto industrial area with residential properties located to the eastern side of Pembroke Road.

The property is not listed as an item of Environmental Heritage, and is not located within a heritage conservation area.

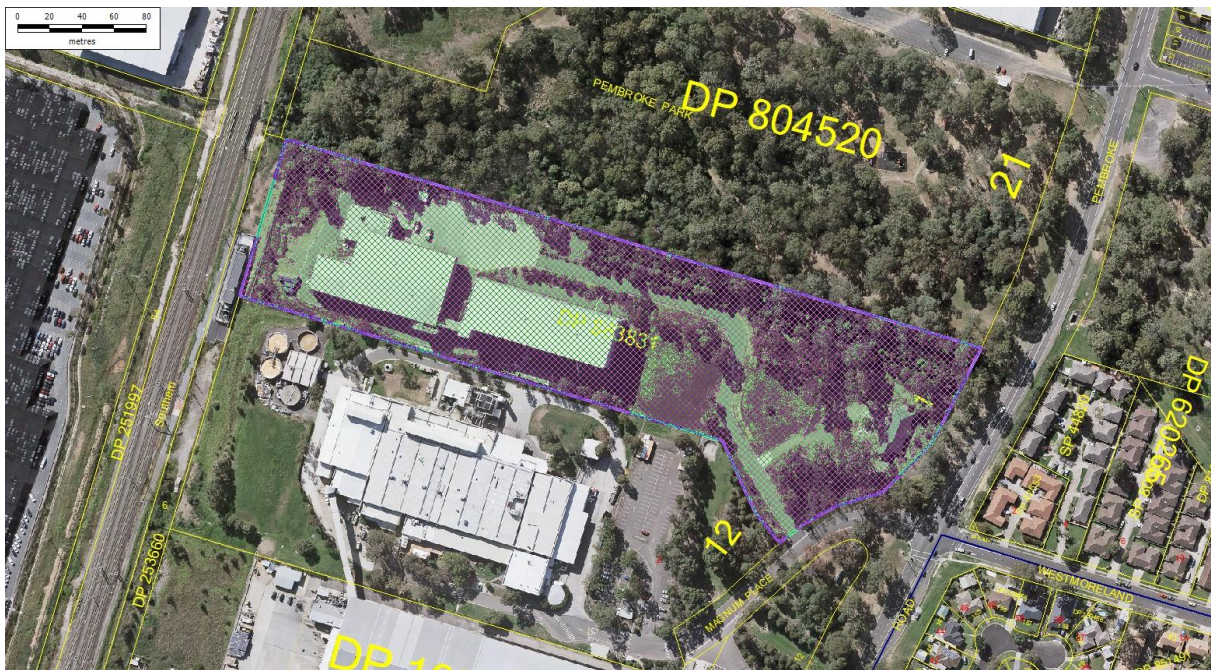


Figure 1: Locality map.

Proposal

The proposal includes the construction of 5 x 70 tonne silos and extension of an external sifter room and related extension of the concrete foundations and hardstand areas. The silos would be located on the southern side of the warehouse next to the existing silos.

Report

1. Vision

Campbelltown 2017-2027 Community Strategic Plan

Campbelltown 2027 is the Community Strategic Plan (CSP) for the city of Campbelltown. Campbelltown 2027 addresses four key strategic outcomes that Council and other stakeholders will work to achieve over the next 10 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

Outcome 3 is the most relevant to the proposed development.

The strategy relevant to this application is as follows:

3.4 – Retain and expand existing businesses and attract new enterprises to Campbelltown, offering opportunities for a diverse workplace including professional, technology and knowledge based skills and creative space.

The proposed works will improve operations at the existing business. The proposed development will retain and enhance employment opportunities for residents within the local government area and will contribute to the local economy. Therefore, the proposal satisfies the relevant outcomes of the community strategic plan.

2. Planning Provisions

2.1 Integrated Development

Water Management Act 2000

McBarron creek is located on the adjoining site. The proposed works are not located within 40m of the McBarron Creek. Therefore, referral to the Office of Water is not required.

Rural Fires Act 1997

The site is identified as being bushfire affected. Concurrence is not required from the Rural Fire Service as the proposed development is not identified as a special fire protection purpose. Notwithstanding, relevant conditions of consent have been imposed by Council's Building Surveyor with regard to complying with Planning for Bushfire Protection.

2.2 State Environmental Planning Policy 44 – Koala Habitat Protection

State Environmental Planning Policy 44 encourages the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

The subject site exceeds one hectare and some of the vegetated areas on the site are identified within Council's Draft Koala Plan of Management as core koala habitat. The proposal does not include the removal of any vegetation from the site and Council's Senior Environment Officer is satisfied the proposed development is unlikely to result in a significant impact on threatened biodiversity nor is it likely to impact on koala habitat or impede koala movement across the site. Therefore, no further assessment is required.

2.3 State Environmental Planning Policy 55 - Remediation of Land

State Environmental Planning Policy No. 55 aims to provide a state-wide planning approach to 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 proposal does not seek to change the use of the site to a more sensitive land use. Therefore, no further investigation is required.

2.4 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) aims to facilitate the effective delivery of infrastructure across the State.

Clause 85 Development adjacent to rail corridors

The proposed works are significantly setback from the rear boundary, which is adjacent to the rail corridor. Discussion with Sydney Trains resulted in the application being referred for comment, despite the separation of the proposed works from the interface boundary with the rail line. The application was referred to Sydney Trains on 18 June 2019. A response has been received which requests inclusion of two conditions which have been incorporated into the recommended conditions of consent.

Clause 101 Development with frontage to classified road

The site has frontage to Pembroke Road. However, vehicular access is obtained via Magnum Place. The proposed works are minor in nature and are not considered to adversely affect the ongoing operation of Pembroke Road.

2.5 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (GMREP2)

The proposal is within the Georges River Catchment and GMREP2 applies. 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 therefore considered acceptable in this regard.

2.6 Campbelltown Local Environmental Plan 2015

The subject site is zoned IN1 General Industrial in accordance with the Campbelltown Local Environmental Plan 2015. The proposed development is ancillary to the existing use of the site as an industrial bakery which was approved under the Campbelltown (Urban Area) Local Environmental Plan 2002. Notwithstanding, for the purpose of this assessment the existing use is considered to be an industrial activity, which is identified as general industry, which is permissible within the zone.

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

The proposed development is considered to be consistent with the objectives of the IN1 General Industrial Zone:

- to provide a wide range of industrial and warehouse land uses
- to encourage employment opportunities
- to minimise any adverse effect of industry on other land uses
- to support and protect industrial land for industrial uses
- to provide for a range of facilities and services to meet the day-to-day needs of workers in the area
- to enable non-industrial land uses that are compatible with and do not detract from industrial and warehouse uses or impact on the viability of existing centres
- to ensure that any commercial, retail or other non-industrial development is not likely to adversely affect employment generating activities or opportunities
- to facilitate diverse and sustainable means of access and movement

An assessment against the relevant clauses of the CLEP 2015 is provided below:

Provision	Comment	Compliance
Part 4 Principal Development Standards		
4.3 Height of Buildings • 12m max	The proposed silos are 16.5m in height.	No
4.6 Exceptions to development standards	The application is accompanied by a written request under clause 4.6 of CLEP 2015 to vary the height of building development standard. A detailed discussion of the variation to the development standard is presented below this table.	See discussion below
Part 7 Additional local provisions		
7.1 Earthworks	The proposed development does not	N/A

	include significant earthworks.	
7.2 Flood Planning	The site is not identified as being flood affected.	N/A

The following is a detailed discussion of the issues identified in the compliance table above in relation to the non-compliance with the Height of Building development standard and consideration of a Clause 4.6 request.

Exceptions to Development Standards

Clause 4.3 Height of buildings

The proposed development has a maximum height of 16.6m, as measured to the highest point of the silos from natural ground level. The proposal exceeds the height of buildings development standard of 12m prescribed under clause 4.3 of Campbelltown LEP 2015 by 4.6m or 38 percent. It should be noted, the existing silos and shed have a height of 18m or more.

A written request pursuant to clause 4.6 of Campbelltown LEP 2015 has been made, seeking to vary the development standard. The justification presented in the written request is summarised as follows:

- The silos which exceed the numerical height limit are only a small area of the overall extent of building works on the site and a small area of the large site itself. The scale and height of the silos in relation to the immediate locality, its surroundings and the general aesthetics and building form and massing would seem appropriate in its setting. They would appear as more of an architectural feature to the existing bakery, however its height is of great importance for the functional operations of the silo and the bakery and therefore the height reflects the relevance of its function architecturally. In this industrial setting the functional aspect of architecture is highly relevant.
- The proposed silos whilst taller are consistent with the existing silos, have a pleasant and appropriate industrial aesthetic in the industrial setting. The proposed silos should not disrupt any significant views will not have an adverse visual impact.
- The proposed silos should not cause any loss of privacy at all. The shadow diagrams provided with the submission also show that there is no significant loss of solar access and the insignificant additional overshadowing will fall only on industrial land.
- As demonstrated above, in this instance the height non-compliance is minor and would have no material impact. As such strict compliance would be deemed unreasonable and unnecessary in this circumstance. The addition of the proposed silos would have a significant impact in the efficiency and production abilities of the existing bakery, which is an economic asset and employment generator of the local community.

In seeking a variation to the development standard an assessment against Clause 4.6 is detailed below:

4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

Flexibility in the application of Clause 4.3 is considered to be appropriate for the particular development. Overall, the proposal is appropriate for the subject site and location, given the location within the industrial area and limited amenity impacts resulting from the height of the silo structures and the height of existing structures.

- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances

The proposed variation is relatively minor and relative to the overall development on the site. The proposed development provides flexibility in the application of building height controls to facilitate a variation to the development standard, which does not affect the amenity of the surrounding properties and is consistent with the height of the existing structures on the site. A structure that complied with the maximum height would not be consistent with the existing building and silos.

- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

The Clause does not exclude the variation of Clause 4.3 of the CLEP 2015.

- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

A written request was received. The variation to the development standard does not detract from the amenity of the surrounding development or the streetscape character of the locality. The proposed development is ancillary to the permissible use of the site and demonstrates compliance with the relevant objectives outlined within CLEP 2015 and the SCDCP 2015. The height of the silos is necessary for the efficient running of the factory helping to achieve the zone objective of encouraging local employment. The existing silos were approved under the 2002 LEP which had no height limit. The restriction of the silos to the height limit under CLEP 2015 would have no environmental planning benefit given the height of existing structures and would look out of place with the existing architecture. Therefore it is considered that there are sufficient environmental planning grounds to contravene the height of buildings standard and to enforce compliance would be unreasonable and unnecessary.

- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:

- (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
- (b) the concurrence of the Secretary has been obtained

The proposed variation to Clause 4.3 maximum height of building development standard is considered to satisfy the objectives of the standard with regard to visual impact. The development is also considered to be in the public interest considering the circumstances of the case.

The applicant's written request is considered to be satisfactory for the proposed development having regard to subclause (3). Non-compliance with the development standard is considered to be acceptable given the nature of the variation and consistency with the existing bulk and scale of the development on the site. The proposal is considered to be acceptable and adequate justification has been provided for contravention of the development standard. The proposal is consistent with the objectives of Clause 4.3 and the IN1 zone, and is supported for approval.

2.7 Campbelltown (Sustainable City) Development Control Plan 2015

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) is to provide more detailed provisions to supplement the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Provision	Comment	Compliance
2.7 Erosion and Sediment Control		
a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface. For requirements relating to the preparation of an ESCP, refer to Appendix 5 of Volume 1 and Council's Engineering Design Guide for Development.	Erosion and sediment control measures in accordance with Part 2.7 of the SCDCP will be conditioned accordingly.	Yes, conditioned
b) Site activities shall be planned and managed to minimise soil disturbance.		

<p>c) Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.</p> <p>d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.</p>		
2.14 Risk Management		
<p>2.14.3 Bushfire</p> <p>a) Development shall be designed and located so as to minimise the risk of loss of life or property from bushfire.</p> <p>b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection, (NSW Rural Fire Service) as amended.</p> <p>c) Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.</p>	<p>The site is identified as being bushfire affected. Relevant conditions of consent are recommended with regard to 'Planning for Bushfire Protection'</p>	<p>Yes</p>
2.15 Waste Management		
<p>2.15.1 Waste Management Plan</p> <p>a) A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.</p> <p>b) Council may require a WMP for any other development, where in Council's opinion, such a development</p>	<p>The applicant has submitted a Waste Management Plan in support of the proposed development.</p>	<p>Yes</p>
<p>2.19 Development Near or on Electricity Easements</p>	<p>The proposed works are not within the easement.</p>	<p>Yes</p>

Part 7 – Industrial Development

The provisions of Part 7 of the Plan apply to industrial development. Compliance with the relevant provisions of Part 7 of the Plan is discussed as follows:

Provision	Comment	Compliance
7.2 Building Form & Character		
<p>7.2.1 Building Design</p> <p>a) Building design shall incorporate the following features to assist in the reduction of the perceived bulk and mass of development:</p> <p>i) provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses;</p> <p>ii) articulate architectural details around doors, windows front facades, roofs and entrances;</p> <p>iii) articulate walls through the use of texture, colour, material changes, shadow lines and other facade treatments, at least every 15 metres; and</p> <p>iv) at least 50 percent of the total surface area of the front elevation to be constructed of masonry material.</p> <p>f) No building shall rely upon a required path of egress (as defined within the BCA) over adjoining private land.</p> <p>g) No building or structure shall be erected within a right of carriage way or easement.</p>	<p>The proposed silos are not considered to detract from the built form and character of the building or the surrounding area.</p>	<p>Yes</p>

7.3 Car Parking & Access		
<p>7.3.2 Loading and Unloading</p> <p>a) Each industrial factory/unit shall be provided with a loading bay.</p> <p>b) Provision shall be made for all loading and unloading to take place wholly within the designated loading area.</p> <p>c) No loading or unloading shall be carried out across parking spaces, landscaped areas, pedestrian aisles or on roadways.</p> <p>e) Heavy rigid vehicle swept turning paths shall be provided demonstrating that a heavy rigid vehicle can enter and exit the site in a forward direction for all industrial sites.</p>	<p>The proposed modifications include silos and extension of the hardstand area to ensure access for delivery trucks is maintained.</p>	<p>Yes</p>
7.5 Outdoor Storage		
<p>a) No outdoor storage shall occur without development consent.</p> <p>b) Outdoor storage areas shall not be located between the primary or secondary street boundary and any building on the allotment.</p> <p>c) Outdoor storage areas shall be adequately screened from public view.</p> <p>d) Goods and materials stored shall not be stacked higher than an approved screening structure.</p> <p>e) Screen fencing and structures shall be constructed of high quality materials that complement the buildings located on site.</p> <p>f) All outdoor storage areas shall be sealed and drained to the storm water system in accordance with any</p>	<p>The proposed development seeks to provide additional silos, which are considered to be an acceptable form of outdoor storage.</p> <p>The silos are located to the side setback and are not visible from the street.</p>	<p>Yes</p>

<p>environmental management requirements.</p> <p>h) No above ground tanks or other storage facilities shall be erected within a required setback.</p> <p>i) Goods shall be stored above the flood planning level.</p>		
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Part 11 – Vegetation and Wildlife Management

The proposed development does not include the removal of vegetation from the site. It is noted the site includes mapped vegetation including Cumberland Plain Woodland. However, the proposed development is not located within the vicinity of any mapped vegetation and no tree removal is required. The applicant has submitted a Flora and Fauna Assessment Report prepared by AEP consultants. It is recommended that a condition of consent ensure the protection of trees on site.

2.8 Campbelltown Local Infrastructure Contributions Plan 2018

Section 7.12 development contributions are applicable to the proposed development. Therefore, relevant conditions of consent have been recommended.

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, as well as potential social and economic impacts.

The key matters for consideration when assessing the development's potential impact on the natural and built environment are:

- Flora and fauna
- Construction

Flora and Fauna

The locality is recorded as containing several types of vulnerable, endangered and critically endangered species of flora and fauna. The proposal does not include the removal of any trees from the site and the proposal would not result in an adverse impact on the natural or built environment.

Construction

The construction phase of the development has the potential to generate short term environmental impacts through the generation of dust, noise and vibration. Conditions of consent have been recommended to manage the construction works, including the installation of erosion and sediment control measures prior to works commencing on site.

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 environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Having regard to social and economic impacts generated by the development, the proposed development would improve the functionality of the existing use on the site and would retain existing businesses in the local government area. The proposed development is considered to provide an economic benefit to the locality and is supported.

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 proposed development is ancillary to the existing use of the site. The structures are located adjacent to the building and will not be visible from the streetscape. The subject site is considered to be suitable for the proposed development.

4. Public Participation

Part 9 of Campbelltown (Sustainable City) Development Control Plan 2015 outlines Council's public participation policy in regard to Development Applications (DAs).

The policy requires applications proposing specified land uses and construction on land adjoining allotments where residential development is permissible to be publicly notified. The subject application proposes construction of 5 x 70 tonne silos and the extension to the sifter room and does not comprise a development type that is required to be notified under the Councils development notification process.

5. The Public Interest

Section 4.15(1)(e) of the EP&A Act requires consideration of the public interest when determining an application. The public interest is an overarching assessment of the benefits or otherwise that a development may have for the immediate area and the community in general. The proposed development is considered to be in the public interest.

6. Conclusion

Development Application 48/2019/DA-I proposes construction of 5 x 70 tonne silos and extension of the sifter room and related works for the extension of concrete foundation and adjustment of the driveway at 1 Magnum Place, Minto. The proposal has been assessed under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The application was not required to be notified to nearby and adjoining neighbours.

The proposal is largely compliant with the relevant development standards and controls, with the exception to the variation of the height of building development standard, which is addressed within this report and found to be acceptable on merit. Therefore, the proposal is recommended for approval.

Attachments

1. Conditions of Consent (contained within this report)
2. Site Plan (contained within this report)
3. Detail Plan (contained within this report)
4. Elevations (contained within this report)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1

48/2019/DA-1

Recommended Conditions of Consent

GENERAL CONDITIONS

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

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

1. Approved Development

The development shall 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.

Plan/ Document No.	Version/ Revision	Prepared by	Date
18-087-DA00 Cover Sheet	A	MCHP Architects	
18-087-DA01 Part Site Plan / Key plan	A	MCHP Architects	11.12.2018
18-087-DA02 Site Analysis	A	MCHP Architects	13.12.2018
18-087-DA03 Detail Silo Plan	A	MCHP Architects	13.12.2018
18-087-DA04 Proposed Elevations and Section	A	MCHP Architects	13.12.2018
18-087-DA05 Shadow Diagram	A	MCHP Architects	14.12.2018

- a. Waste Management Plan dated 19.12.2018

2. Building Code of Australia

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

3. Landscaping

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

4. External Finishes

The external finishes shall match the existing building and silo structures.

5. Storage of Goods

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

6. Security Fencing

All security fencing shall be established behind the required landscape areas and not on the road alignments. No barbed wire style fencing is to be erected in a location that can be seen from a public place.

7. Graffiti Removal

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

8. Bushfire Protection

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel and others assisting fire fighting activities.

a. At the commencement of building works and in perpetuity, the property around the proposed silos to a distance of 75 metres, or to the lot boundary, whichever is the lesser, shall continue to be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document 'Standards for asset protection zones'. No removal of vegetation is considered necessary or is approved in order to comply with this requirement.

Water and Utilities

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel and others assisting firefighting activities.

b. Water, electricity and gas are to comply with the following requirements of section 4.1.3 of Planning for Bush Fire Protection 2006:

- i. Fire hydrant coverage shall be provided to the silos,
- ii. Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations',
- iii. Fire hydrants shall not be located within any road carriageway,
- iv. All above ground water and gas service pipes external to the building shall be metal, including and up to any taps,
- v. Electrical transmission lines are to be located underground as far as practicable,
- vi. Reticulated or bottled gas is to be installed and maintained in accordance with Australian Standard AS/NZS 1596:2002: 'The storage and handling of LP gas' and the requirements of relevant authorities. Gas cylinders kept close to the building shall have release valves directed away from the building and be located at least 10 metres away from any combustible material. Connections to and from gas cylinders shall be metal.

Access

The intent of measures for property access is to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

c. The existing perimeter road around the existing building/s, and, the access road from Magnum Place shall be maintained in its current form or in a form where access for

firefighting is improved, clear and free of obstructions, with a minimum vertical clearance to a height of four (4) metres above the road at all times.

Design and Construction

- d. In addition to considering measures required under the National Construction Code to deal with the potential explosive nature of flour, the following requirements of Planning from Bush Fire Protection 2006 apply:
 - i. The silos shall be constructed of non-combustible materials, including any supporting or associated structures,
 - ii. The silos shall be sealed to prevent the entry of burning embers generated from a bushfire.

9. 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.

10. 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.

11. Pollution Control Management

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the Protection of the Environment Operations Act 1997.

AMENITY OF THE NEIGHBOURHOOD – The implementation, construction and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products, particularly from machinery, vehicles, warning sirens, public address systems and the like.

OFFENSIVE NOISE – The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operation Act, 1997: Offensive noise means noise:

- 1. That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
 - i) Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or

- ii) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
2. That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

NSW INDUSTRIAL NOISE POLICY –The use of the premises must not exceeds the noise criteria outlined in the NSW Industrial Noise Policy.

MANAGEMENT PLAN – Where any variation to the operational requirements and standards – including, but not limited to, road transport vehicles, work health and safety is intended to accommodate onsite acoustic controls, such variation must be authorised by the regulatory authority responsible for the relevant requirements and standards and is to be strictly managed in accordance with an Environmental Management Plan prepared for the purpose of implementing such variation to the operational requirements and standards.

UNREASONABLE NOISE, DUST AND VIBRATION - In the event of a noise related issue arising during construction and ongoing operations of the development, 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.

Should the development not achieve acoustic compliance with the applicable guidelines and standards, amendments to the development are required to be made (with the consent of Council), which may include, but are not limited to, changes to hours of operation, installation of further acoustic treatment, modification of operational procedures, etc.

PLANT AND EQUIPMENT NOISE COMPLIANCE VALIDATION REPORT - Following the completion of construction and prior to the issue of an Occupation Certificate, an Acoustic Compliance Validation Report shall be prepared to confirm the compliance of all plant and equipment to be introduced as part of the overall development with the relevant acoustic standards and guidelines.

The Acoustic Compliance Validation Report shall confirm the presence or otherwise of potentially annoying noise characteristics such as tonality, low frequency, impulsiveness or intermittence in noise generated by the development, and if required, address the presence of any such characteristics through appropriate controls.

12. No Tree Removal

No trees or other native vegetation are permitted to be removed from the site.

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.

13. 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.

14. 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.

15. 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.

16. Stormwater Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval.

All proposals shall comply with Council's '*Engineering Design Guide for Development*' (as amended) and the applicable development control plan.

17. Payment of Local Infrastructure Contribution

Prior to Council or an accredited certifier issuing a Construction Certificate the applicant shall provide a receipt for the payment to Council of a section 7.12 contribution in accordance with the provisions of the *Campbelltown Local Infrastructure Contributions Plan 2018*.

For the purposes of calculating the required contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to provide a Cost Summary Report by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 1). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or

Copies of the Cost Summary Report - Template 1 are located under "Developer Contributions" on Council's web site (www.campbelltown.nsw.gov.au) or can be collected from Council's City Development Division during normal business hours.

On calculation of the applicable contributions, all amounts payable will be confirmed by Council in writing. Payment will only be accepted by way of Cash, Credit Card or Bank Cheque issued by an Australian bank. Payment by any other means will not be accepted unless otherwise approved in writing by Council.

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

18. Design for Access and Mobility

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

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

25. Vehicular Access during Construction

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

26. Public Property

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

27. 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.

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.

28. 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.

29. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

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

30. 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.

31. 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.

32. Public Safety

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

33. 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.

34. Completion of Construction Works

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

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

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

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

Note: Under this subheading, for the purpose of issuing an occupation certificate, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

35. Completion of External Works Onsite

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

36. Public Utilities

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

37. Regulated System/s Condition

The following conditions have been applied to ensure that the use of the building is carried out in such a manner that is consistent with the Public Health Act 2010, Public Health Regulation 2012 Local Government Act 1993 and associated technical standards.

In the event the development constructs a regulated system/s, as defined under the Public Health Act 2010, the regulated system/s must be designed and installed in accordance with the *Public Health Act 2010*, Public Health Regulation 2012 and AS/NZS 3666.1:2011 Air-handling and water systems of buildings—Microbial control—Design, installation and commissioning, Local Government Act 1993 and associated technical standards.

WASTE WATER - The regulated system/s and plant room/surrounding areas must have appropriate measures to prevent wastewater from the regulated system/s entering the stormwater system.

TRADE WASTE AGREEMENT – A trade waste agreement may be required by Sydney Water. Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the certifying authority prior to issue of an Occupation Certificate.

Please contact Sydney Water for information and requirements for Trade Waste Agreements by calling 13 20 92.

OPERATION OF THE REGULATED SYSTEM/S - The regulated system/s must comply and operate in accordance with the *Public Health Act 2010* and Public Health Regulation 2012.

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

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. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4000.
- b. Nominate a principal certifying authority and notify Council of that appointment prior to the

commencement of any works.

- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Tree Preservation Order

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

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

Advice 3. Provision of Equitable Access

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

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

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

Advice 4. Retaining Walls

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

Advice 5. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 6. Inspection within Public Areas

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

Advice 7. Adjustment to Public Utilities

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

Advice 8. Asbestos Warning

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

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

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

Advice 9. Smoke Free Environment Act

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

Advice 10. Dial before you Dig

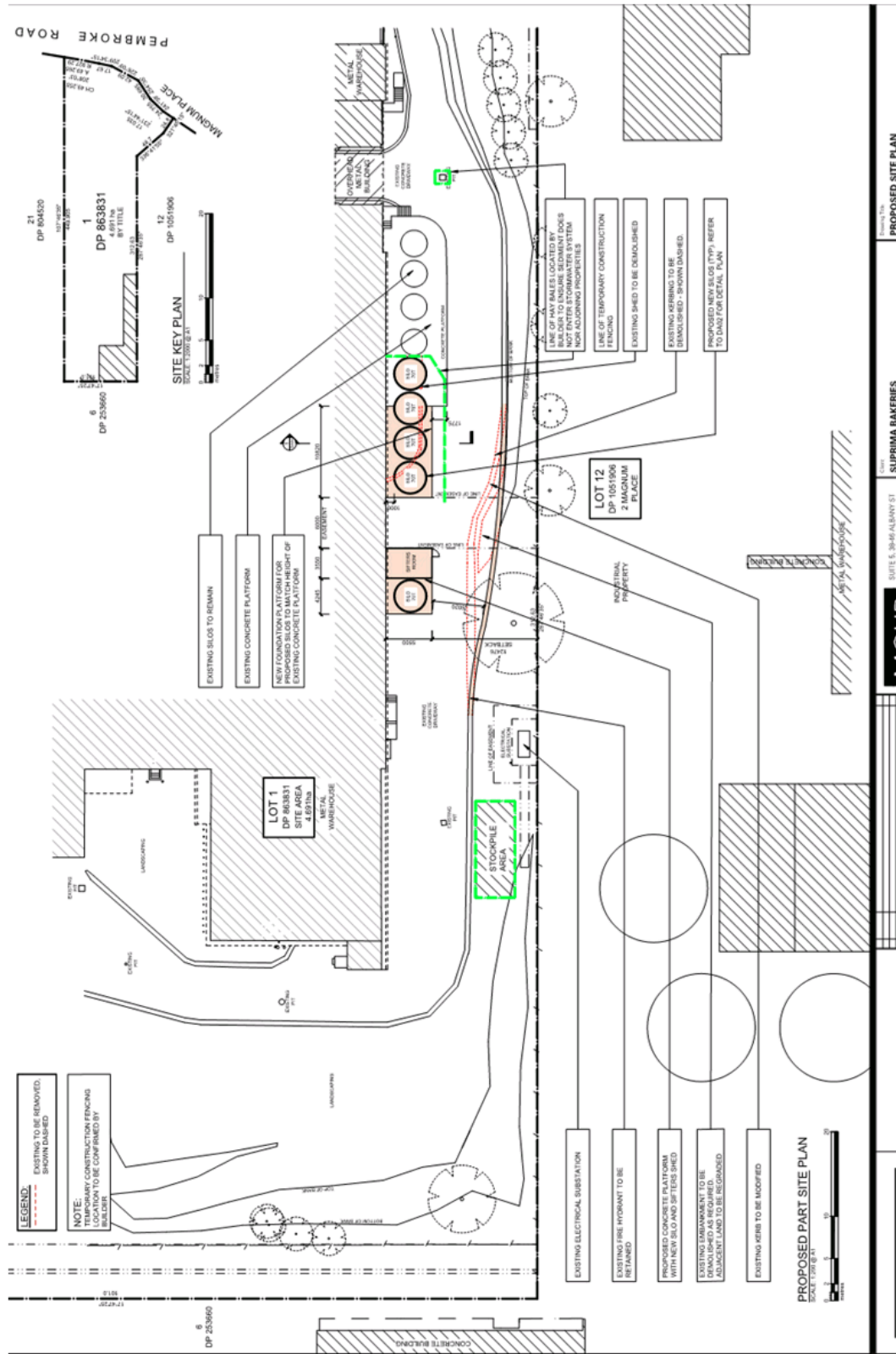
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law 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.

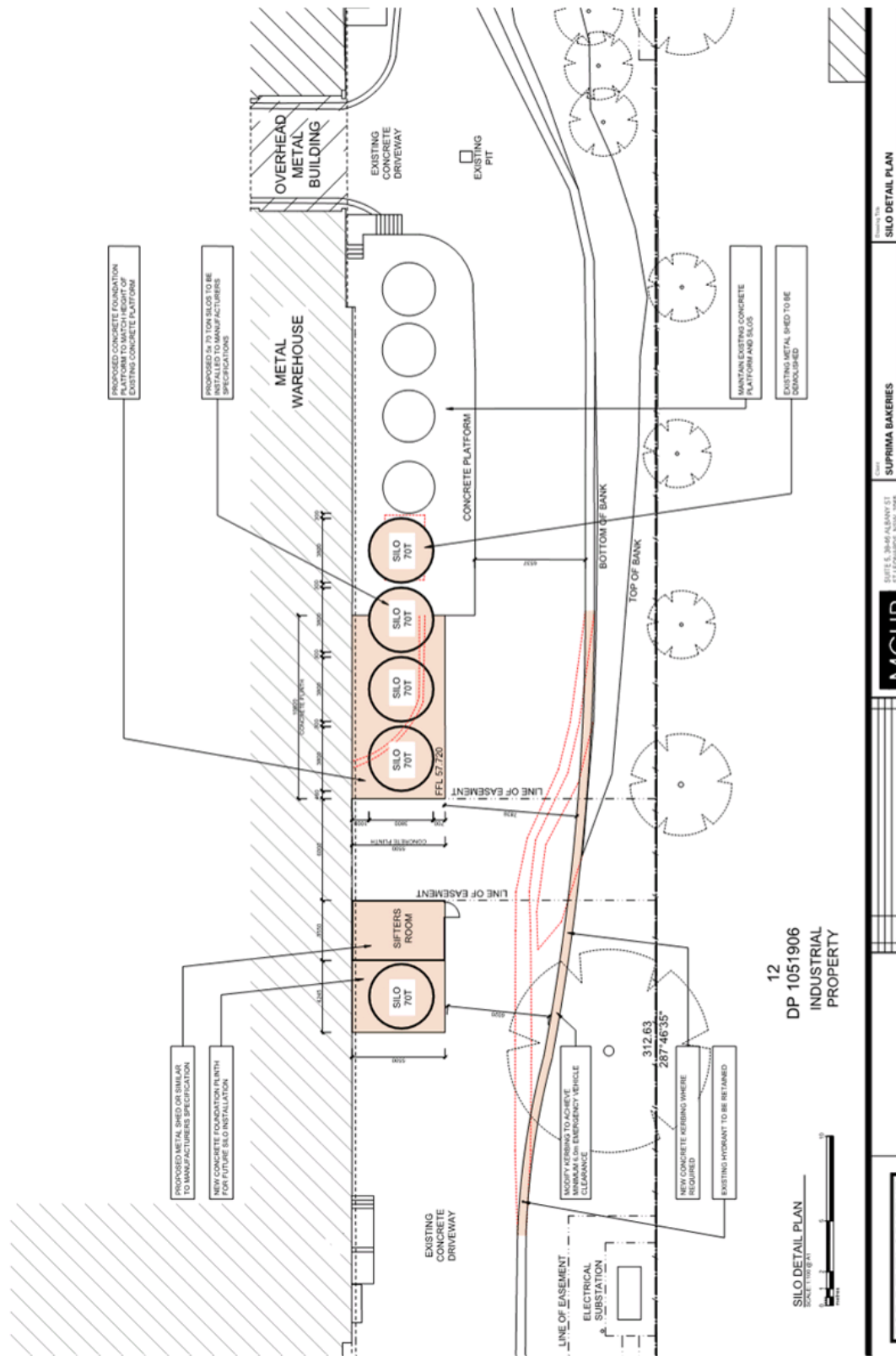
Advice 11. Telecommunications Act 1997 (Commonwealth)

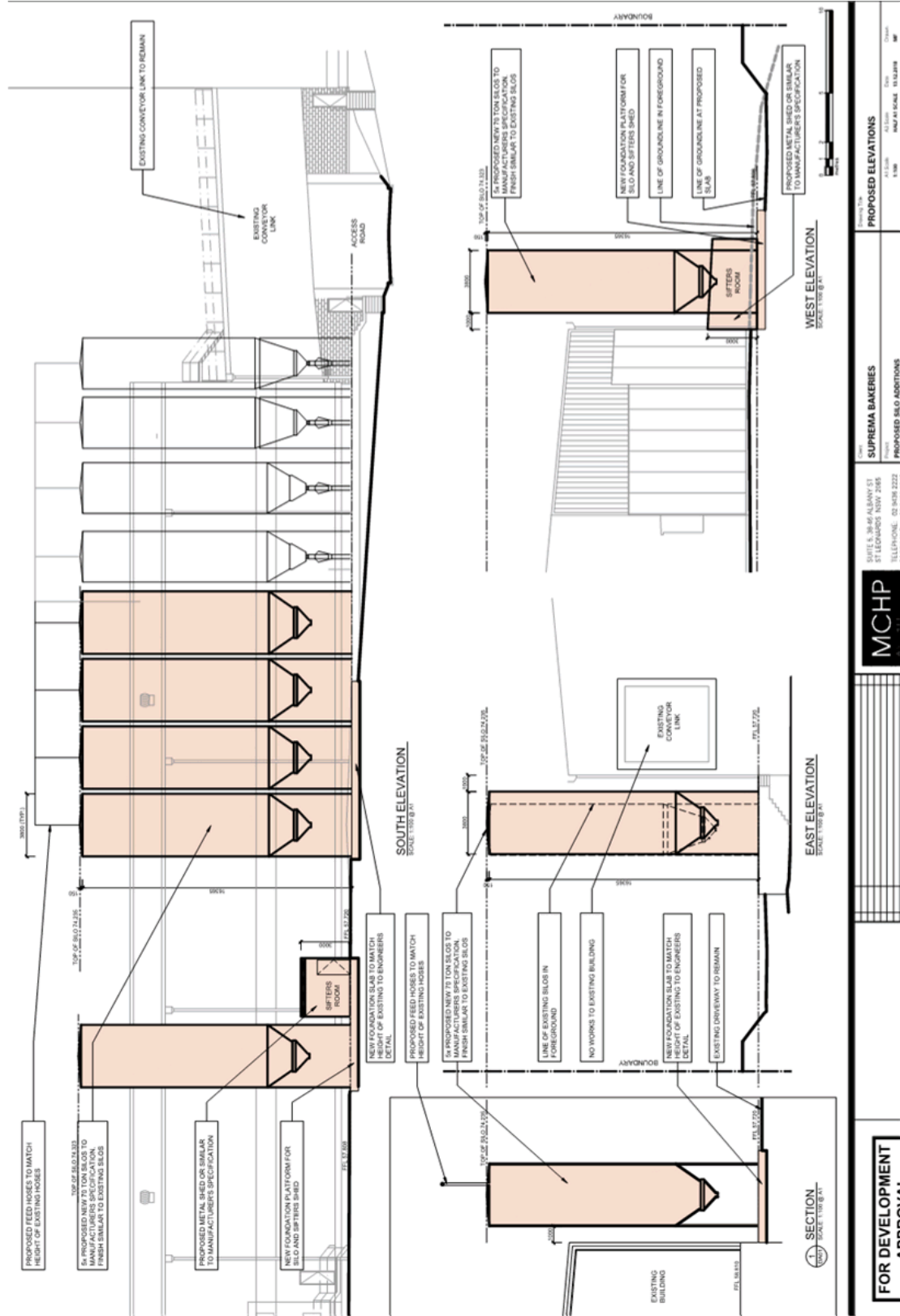
Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

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







4.4 Use and fitout of unit 7 as a sex services premises - 4 Grange Road, Leumeah

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.1 - Support the resilience, growth and diversity of the local economy

Referral Criteria

Pursuant to Clause 4.8 of the *Environmental Planning and Assessment Act 1979*, the consent authority for the subject development application is the Campbelltown City Council Local Planning Panel, due to the number of unique submissions received by way of objection.

Executive Summary

- An application was lodged on 6 May 2016 for the use and fitout of unit 7, 4 Grange Road, Leumeah as a sex services premises.
- The site is zoned B5 Business Development under the provisions of Campbelltown Local Environmental Plan 2015 and the proposed use as a sex services premises is permitted with consent.
- The site is within a strata titled development. Consent from the owners corporation was not provided with the development application.
- The application was notified and publicly exhibited between 20 May 2016 and 3 June 2016. Fifteen written submissions were received and one petition with 109 signatures.
- The proposed development is not considered to be in the public interest. The application fails to consider critical aspects that have been raised through public submissions, such as safety and security concerns and the proximity to sensitive land uses and places where children and adolescents regularly gather.
- It is considered that approval of the proposed development would be contrary to the public interest.
- It is recommended to the panel that the application be refused, subject to the recommended reasons of refusal in attachment 1.

Officer's Recommendation

That development application 1361/2016/DA-C for the use of unit 7, 4 Grange Road, Leumeah as a sex services premises at, be refused subject to the reasons for refusal outlined in attachment 1.

Purpose

To assist the panel in its determination of the subject development application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Property Description	Lot 7 SP 38099, 7/4 Grange Road, Leumeah NSW 2560
Application No	1361/2016/DA-C
Applicant	Hamptons Property Services
Owner	Mr Bachar Walid Dannawi and Ms Ling Yin Leung
Provisions	Campbelltown 2027 - Community Strategic Plan State Environmental Planning Policy 55 - Remediation of Land Campbelltown Local Environmental Plan 2015 Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	6 May 2016

Site and Surrounding Locality

The site is unit 7 at 4 Grange Road, Leumeah and located within a multi-unit development consisting of seven strata title units. The site is legally described as Lot 7 SP 38099. The multi-unit development adjoins 6 Grange Road to the west, 2 Grange Road to the east, Rose Payten Drive to the north and Grange Road to the south.



Figure 1: Development site within existing multi-unit development (Source: Exponare).

The existing multi-unit development includes 22 car parking spaces located within the common property area.

The following units are located within the existing multi-unit development at 4 Grange Road:

Tenancy	Approved Use	Approved Hours of Operation
Unit 1/4 Grange Road, Leumeah (Lot 1 SP 38099)	DA/378/1988 - Use of unit 1 for distribution and sale of steel reinforcement.	Hours of operation not a condition of development consent.
Unit 2/4 Grange Road, Leumeah (Lot 2 SP 38099)	DA/456/1990 - Use of unit 2 for the warehousing and distribution of toys	Hours of operation not a condition of development consent.
Unit 3/4 Grange Road, Leumeah (Lot 3 SP 38099)	DA/81/1988 - Use of unit 3 for the purpose of automotive repairs	Hours of operation not a condition of development consent.
Unit 4/4 Grange Road, Leumeah (Lot 4 SP 38099)	DA/3/1998 - Use of units 4 and 5 for mechanical repairs	7.00am to 9.00pm Monday to Saturday.
Unit 5/4 Grange Road, Leumeah (Lot 5 SP 38099)	DA/3/1998 - Use of units 4 and 5 for mechanical repairs	7.00am to 9.00pm Monday to Saturday.
Unit 6/4 Grange Road, Leumeah (Lot 6 SP 38099)	DA/70/1991 - Use of unit 6 for the assembly of saltwater chlorinators (currently used as Taipan Muay Thai).	Hours of operation not a condition of development consent.

The site is accessed from Grange Road, Leumeah which is a cul-de-sac providing access to the following B5 business Development zoned allotments properties:

Address	Recent Development Consent
2 Grange Road, Leumeah (SP 37893)	
• Unit 1/2 Grange Road, Leumeah	DA/26/1993 - Use of unit 1 for distribution and warehousing of ball and roller bearings and associated products.
• Unit 2/2 Grange Road, Leumeah	1322/2012/DA-U - Use and fitout of premises as a personal training facility with an associated business identification sign. Hours of operation: Monday to Sunday 6.30am to 8pm.
• Unit 3/2 Grange Road, Leumeah	3145/2017/DA-C - Construction of fitout and use of premises as a café. Hours of operation: Monday to Sunday 6.30am to 10.00pm.
• Unit 4/2 Grange Road, Leumeah	No record.
3 Grange Road, Leumeah (Lot 501 DP 714753)	
• Unit 1/3 Grange Road, Leumeah	E/66/2004 - Use of premises for the light manufacture of sheet metal.
• Unit 2/3 Grange Road, Leumeah	2248/2010/DA-U - Formation of an outdoor area, use of premises for the storage of building formwork and materials, and reconfiguration of car parking.
• Unit 3/3 Grange Road, Leumeah	E/33/2004 - Use of unit 3 for storing of electrical motors and aluminum frames.
4 Grange Road, Leumeah	Proposed development site.
5 Grange Road, Leumeah (The Hermitage Inn)	BA/1202/1987 - New motel.
6 Grange Road, Leumeah	2327/2014/DA-C - Refurbishment and adaptive reuse of the existing building to create a 172 place child care centre, a recreational facility and 139 serviced apartments. The child care centre and the recreational facility are sensitive land uses.
173 Airds Road, Leumeah (SP 31021)	
• Unit 1/173 Airds Road, Leumeah	1566/2013/DA-U - Use of unit 1 for the sale of motor vehicles.
• Unit 2/173 Airds Road, Leumeah	No record.
• Unit 3/173 Airds Road, Leumeah	DA/252/1989 - Use of units 3 and 4 for motor vehicle spray painting.
• Unit 4/173 Airds Road, Leumeah	DA/252/1989 - Use of units 3 and 4 for motor vehicle spray painting.

Although the site is accessed from Grange Road, the site is visible from Rose Payten Drive through established vegetation between the car parking area and the northern property boundary of 4 Grange Road and within the road reserve.

In the broader context, the site is within a walking catchment to Campbelltown Indoor Soccer Centre, Campbelltown Skate Park, Lollipops Playland and Monkey Mania.

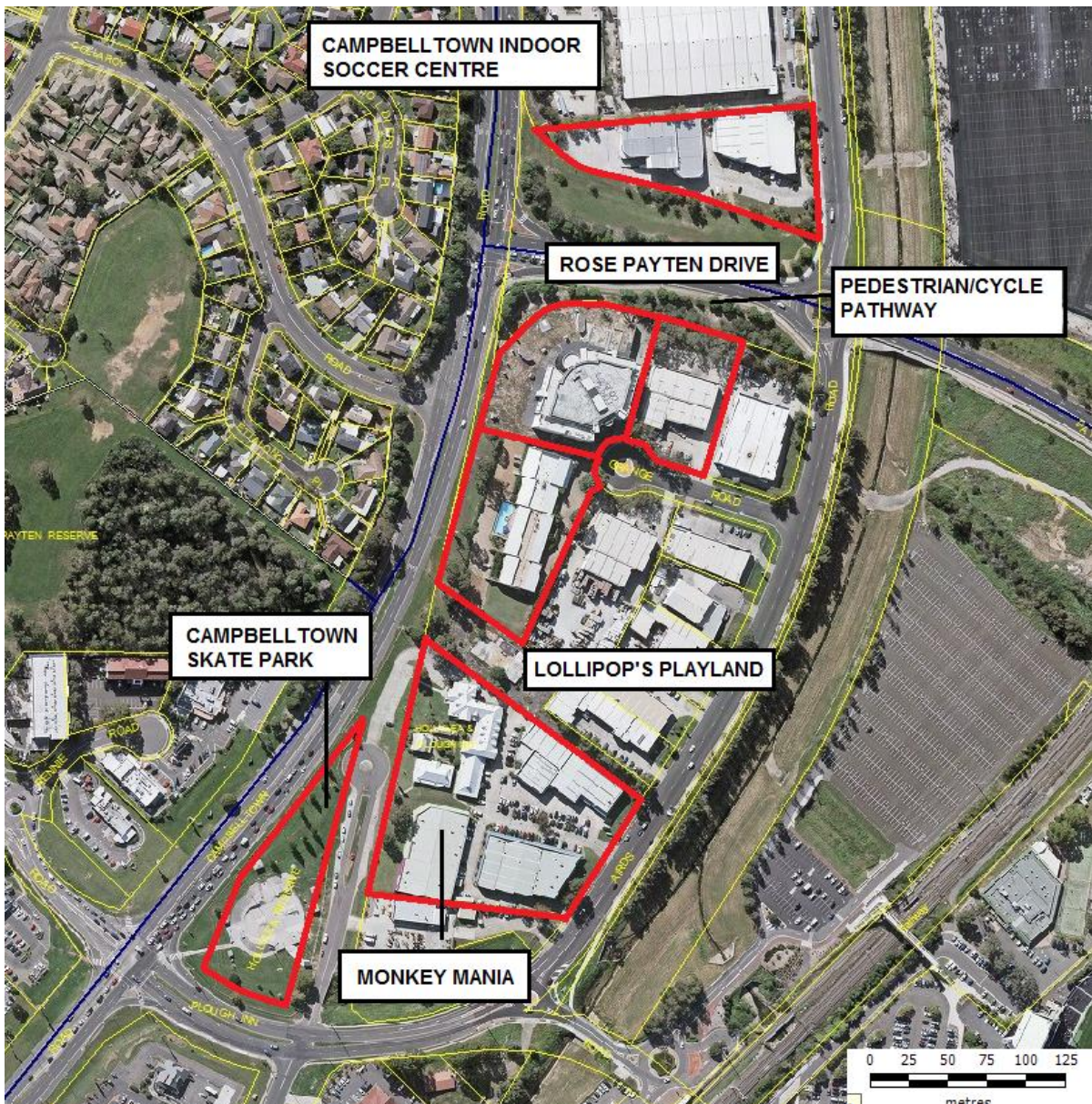


Figure 2: Locality plan of the subject site (Source: Exponare).

Site History

Development Application D86/384 was approved on 24 December 1986 for the erection of seven factory units at 4 Grange Road, Leumeah. The development consent included the construction of 22 off-street car parking spaces.

Development Application SA/51/1990 was approved 15 May 1990 for the subdivision in to seven industrial strata lots. The Strata Plan was endorsed 3 January 1991.

Application History

The following is a chronology of the actions taken by the Applicant and Council during the course of the development application:

Date	Action
6 May 2016	Lodgment of development application without consent from the owners corporation.
16 June 2016	Advised Applicant by email that no further assessment of the application would take place until consent is received from the owners corporation.
27 July 2016	An email received from the Applicant attaching the following information: <ul style="list-style-type: none"> ○ A revised elevations plan illustrating 400mm x 400mm penetration for mechanical ventilation exhaust point and wire for security system ○ Letter from Emprise Legal to Don Williamson (Owners Corporation for Strata Plan 38099) detailing ○ Proposed special by-laws for minor works and associated parking plan
31 August 2016	Owner of property advised by email that if the applicant details are to change, the current applicant is to provide consent for the change.
31 August 2016	Email received from the Applicant stating the Applicant is not in a position to withdraw as the Applicant.
26 June 2019	Email received from the Applicant stating Hamptons Property Services Pty Ltd is no longer acting as the Applicant and transferring the Applicant of the development application to Mr. Bashar Dannawi (owner of site). Contact details of Mr Bashar Dannawi were not provided.
26 June 2019	Council advised the Applicant (Hamptons Property Services Pty Ltd) that an email from Mr. Bashar Dannawi is required to confirm that the role of Applicant is accepted.

Proposal

The proposal development is for the use and fitout of Unit 7 as a sex services premises at 4 Grange Road, Leumeah.

The proposed operational details are as follows:

- Hours of operation from Monday evening to Saturday morning between 8.30pm to 5.00am

- Clients would not be on site outside of the above hours, however, an additional call-out service would operate 24 hours a day, commencing 1.00pm Saturday until 5.00am Monday.
- Seven staff on site at any one time including:
 - One receptionist
 - One driver
 - Five other staff members
- It is proposed that clients would make appointments with reception staff over the phone
- Clients would be directed to use the car park to the rear of the site when arriving for scheduled appointments
- Clients would arrive at the reception area and be directed to the proposed waiting rooms and then be shown to the relevant working room
- After the scheduled appointment, the client would return to their vehicle within the car parking area and exit the site

The following physical works are proposed:

- reception/office area with lift
- two client waiting room areas
- staff room with kitchen
- laundry and bathroom accessed from staff room area
- four rooms includes ensuites (including one accessible room and ensuite)
- waste storage area in garage area
- all internal plumbing to run over floor joists to connect to existing discharge point within the site
- instillation of one security camera to the northern façade of the building
- Mechanical ventilation proposed to penetrate existing western wall (approximately 400mm x 400mm penetration for exhaust point)

Owners consent:

- The site (unit 7) is a lot within a strata scheme and works are proposed to the external walls of the unit. Consent from the owners corporation is required and has not been provided with the development application.

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 key outcome most relevant to the proposed development is Outcome 3: A thriving, attractive city.

The strategy most relevant to this application is:

- Support the resilience, growth and diversity of the local economy.

The proposed use would add to the growth and diversity of the local economy.

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 Campbelltown Local Environmental Plan 2015

The site is zoned B5 Business Development under the provisions of Campbelltown Local Environmental Plan 2015 (CLEP 2015).

The proposed use as a sex services premises is permitted with consent in the B5 Business Development zone.

Under CLEP 2015, sex service premises means a brothel, but does not include home occupation (sex services).

Under CLEP 2015, brothel has the same meaning as in the Act.

Under the *Environmental Planning and Assessment Act 1979*, brothel means a brothel within the meaning of the *Restricted Premises Act 1943*, other than premises used or likely to be used for the purposes of prostitution by no more than one prostitute.

Under the *Restricted Premises Act 1943*, brothel means premises:

- a) habitually used for the purposes of prostitution, or
- b) that have been used for the purposes of prostitution and are likely to be used again for that purpose, or
- c) that have been expressly or implicitly:

- a. advertised (whether by advertisements in or on the premises, newspapers, directories or the internet or by other means), or
- b. represented, as being used for the purposes of prostitution, and that are likely to be used for the purposes of prostitution. Premises may constitute a brothel even though used by only one prostitute for the purposes of prostitution.

The objectives of the B5 Business Development zone are:

- to enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres
- to build and maintain the economic strength of existing centres by limiting retailing activity and discouraging office development
- to encourage the development and continuation of light industries and to enable their successful integration and coexistence with other uses permissible in the zone
- to provide for a range of facilities and services to meet the day-to-day needs of workers in the area
- to facilitate diverse and sustainable means of access and movement

The objective of the zone most applicable to the subject development application is the following:

- to provide for a range of facilities and services to meet the day-to-day needs of workers in the area

The proposed development would provide an additional service to potential workers in the area.

Clause 7.19 Location of sex services premises

The objective of Clause 7.19 of CLEP 2015 is to minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, specified land uses and places regularly frequented by children.

In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:

Clause 7.19 Location of sex services premises	Council Response
(a) whether the premises will be located on land that adjoins, is directly opposite to or is separated only by a local road from land:	
(i) in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone RE1 Public Recreation, or	Satisfied. The subject site is not directly opposite land (or separated only by a local road) in zone R2 Low Density Residential, zone R3 Medium Density Residential or zone RE1 Public

	Recreation.
(ii) used for the purposes of a centre-based child care facility, a community facility, a school or a place of public worship,	<p>The site is not directly opposite land (or separated only by a local road) that is currently used for the purposes of a centre-based child care facility, a community facility, a school or a place of public worship.</p> <p>However, development application 2327/2014/DA-C was approved on 21 April 2015 for the refurbishment and adaptive reuse of the existing building at 6 Grange Road adjoining the development site, to create a 172 place child care centre, a recreational facility and 139 serviced apartments. The child care centre and the recreational facility are classified as sensitive land uses.</p> <p>Council has received information that development consent 2327/2014/DA-C has been physically commenced, and therefore the consent is operational and impacts on this use are required to be considered. See assessment below table.</p>
(b) the impact of the development and its hours of operation on any place likely to be regularly frequented by children:	<p>Not satisfied.</p> <p>See assessment below table.</p>
(i) that adjoins the development, or	<p>Not satisfied.</p> <p>See assessment below table.</p>
(ii) that can be viewed from the development, or	<p>Not satisfied.</p> <p>See assessment below table.</p>
(iii) from which a person can view the development.	<p>Not satisfied.</p> <p>See assessment below table.</p>

Hours of Operation

Development Consent 2327/2014/DA-C was approved for the refurbishment and adaptive reuse of the existing building to create a 172 place child care centre, a recreational facility and 139 serviced apartments at 6 Grange Road, Leumeah. The child care centre and the recreational facility are both sensitive land uses. The outdoor play area for the child care centre is located on the ground floor, adjoining the western boundary of the subject site. The following hours are proposed for the adjoining sensitive land uses:

Use	Hours of Operation
Childcare centre	<p>Monday to Friday 6.00am to 7.00pm</p> <p>Saturday Closed</p> <p>Sunday Closed</p>
Recreational facility	Monday to Saturday 6.00am to 7.00pm

Proposed use	Monday to Saturday 8.30pm to 5.00am (clients attending the site) Clients would not be on site outside of the above hours, however the site would operate a call-out service 24 hours a day, between 1.00pm Saturday until 5.00am Monday.
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From the table above, it is clear that hours when clients attend the proposed sex services premises would not overlap with the operation hours of the childcare centre or recreational facility at 6 Grange Road, Leumeah. However, the operation of the call-out service would conflict with the operation of the recreational facility during Saturday afternoons from 1.00pm to 7pm.

The call-out service would be appointment based and employees would be driven to the appointments by the driver. Outbound employees would enter and exit the site from within the garage. The potential conflict is considered to be unlikely given the nature of the call-out service and the location of the recreational facility.

However, the development application has failed to consider the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children within the immediate locality. It is likely that the adjoining serviced apartment development at 6 Grange Road, Leumeah, approved under development consent 2327/2014/DA-C, would be a place regularly frequented by children from which a person could both view and be viewed from the proposed sex services premises site.

Additionally, the site is within close proximity to 3/2 Grange Road, Leumeah, which benefits from development consent (3145/2017/DA-C) for the use as a café to operate Monday to Sunday from 6.30am to 10.00pm.

To assess the social impact of the proposed sex services premises on the immediate and wider locality, it is essential that proposed security and access to the site and to the entrance of 4 Grange Road, Leumeah, is understood. The development application does not demonstrate how clients would access the site in a safe and secure manner, particularly whilst maintaining the security of the existing multi-unit development. The lack of proposed security measures could result in adverse environmental impacts for the adjoining units within the multi-unit development and the broader locality.

The application fails to adequately address the objective of Clause 7.19 of Campbelltown Local Environmental Plan 2015.

2.2 State Environmental Planning Policy 55 - Remediation of Land

State Environmental Planning Policy 55 (SEPP 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.

In accordance with Clause 7(1) of SEPP 55, the land is not identified as being contaminated. Further, the proposed use does not involve any uses identified in sub clause 7(2) of SEPP 55.

Clause 7 of SEPP 55 is satisfied.

2.3 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

Part	Requirement	Proposed	Compliance
2.15 Waste Management			
2.15.1 Waste Management Plan			
a)	a) A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1.	A satisfactory waste management plan was provided.	Satisfactory

Part 13 - Sex Industry Premises

This part sets out controls relating to sex services industry premises within the City of Campbelltown.

The objectives of Part 13 of Council's (Sustainable City) Development Control Plan 2015 are:

- to ensure sex industry premises are appropriately located so as to minimise any potential adverse social or economic impacts upon the surrounding locality
- to control the location of sex industry premises to avoid a concentration of these facilities in a particular location and to minimise any cumulative impacts
- to identify relevant public health and safety standards for sex industry workers and their clients
- to provide appropriate locational restrictions for any sex industry premises to ensure such premises are located at a reasonable distance away from residential areas and other sensitive land uses

Part	Requirement	Proposed	Compliance
13.3 Location Requirements			
13.3.1 General Requirements			
a)	Sex industry premises shall be strategically located to avoid unreasonable exposure to sensitive land uses, and to places where young people (less than 18 years old) regularly gather. Sex industry premises shall not adjoin areas that are zoned residential, or be clearly visible from them.	<p>The proposed development does not adjoin areas that are zoned residential and is not clearly visible from land zoned residential.</p> <p>However, the proposed development would be visible from Rose Payton Drive, through existing established vegetation.</p> <p>The application has failed to address the impact of the proposed sex services premises on uses within the locality where young people regularly gather.</p>	Not satisfactory. See discussion below table.
b)	Sex industry premises shall not adjoin, or be clearly visible from schools, educational institutions for young people (less than 18 years old) or places where children and adolescents regularly gather. This would include places such as bus stops routinely used by school buses.	<p>The proposed development would not adjoin or be visible from a school.</p> <p>The site is not in close proximity to a bus service.</p> <p>The site is visible from Rose Payten Drive which includes a shared pedestrian/cycle pathway within the road reserve.</p> <p>The bus stop (stop ID: 256043) in closest proximity to the site is located on Campbelltown Road on the eastern side of Campbelltown Road, adjacent to 6 Grange Road, Leumeah. The subject site cannot be viewed from the bus stop.</p> <p>The application has failed to address the impact of the proposed sex services premises on uses within the locality where young people regularly gather.</p>	Not satisfactory. See discussion below table.
c)	Sex industry premises shall not be located where they are	The proposed development would not be located where it	Satisfactory

	clearly visible to sensitive community groups, such as places where worshippers regularly gather.	would be clearly visible to sensitive community groups.	
d)	Sex industry premises shall be located so as to minimise adverse impacts on the amenity of the area, such as noise disturbance and overlooking to surrounding properties.	The proposed development would be located within an existing multi-unit development. Insufficient details have been provided to determine whether noise from within the site would result in environmental impacts for the immediate locality.	Not satisfactory
e)	Sex industry premises shall be adequately separated to avoid the cumulative impacts of clustering which may adversely impact upon the character of a locality.	No registered sex industry premises within the locality.	Satisfactory
f)	Development applications for sex industry premises must consider the location requirements (as outlined above), both within and outside the local government area, including sites with a current approval to operate as a sex industry premises.	LGA boundaries are not in proximity of the subject site.	Satisfactory
g)	In order to adequately satisfy the objectives and performance requirements of this Part, applications shall provide a locality plan (drawn to scale) to demonstrate compliance with the prescribed separation distances as outlined below.	A locality plan demonstrating the separation distances has not been provided with the development application.	Not satisfactory
13.3.2 Separation Distance to Sensitive land uses			
a)	A minimum separation distance of 150 meters (as measured from any point(s) of client access and egress at the building proposed to be so used) to sensitive land uses and places where children and adolescents regularly gather. This includes child care centres, places of worship, community facilities, residential areas, hospitals, medical centres, schools, and places regularly frequented by children.	The Statement of Environmental Effects states that the development site is within the vicinity of sensitive land uses, however the use would operate outside of the hours of the sensitive land uses. See below compliance table for discussion.	Not satisfactory

13.3.3 Separation Distance to Other Sex Industry Premises			
a)	Sex industry premises must not be located within a 150 metre radius (as measured from any point(s) of client access and egress at the building proposed to be so used) of another sex industry premises.	The subject site is not located within 150 metres of a registered sex industry premises.	Satisfactory
13.4 External Design Requirements for Sex Industry Premises			
a)	The building design for sex industry premises shall be compatible with the surrounding built form.	The proposed development would retain the facade which would be compatible with the surrounding built form.	Satisfactory
b)	The access to sex industry premises shall be discreet and discourage clients gathering or waiting on the street.	Two waiting rooms are provided. However, information has not been provided pertaining to the frequency/number of clients attending the site at any given time.	Not satisfactory
c)	The entrances, exits and external appearance of sex industry premises shall be well lit but not to the extent where it becomes a prominent feature in the streetscape. Flashing lights shall not be permitted.	Lighting/pedestrian access plan has not been provided.	Not satisfactory
d)	Sex industry premises shall not display sex workers, or sex related products from the windows, doors or outside of the premises.	The development does not include window displays.	Satisfactory
e)	Signage is limited to identification of the street address, which must be clearly legible visible from the street to minimise nuisance to neighbours.	Signage is not proposed.	N/A
f)	The paint finishes on external walls of brothels should not be such that they become a prominent feature in the streetscape (e.g. fluorescent or excessively bright colours). Note: The premises must also comply with the requirements of the Building Code of Australia and disabled access requirements.	Changes are not proposed to the existing façade facing Rose Payton Drive.	Satisfactory
13.5 Car Parking			
a)	Sex services premises shall provide on-site car parking at a minimum rate of two car	Four working rooms are proposed which equates to eight required car parking	Not satisfactory – consent has

	parking spaces per working room.	spaces. One car parking space is proposed within the existing industrial unit. Seven spaces are proposed within the existing common car parking area. Consent has not been granted by the owners corporation for the use of any car parking within the common area.	not been provided from the owners corporation.
c)	Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended).	Utilisation of existing parking proposed.	Satisfactory. However, owners consent has not been granted for the use of the common car parking.
d)	Car parks should be well lit and clearly legible for staff and customers to easily access. Note: Council may consider a variation to this requirement where the applicant can demonstrate that there is adequate available on-street car parking or public transport services close to the premises.	Lighting is not proposed as part of the development application. Car parking spaces are not easily identifiable within the existing car parking area.	Not satisfactory.
13.6 Waste Disposal and Collection			
a)	Operators are to make their own arrangements for trade waste collection, and ensure that any potentially hazardous waste is collected by a clinical waste contractor.	Can be satisfied through a condition of development consent.	Can be satisfied.
b)	Sex services premises shall make provision for the safe and convenient disposal of used condoms, soiled tissues, gloves and the like. All waste containers shall be kept in a clean condition and be stored and collected from within the site.	Can be satisfied through a condition of development consent.	Can be satisfied.
c)	Waste disposal operations must comply with the NSW Department of Health and WorkCover NSW guidelines.	Can be satisfied through a condition of development consent.	Can be satisfied.

13.7 Sanitary Facilities			
a) i)	Premises must be regularly cleaned and kept in a good state of repair at all times. Care should be taken to regularly clean and disinfect toilets, baths, spas, showers and similar fixtures. These are subject to mould growth and have the potential to accumulate and spread fungi, such as tinea	Can be satisfied through a condition of development consent.	Can be satisfied.
a) ii)	Soap and single-use towels shall be provided to all washbasins required in the premises. Soap dispensers and air hand dryers should be used where difficulty in maintaining supplies of soap and towels is experienced	Can be satisfied through a condition of development consent.	Satisfactory
a) iii)	Brothels and Sex on premises establishments must provide adequate laundry facilities and appropriately sized hot water systems (minimum 70°C) to deal with the onsite demands of linen washing	Can be satisfied through a condition of development consent.	Satisfactory
a) iv)	Ensuites must be provided in each working room, including a shower, toilet and hand basin	Provided on the proposed floor plan.	Satisfactory
a) v)	Separate toilet, shower, change room, and rest facilities must be provided for staff in accordance with the Building Code of Australia. To ensure the privacy of the clients and workers, development applications must demonstrate that the internal layout of the premises is designed so that these facilities are in close proximity to client rooms	The floor plan indicates that the facilities are in close proximity to client rooms.	Satisfactory
a) vi)	A minimum of one client room with sanitary facilities located and designed in accordance with the Building Code of Australia to be suitable for use by people with disabilities	One accessible room with ensuite is proposed.	Satisfactory
a) vii)	All required wash hand basins and showers must be provided with an adequate supply of hot and cold water.	Can be satisfied through a condition of development consent.	Satisfactory
13.8 Health and Safety			
a)	Details are required to demonstrate compliance with the provisions of the Health and	A Plan of Management has been provided with the development application	Satisfactory

	Safety Guidelines for Brothels in NSW, published by NSW Health and WorkCover NSW. This requires the provision of proposed management practices to address relevant public health and workplace health and safety issues for the proposed development, and includes the following items:	(attachment 3).	
i)	Risk assessment management of workplace hazards	The POM details that the manager would regularly undertake a risk management assessment with employees to determine if persons are at risk from any hazards.	Satisfactory
ii)	Provision of information, instruction, training and supervision needed to ensure the health and safety of all employees	The POM details that an operations handbook would be provided to enable employees to perform their work in a safe manner. The handbook was not provided with the development application documentation.	Satisfactory
iii)	Provision and use of personal protective equipment	The POM details that employees would have access to personal protective equipment free of charge.	Satisfactory
iv)	Monitoring of workers health to prevent sexually transmissible infections	The POM details that staff would be required to submit a sexual health check every three months and provided to the manager. All employees are required to be immunised against Hepatitis B. Further, staff would have access to information in relation to the transmission of sexually transmitted infections.	Satisfactory
v)	Workplace drug and alcohol policy	The POM refers to a drug and alcohol handbook, however it was not provided with the development application.	Not satisfactory. However, this requirement can be satisfied through a condition of development consent.
vi)	Accident reporting	The POM details that WorkCover NSW would be notified of accidents.	Satisfactory

vii)	First aid procedures	The POM details that a first aid kit would be provided on the premises.	Satisfactory
viii)	Management of Public Health complaints.	The POM details that complaints would be recorded within a complaints register for the premises. The manager would be responsible for the management of complaints.	Satisfactory
13.9 Council Registration			
a i)	The following provisions apply to brothels and sex-on-premises establishments: i) All operating premises must be registered with Council under the provisions of the <i>Local Government Act 1993</i> for ongoing health surveillance services;	A condition of development consent can be applied.	Can be satisfied
a ii)	ii) A condition of any development consent issued will require written notification to Council of the person responsible for operating the premises (proprietor / licensee); and	A condition of development consent can be applied.	Can be satisfied.
a iii)	A condition of any development consent issued will require an environmental health inspection by Council prior to commencement of use.	A condition of development consent can be applied.	Can be satisfied.

Planning Principles – Location of brothels

In *Yao v Liverpool City Council* [2017] NSWLEC 1167, Brown C set out objective based considerations for the location of brothels for consent authorities to take into consideration as are relevant to the development application. The non-compliances with the Campbelltown (Sustainable City) Development Control Plan 2015 are discussed under the headings set out by the planning principles.

1. The proximity to any sensitive land uses, such as, but not exclusively educational establishments, places of public worship, child care centres etc

Part 13.3.2 a) of Council's (Sustainable City) Development Control Plan 2015 states that a minimum separation distance of 150 meters (as measured from any point(s) of client access and egress at the building proposed to be so used) to sensitive land uses and places where children and adolescents regularly gather. This includes child care centres, places of worship, community facilities, residential areas, hospitals, medical centres, schools, and places regularly frequented by children. The site is within 150 metres of the following places regularly frequented by children, or places that are benefited by a development consent for uses likely to be frequented by children:

- The Hermitage Inn located at 5 Grange Road, Leumeah
- Serviced apartments and a 172-place child care centre and recreational facility approved under development consent 2327/2014/DA-C located at 6 Grange Road, Leumeah
- Campbelltown Indoor Soccer Centre at 167 Airds Road, Minto
- A café approved under development consent 3145/2017/DA-C at 3/2 Grange Road, Leumeah

In relation to the proximity with the child care centre at 6 Grange Road, the Applicant states that the proposed development would not be unreasonably exposed to that sensitive land use for the following reasons:

- The proposed use will close one hour before the opening of the child care centre and open one hour after it closes. As a result, there will be no overlap between clientele arriving for appointments on the site when children are being dropped off or collected from the future child care centre.
- Drop off and pick up of children to the child care centre is confined to the basement level of No. 6. Children are not dropped off, nor collected, from within Grange Road. Additionally, clientele will be utilising parking to the rear of the site, which is not visible from the child care centre entrance.
- Access to the subject tenancy is not visible from the child care centre.
- Whilst the subject tenancy and the child care centre both face a common side boundary, the subject tenancy presents as part of an existing industrial complex and will be in no way identifiable in terms of the intended use.
- Windows approved to the shared side boundary (eastern elevation) of the child care centre are located at ground level, below the line of the existing boundary fence. The subject tenancy is therefore partially screened by the existing timber section of the fence. Whilst additional screening is unlikely to be necessary given that the entrance to the subject tenancy is not visible and the proposed operating hours do not align with the child care centre, the applicant is prepared to replace the mesh wire fence with an extension of the timber fence in order to screen the car park should this be considered beneficial.
- The approved outdoor play area for the child care centre is bordered by a 2.20 metre high fence along the eastern boundary, as identified on Architectural Plan N14-201 which screens any view towards the site.
- Therefore, having regard to the opposing hours of operation, the location of the entrance points to each of the uses and the screening treatment between these already existing, it is not considered that, despite the close physical relationship, there will be any consequential impact between the uses.

Overall, the Applicant provides the argument that the operating hours of the proposed use would be outside of the operating hours of the child care centre. However, the application fails to address possible cumulative impacts resulting from the proximity of the site to places

frequented by children such as 3/2 Grange Road, Leumeah, The Hermitage Inn, Campbelltown Indoor Soccer Centre and the serviced apartments approved under development consent 2327/2014/DA-C at 6 Grange Road, Leumeah.

2. The proximity to any premises used for residential accommodation

Residential dwellings within the suburb of Woodbine adjoining Campbelltown Road are within 150 metres of the site. However, it is considered that Campbelltown Road acts as a sufficient physical barrier to the residential allotments.

3. Paths of travel for different members of the community near the premises

The development application does not demonstrate paths of travel for different members of the community near the site. This is of concern, particularly noting there is shared pedestrian/cycle pathway along the southern side of Rose Payten Drive, which adjoins the site.

4. The hours of operation

The proposed hours of operation raise security concerns to the existing units within the multi-unit development. The application has not demonstrated how clients would access the site in a safe and secure manner, particularly if clients access the site via public transport or other means.

Further, the hours of operation conflict with the adjoining serviced apartments development at 6 Grange Road, Leumeah, approved under development consent 2327/2014/DA-C. It is likely that the serviced apartment use would be regularly frequented by children and a person could both view and be viewed from the proposed sex services premises site.

It is considered that the lack of proposed security measures could result in adverse environmental impacts for the adjoining units within the multi-unit development and the broader locality.

5. Signage

N/A – signage does not form part of the proposed works.

6. Means of access to the premises

The development application does not detail specific means of access to the site.

7. Safety of patrons and employees

The development application fails to consider the safety of clients accessing the site. A Crime Prevention through Environmental Design assessment was provided with the development application, however does not detail the security measures on site to ensure the safety of clients and adjoining businesses. The development application was referred to the Crime Prevention Officer at NSW Police - Campbelltown Local Area Command. A response was received 23 June 2016 which is detailed in Section 2.5 of this report.

8. Streetscape appearance

N/A – the existing streetscape, as viewed from Rose Payten Drive, is not proposed to be altered by any external works to the site, despite the inclusion of a security camera.

9. The existing or anticipated character of the area

N/A – sex services premises are permitted in the B5 Business Development zone.

10. Car parking and public transport access

Part 13.5 a) of Council's (Sustainable City) Development Control Plan 2015 requires two car parking spaces per working room. Eight car parking spaces are required to be provided. One car parking space is proposed within the existing unit and the remaining seven spaces are proposed within the common car parking area. Owner's consent has not been provided for the use of the common car parking area.

Additionally, the development application details that the use would include seven staff on site at any one time. A client frequency/appointment schedule was not provided with the development application to ascertain whether the car parking spaces provided are sufficient.

Further, access to the site, pedestrian or otherwise, would require the gates to the site to be opened during hours when the adjoining units at 4 Grange Road, Leumeah are not in use. The development application does not provide details in relation to proposed security measures for the multi-unit building or for clients accessing the site.

11. Social impact

An assessment of the social consequences of the proposed use has not been provided as part of the development application.

12. Impacts of clustering multiple sex services premises.

N/A – The proposed development would not result in clustering of sex services premises within Campbelltown LGA.

2.4 Environmental Planning and Assessment Regulation 2000

The proposal involves works to the external walls and use of common car parking. Consent from the owner's corporation is required to be provided. Owner's consent from the owner's corporation was not provided with the development application. The development application fails to comply with Clause 49(1)(b) of the Environmental Planning and Assessment Regulations 2000.

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 consideration when considering the development's potential impact on the natural and built environment are as follows:

- Car parking
- Building Code of Australia

Car Parking

Part 13.5 a) of Council's (sustainable City) Development Control Plan 2015 requires two car parking spaces per working room. Four working rooms are proposed, therefore requiring eight car parking spaces. Eight car parking spaces are proposed.

The Plan of Management (POM) states that the proposed development would rely on the existing parking to accommodate seven of the required eight spaces, the eighth space being provided within the garage of the site.

Further, the POM details that there would be up to seven staff on site at any one time. However, the application proposes to only provide eight car parking spaces, with seven of the spaces accessed within the external car parking area. The frequency of appointments and number of clients accessing the site during operating hours was not provided with the development application to ascertain whether the car parking spaces provided are sufficient.

Building Code of Australia

The development application was referred to Council's Senior Building Surveyor for review and comment. The response identified the following issues:

- Egress exceeds 20 metres to a single exit
- Circulation space non-compliance with room one ensuite
- Disabled WC required for staff
- Doorway circulation space - all doorways required to be a minimum 920mm.

The development application fails to address the above issues. However, amended plans could be provided to satisfy these issues.

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 in the locality.

The key matters for consideration when considering the development's potential impact with regard to social and economic impacts are as follows:

- Crime Prevention Through Environmental Design (CPTED)
- Security
- Proximity to sensitive land uses
- Health and safety

Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighborhoods. The development application was referred to the Crime Prevention Officer at NSW Police -

Campbelltown Local Area Command. A response was received 23 June 2016 which details that a Safer by Design Evaluation was conducted at the existing multi-unit development where the development was identified as medium crime risk.

The police response and Council comment is listed in the below table under the four key strategies of CPTED being surveillance, access control, territorial reinforcement and space/activity management:

NSW Police Comment	Council Comment
Surveillance	
<ul style="list-style-type: none"> • Surveillance equipment should be installed to enhance the physical security of the premises and assist in the identification of people involved in anti-social or criminal behaviour; <ul style="list-style-type: none"> ○ Cameras should be installed both within and around the premises to maximize surveillance opportunities, including once facing the entry/exit point ○ A camera should also face the car park which will be used by clients ○ Recording equipment should be installed away from the counter area to avoid tampering ○ Once installed, staff should be trained in the operating procedures of the equipment ○ Any surveillance system should be manufactured and installed by a qualified and reputable company and regularly function tested ○ Ensure that the requirements of the surveillance and Privacy Act are adhered to. 	<p>The proposed plans do not detail the location of surveillance equipment.</p> <p>The use of surveillance equipment could be recommended as a condition of development consent, however owner's consent from the owner's corporation has not been provided with the application.</p>
<ul style="list-style-type: none"> • There is little, if any, street activity in the area at night, being a commercial populated area. This raises concern with the application proposing 24-hour business over the weekend and late hours during the week, as there will be little natural surveillance and guardianship during hours of darkness. 	<p>The development application does not include a lighting plan.</p>
Lighting	
<ul style="list-style-type: none"> • Lighting should be designed to the Australian and New Zealand Lighting Standards. 	<p>The development application does not include a lighting plan.</p> <p>The inclusion of lighting could be recommended as a condition of development consent, however consent from the owner's corporation has not been provided with the application.</p>

NSW Police Comment	Council Comment
<ul style="list-style-type: none"> Australia and New Zealand Lighting Standard 1158.1 - Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels. 	<p>The development application does not include a lighting plan.</p> <p>The inclusion of lighting could be recommended as a condition of development consent, however consent from the owner's corporation has not been provided with the application.</p>
<ul style="list-style-type: none"> A lighting maintenance policy should be established for the development. 	<p>The development application does not include a lighting plan.</p> <p>The inclusion of lighting could be recommended as a condition of development consent, however consent from the owner's corporation has not been provided with the application.</p>
<ul style="list-style-type: none"> Lighting should work in conjunction with surveillance cameras. 	<p>The development application does not include a lighting plan.</p> <p>The inclusion of lighting could be recommended as a condition of development consent, however consent from the owner's corporation has not been provided with the application.</p>
Landscaping	
<ul style="list-style-type: none"> Remove obstacles and rubbish from property boundaries, footpaths, driveways, car parks and buildings to restrict concealment of offenders. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> Any new landscaping should be designed so that it does not provide concealment or entrapment areas, and should be maintained regularly. 	N/A – landscaping does not form part of the proposed works.
Territorial Re-enforcement	
<ul style="list-style-type: none"> Effective signage and/or directional signs must be installed to provide guidance to visitors in locating prohibited areas. 	<p>Not satisfied.</p> <p>Signage does not form part of the proposal.</p>
<ul style="list-style-type: none"> Warning signs can assist in controlling activities and movements throughout the premises and grounds. Signage needs to be provided at the doorways (secure area) and also to the work rooms indicating staff access etc. 	<p>Not satisfied.</p> <p>Signage does not form part of the proposal.</p>
<ul style="list-style-type: none"> The reception area needs to be clearly defined. 	The proposed floor plans indicate that the reception area is clearly defined.
<ul style="list-style-type: none"> Post warning signs around the perimeter of the business to warn intruders of what security treatments have been implemented to reduce opportunities for crime. 	Can be satisfied through a condition of development consent, however would require the consent of the owners corporation.

Environmental Maintenance	
<ul style="list-style-type: none"> A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally within a 48 hour period. 	Can be satisfied through a condition of development consent.
Space/Activity Management	
<ul style="list-style-type: none"> Furniture should pose no threat to being used as a weapon or used to cause malicious damage. This includes chairs, tables, decorations etc. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> A safe should be installed within the premises and utilised when dealing with large amount of cash. An EFTPOS machine should be fitted and utilised to reduce cash being kept on site. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> The business should provide a secure place, for example lockers, for clients to keep personal belongings such as mobile phones and wallets. 	Can be satisfied through a condition of development consent.
Access Control	
<ul style="list-style-type: none"> The internal 'working room' doors should not have internal door locks. External door locks should be installed on these doors to allow for other staff to unlock working room doors in case of emergency. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> The main entry/exit points for this development should be fitted with single cylinder locksets, which comply with the BCA. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> Windows can also be re-inforced to restrict unauthorised access by applying a shatter resistance film. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> Intercom facilities should be incorporated into these entry/exit points to enable employees to communicate and identify with people prior to admitting them to the development. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> Intercom facilities should also be installed within working rooms to allow for workers to contact other staff in case of emergency. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> Height of reception desk to be considered to hinder unlawful access. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> A monitored intruder alarm system should be installed, including a 'panic alarm' within the reception area for staff. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> Duress alarms should be installed throughout the premises. 	Can be satisfied through a condition of development consent.
<ul style="list-style-type: none"> Fire exit doors must be one way doors. 	Can be satisfied through a condition of development consent.

Overall, it is considered that the lack of security measures and CPTED assessment could result in adverse social impacts for the adjoining units within the multi-unit development and the broader locality.

Security

The NSW Police also raise concerns in relation to the security risk of the adjoining units in the multi-unit development. If approved, the existing building at 4 Grange Road, Leumeah would not be able to be secured with the gate and security fencing, due to the hours of operation of the development. This would pose a security risk to the other businesses in the building which may be targeted for break enter and steal, intentionally damage property, graffiti and steal from motor vehicle.

The development application does not include information in relation to security management of the multi-unit development or for the site.

Proximity to sensitive land uses

The CPTED response provided by the Crime Prevention Officer at NSW Police – Campbelltown Local Area Command, dated 23 June 2016 included additional concerns and general recommendations as follows:

NSW Police Comment	Council Response
<ul style="list-style-type: none"> The development is located next to an already established Martial Arts Centre, 'SAAM Muay Thai'. Police have concerns regarding the members of this centre – including children and the close vicinity of the development. 	<p>Council's records indicate that the most recent development consent for issued for unit 6/4 Grange Road, Leumeah was for the assembly of saltwater chlorinators (DA/70/1991).</p>
<ul style="list-style-type: none"> The development is at a distance of approximately 300 metres from both 'Lollipops' and 'Monkey Mania' – both locations subject to large amounts of young children, especially over the weekend. 	<p>Part 13.3.2 a) of Council's (Sustainable City) Development Control Plan requires a minimum separation distance of 150 metres to sensitive land uses and places where children and adolescents regularly gather. The location of 'Lollipops' and 'Monkey Mania' is approximately 550 metres from the development site (when walking along Rose Payten Drive and Airds Road). The distance of the subject site to these businesses is considered satisfactory.</p>
<ul style="list-style-type: none"> The development is also approximately 300 metres from the Leumeah Skate Park. The skate park is a destination which is utilised by local youth, especially over the weekend. The skate park is subject to numerous community events held throughout the year, usually run by Campbelltown Council. 	<p>Part 13.3.2 a) of Council's (Sustainable City) Development Control Plan requires a minimum separation distance of 150 metres to sensitive land uses and places where children and adolescents regularly gather. The location of the Leumeah Skate Park is approximately 750 metres from the subject site (when walking along Rose Payten Drive and Airds Road). The distance of the subject site to Campbelltown Skate Park is considered sufficient.</p>
<ul style="list-style-type: none"> The pathway running along Rose Payton Drive is at a distance of no more than 20 metres from the entrance to the development, and can easily be viewed from this pathway. This pathway is often used by the children who attend the skate park regularly. 	<p>The development application has not detailed pedestrian movements around the site.</p>
<ul style="list-style-type: none"> The development is also located next door to an 	<p>An assessment of the hours of operation has</p>

approved (but yet to be constructed) child care centre (DA 2327/2014/DA-C). If this development opens, it will be in close proximity to the development subject to this application.	been undertaken under Part 13.3.2 a) of Council's (Sustainable City) Development Control Plan 2015.
--	---

As noted in the NSW Police response, particular concern is raised in relation to the location of the shared pedestrian/cycle pathway along the southern side of Rose Payten Drive, which adjoins the site. Users of the shared path would have a reasonably clear view of the site entrance, particularly if lighting was used to identify the entrance and the car parking area. However, the application does not provide an assessment of pedestrian movements along Rose Payten Drive or does not address whether the entrance to the site would be sufficiently lit for clients to identify the entrance to the site.

Health and Safety

The development application was referred to Council's Senior Environmental Health Officer for review and comment. It was advised that conditions of development consent could be applied to the development to ensure the sex services premises would be consistent with the regulations and the *Local Government Act 1993*.

3.3 Site Suitability

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

The site is not considered suitable for the proposed use due to the failure to achieve the minimum separation distance of 150 metres from the site to a sensitive land uses and places where children and adolescents regularly gather. Evidence has not been provided which has analysed the surrounding area, including pedestrian routes utilised, to understand how and where children and adolescents move around the immediate locality. Further, the development does not include adequate security devices or an assessment of the safety and security impacts on adjoining businesses and clients accessing the site.

4. Public Participation

Section 4.15(1)(d) of the *Environmental Planning and Assessment Act 1979* requires Council to consider submissions. The development application was notified and exhibited from 20 May 2016 for 14 days. Fifteen written submissions were received and one petition with 109 signatures. The submissions have been grouped into theme, issue and Council response in the table below.

Theme	Issue	Response
Impact on adjoining tenancy (6/4 Grange Road, Leumeah)	Concerns in relation to proposed use operating next to 6/4 Grange Road, Leumeah (SAAM Maury Thai Campbelltown).	Council's records indicate that the most recent development consent for issued for unit 6/4 Gange Road, Leumeah was for the assembly of saltwater chlorinators (DA/70/1991).

Theme	Issue	Response
Parking issues	Existing multi-unit development site at 6 Grange Road does not have enough car parking to service existing units.	Eight car parking spaces are proposed which complies with Part 13.5 a) of Council's (Sustainable City) Development Control Plan 2015.
Impact on trade	Use of tenancy would impact on current customer base of adjoining businesses.	The proposed hours of operation of the sex services premises would conflict with Units 4 and 5. The approved hours of operation (D/3/1998) are 7.00am to 9.00pm Monday to Saturday The application fails to consider the approved hours of units within the multi-unit development at 4 Grange Road, Leumeah.
Adverse impact on the resale value of surrounding businesses and premises	The use would have an adverse impact on the resale value of businesses in the immediate vicinity of the development site.	Not a matter for consideration under Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .
Site security	4 Grange Road is secured behind locked gates 50 percent of the time. The proposed use would allow 24 hour access to the entire complex allowing unsecured access to the site.	Security concerns are valid and have not been addressed in the development application.
Site Security	Security of other tenancies within the industrial building threatened as the gates would be left open throughout the night.	Security concerns are valid and have not been addressed in the development application.
Site Security	Reduced security could lead to increased insurance premiums.	Security concerns are valid and have not been addressed in the development application.
Security of adjoining allotments	Security concerns at night and the impact on adjoining businesses.	Security concerns are valid and have not been addressed in the development application.
Children accessing adjoining units within multi-unit site	Concerns of children attending the site during school holidays.	The proposed hours of operation of the sex services premises would conflict with Units 4 and 5. The approved hours of operation (D/3/1998) are 7.00am to 9.00pm Monday to Saturday The application fails to consider the approved hours of units within the multi-unit development at 4 Grange Road, Leumeah.

Theme	Issue	Response
Proximity to existing uses	Unsuitable location due to proximity to The Hermitage Restaurant.	The Hermitage is considered to be a place frequented by children. The proposal has not considered the impact of the proposed use on the proximity to The Hermitage Inn. Security issues have not been addressed.
Proximity to uses	Use would detract from family friendly atmosphere with rooms over-looking Grange Road.	The Hermitage overlooks Grange Road which is used to access the site. It is unclear how access to the site would be achieved during the opening hours of the premises.
<p>Inappropriate location</p> <p>However, the development application has failed to consider the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children. The adjoining serviced apartments development at 6 Grange Road, Leumeah, approved under development consent 2327/2014/DA-C. It is likely that the serviced apartment use would be a place regularly frequented by children from which a person could both view and be viewed from the proposed sex services premises site.</p>	<p>The area around the site is a community hub of family and youth activities including Minto sports complex, tennis complex, athletics stadium and within a few hundred metres of residential developments in Woodbine and Leumeah.</p>	<p>Part 13.3.2 a) of Council's (Sustainable City) Development Control Plan 2015 states that a minimum separation distance of 150 meters (as measured from any point(s) of client access and egress at the building proposed to be so used) to sensitive land uses and places where children and adolescents regularly gather.</p> <p>The site is within 150 metres of the following identified uses:</p> <ul style="list-style-type: none"> -Campbelltown Indoor Soccer Centre and -A 172-place child care centre and recreational facility approved under development consent 2327/2014/DA-C at 6 Grange Road, Leumeah, -3/2 Grange Road, Leumeah, which has development consent 3145/2017/DA-C for the use as a café, -The Hermitage Inn at 5 Grange Road, Leumeah. <p>Further, the application fails to demonstrate paths of travel for different members of the community near the premises, particularly as a shared pedestrian/cycle pathway is provided along the southern side of Rose Payten Drive, which adjoins the site.</p>

Theme	Issue	Response
Campbelltown Image	Consider the image of Campbelltown one would get using a main thoroughfare like Rose Payten Drive having a brothel as the focus.	The proposal does not include signage or changes to the façade that would identify the site as a sex services premises. However, the development application fails to identify how the site would be identified at night through the use of lighting as a means of security.
Insufficient access	Limited access which would negate the discrete element.	Access to the site is provided from Grange Road. The application fails to detail the security measures to ensure the clients entering the site in a safe manner.
Leasing Issues	Ability to lease properties would become more difficult.	Not a matter for consideration under Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .
Religious Beliefs	Conflict with religious beliefs.	Not a matter for consideration under Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .
Proximity to other sex services premises	Macarthur has many brothels already within proximity to one another.	No evidence provided.
Social Impacts	Correlation between brothels and marriage breakdowns.	No evidence provided.
Social Impacts	Brothel brings more sex trafficking.	No evidence provided.
Exposure to contraceptives and drug paraphernalia	Existing adjoining units exposed to the presence of contraceptives in the car park and bins, along with drug paraphernalia and alcohol related articles.	Waste would be required to be kept within the premises. Could be resolved through a condition of development consent.

5. Public Interest

The public interest is a comprehensive requirement that requires consent authorities to consider the long-term impacts of development and the suitability of the proposal in a larger context. The public interest is serviced through the orderly and economic use of land, in a manner that is sensitive to the surrounding environment and having regard to the reasonable amenity expectation of surrounding land users.

In the circumstances of this case, the proposed development is not considered to be in the public interest. The application has failed to consider critical aspects of the proposal that have been raised through public submissions, such as safety and security concerns for the site and for the adjoining units at 4 Grange Road, Leumeah.

Further, the application fails to achieve the minimum separation distance from the site to a sensitive land use and places where children and adolescents regularly gather. The

application does not provide sufficient analysis of how and where children and adolescents move around the immediate locality.

It is considered that approval of the proposed development would be contrary to the public interest. Refusal of the proposed development is considered to be in the public interest.

6. Conclusion

This application has been assessed against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The proposed development is permissible with consent under the provisions of Campbelltown Local Environmental Plan 2015.

The issues and concerns raised in the submissions received, particularly in relation to adverse security and safety impacts to the adjoining and surrounding businesses and the proximity of the site to places regularly frequented by children have not been adequately addressed by the development application.

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 recommended that the development for the use and fitout of unit 7, 4 Grange Road, Leumeah for a sex services premises be refused subject to the recommended reasons for refusal detailed in Attachment 1.

Attachments

1. Attachment 1 - Reasons of Refusal (contained within this report)
2. Attachment 2 - Plan of Management (contained within this report)
3. Attachment 3 - Stormwater (contained within this report)
4. Attachment 4 - Site Plan and Calculations (contained within this report)
5. Attachment 5 - Elevations (contained within this report)
6. Attachment 6 - Floor Plan (due to confidentiality) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1
1361/2016/DA-C
Recommended Reasons for Refusal

Development application 1361/2016/DA-C for the use of Unit 7, No. 4 Grange Road for sex services premises is refused for the following reasons identified in the assessment of the application in accordance with section 4.15 of the Environmental Planning and Assessment Act, 1979:

1. The application is not valid as owners consent has not been provided for the works proposed on, and use of, land under the control of the body corporate of the strata scheme. Such consent is not likely to be obtained given the submissions in objection from other Units in the strata scheme.
2. The application does not comply with either the objectives or controls of Clause 7.19(2) of the Campbelltown Local Environmental Plan, 2015. The development will operate at times where adjoining and nearby development will be frequented by children.
3. The proposed development is not consistent with the objectives of the Campbelltown Sustainable City Development Control Plan 2015 which require that sex services premises are appropriately located so as to minimise adverse social or economic impacts on the surrounding locality.
4. The application does not comply with the controls of the Campbelltown Sustainable City Development Control Plan 2015 including:
 - It has not been demonstrated that the site is strategically located to avoid unreasonable exposure from places where children and adolescents gather
 - It has not been demonstrated that the site is strategically located to avoid sensitive land uses
 - The site does not comply with the minimum separation requirement to sensitive land uses and places where children and adolescents gather
 - It has not been demonstrated that the development would not adversely impact on the amenity of the area
 - It has not been demonstrated that the site is discreet and discourages clients gathering or waiting on the street
 - It has not been demonstrated that the entrance, exit, external appearance and car parking is well lit but not to the extent where it becomes a prominent feature
 -
5. The development would have an adverse impact upon the safety and security of adjoining businesses and clients of the sex services premises.
6. The site is not suitable for the development as the location is in close proximity to places where children and adolescents gather.
7. The site is not suitable for the proposed development having regard to the nature and type of existing premises and the impacts this development would have on the security of these premises.
8. The proposed development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

END OF CONDITIONS

HAMPTONS PROPERTY SERVICES

Plan of Management

7/4 Grange Road, Leumeah NSW 2560

Town Planning, Project & Development
Management

2016



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PROJECT PARTICULARS

Project No.	HPS 2015.083
Client	Bachar Dannawi
Site Address	7/4 Grange Road, Leumeah
Document Name	Plan of Management
Prepared By	William Hodginkson
Edited by	Rachel Condon
Review By	Kristy Hodgkinson

Revision	Revision Date	Details	Authorisation	
			Name/Position	Signature
Final	24 April 2016	Rep001(Draft)	Kristy Hodgkinson	

In the event that this document is not signed, this is not representative of a final version of the document, suitable for assessment purposes.

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1 PURPOSE

This Plan of Management (PoM) has been prepared to accompany a development application for 7/4 Grange Road, Leumeah (the subject tenancy). The proposed development is for a change of use to the existing warehouse tenancy to a brothel. This will be accompanied by an outcall service, which will also operate from the premises. The proposed hours of operation are from Monday evening to Saturday morning, between the hours of 8:30pm and 5:00am. It is proposed that the tenancy would operate 24 hours per day, commencing 1:00pm Saturday until 5:00am Monday morning. Clientele will not be accepted on-site outside of these hours.

The purpose of this PoM is to assist the operation of the proposed use to ensure that there is not an unreasonable exposure to surrounding land uses. This PoM will also demonstrate compliance with the *Health and Safety Guidelines for Brothels in NSW*.

It is anticipated that, as part of any future development consent, this PoM would form a requisite condition for compliance purposes.

2 SITE AND PROPOSED USE DETAILS

2.1 SITE DETAILS

This PoM applies to the subject tenancy, legally described as Lot 7 in Strata Plan 38099. The subject tenancy is located within an industrial warehouse building at No. 4 Grange Road, Leumeah (the site).

2.2 USE OF THE SUBJECT TENANCY

The proposed development is for a brothel with four working rooms and an outcall service.

The subject tenancy will incorporate the following:

- A combined reception/entry area;

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- Two waiting rooms;
- Four working rooms with ensuites, including one accessible room;
- A staff room with a bathroom and rest area;
- A laundry;
- A store room; and
- A car space and waste storage area.

2.3 USE OF ON-SITE CAR PARKING

No. 4 Grange Road provides parking in an informal shared arrangement between tenancies. To the rear there is approximately 19 line marked car spaces, with a further six line marked spaces available in a tandem arrangement. The proposed development will rely on the existing parking available to accommodate seven of the required eight spaces (two *per* room). An additional space for the driver-employee and their vehicle will be accommodated within the internal garage.

2.4 REGISTRATION

The proposed use will be registered with the Council in accordance with the provisions of the Local Government Act 1993 for ongoing health monitoring services.

Written notification to the Council of the person responsible for operating the premises will be provided prior to occupation as outlined in Section 13.9 of the DCP 2015.

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3 OPERATIONAL DETAILS

3.1 Hours of Operation

The proposed use will operate Monday evening to Saturday morning between the hours of 8:30pm and 5:00am and 24 hours *per day* between 1:00pm Saturday until 5:00am Monday morning. Clientele will not be accepted on-site outside of the nominated operating hours and the use will operate on an appointment basis only. This will be stipulated on the premises website and any walk-ins will be turned away. Potential clientele will be able to easily obtain contact details for the premises from a yellow pages or a google search.

3.2 Staffing

There will be up to seven staff members on site at any one time. These include

- One reception employee;
- One driver;
- Five other staff members.

The site will be staffed during the entirety of operating hours by the reception employee who will manage the premises. Their role in relation to the use will be to receive appointments over the phone, greet clientele upon arrival and direct them to one of the two designated waiting rooms. This is set out at section 3.3 below. They will also manage outcall appointments.

3.3 Client Procedure

The following procedure will be followed on premises:

- Clientele will make appointments with the reception staff member over the phone;
- During that conversation clientele will be directed to use the car park to the rear of the site when arriving for the appointment;

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- Clientele will be greeted upon arrival by the reception staff member within the reception area and directed to one of the two waiting rooms;
- Clientele will be collected from the waiting room and shown to the relevant working room;
- Following the appointment, clientele will then return to the reception area where the reception staff member will direct them to their vehicle; and
- The client will then exit the site.

3.4 Health and Safety

Risk Assessment Management of Workplace Hazards

- All employees will be able to consult with the on-site reception staff member/manager during their shift. Employees will also be provided with the phone number of the manager of the premises;
- The manager will regularly undertake a risk management assessment with employees to determine if persons are at risk from any hazards. This will involve;
 - Identifying the foreseeable hazard;
 - Assessing the risks to people's health and safety arising from the hazards;
 - Using appropriate control measures to eliminate or reduce the risk; and
 - Monitoring and reviewing the control measures implemented to ensure continual safety.
- The manager will also ensure:
 - The availability of good lighting for physical examination of clients to detect any visible evidence of sexually transmitted infections (STIs). Before any sexual encounter each client will be examined by the sex worker to detect any visible evidence of STIs. The examination of clients will not be seen as an alternative to, or as lessening the need for, observing safe sex practices. The staff member will be able to refuse to engage in a sexual practice where the staff member believes that they are at risk of acquiring an STI. Any client with evidence of an STI will be referred for medical consultation;
 - The provision of safe equipment including beds, bondage equipment and apparatus; and

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- That staff are provided with reasonable access to staff from the Sex Workers Outreach Project.

Information, Instruction, Training and Supervision of Employees

- The manager will provide employees with an operations handbook to enable employees to perform their work in a safe manner. The manager will take reasonable steps to ensure that the information within the handbook is medically accurate. The handbook will be provided in English and other languages as required. It will include information relating to:
 - Safe sex practices;
 - Including information on the use of personal protective equipment.
 - Sexually transmitted infections including HIV, hepatitis A and B;
 - Blood borne infections including hepatitis C;
 - Cleaning practise for equipment;
 - First aid;
 - The Sex Workers Outreach Project and local sexual health services, including contact details; and
 - The workplace alcohol, drugs and smoking policy.
- An induction session will be provided for all new staff members. This will address all matters covered in the handbook and this PoM.

Provision and Use of Personal Protective Equipment and Sex Aids

Personal protective equipment will be stored within the storage cupboard on the premises. This will include an adequate supply of condoms of varying size and thickness, dams, gloves, water-based lubricants, towels and linen, all free of charge to staff. The storage cupboard is freely accessible within the premises and will not be exposed to high temperatures or light that will cause deterioration.

Employees will be directed to ensure that equipment such as sex aids are covered with a new condom for each client. The condom will be removed and discarded within the designated waste bins after each use and the equipment will be cleaned in accordance with the manufacturer's instructions. Staff will be provided with adequate cleaning fluids and as part of their induction they will be shown how to clean the equipment.

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Monitoring of Workers Health to Prevent Sexually Transmitted Infections

- Staff will be required to submit to a sexual health check every three months by a doctor of their choosing. Evidence of this will need to be provided to the manager;
- Staff will be immunised against hepatitis B; and
- Written information will be provided within the premises for clientele about the transmission of sexually transmitted infections.

Workplace Drug and Alcohol Policy

The handbook provided to staff will detail the workplace drug and alcohol policy.

Accident Reporting

WorkCover NSW will be notified by the manager if, as a result of an accident at their workplace, a person dies or is injured so that he or she cannot carry out their usual duties for at least 7 continuous days. WorkCover NSW will also be notified if there is a dangerous occurrence at work. A register of injuries in the workplace will also be maintained on the premises.

First Aid Procedures

A first aid kit will be provided on the premises and managed by the reception staff member. It will be stored in the storage cupboard, be fully equipped at all times and be appropriately sized to cater for the maximum capacity on site.

Management of Public Health Complaints

A hierarchical response which includes an Assessment Panel chaired by the Director, Sydney Sexual Health Centre (Phone: 02 9382 7440) is used to manage people with sexually transmitted disease who risk infecting others. The Area Medical Officer of Health will be the first point of contact for complaints related to sexually transmitted infections. Contact details will be provided within the handbook.

Complaints that practices, or the environment at a workplace, are a risk to public health are also investigated by NSW Health. Complaints about workplace practices may be referred to the Assessment Panel directly or *via* the Public Health Unit Director. Complaints about the workplace environment are

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investigated by Area Medical Officers of Health and/or the appropriate Public Health Unit Director. Contact details will be provided within the handbook.

3.5 Waste Management

Waste containers will be stored within the subject tenancy and the applicant will enter into an agreement with a waste contractor to have the waste bins collected from the entrance to the site on a weekly basis.

Waste associated with the activities of the premises will be stored in specialised containers within the designated area of the premises. These will be collected from within the site. Waste disposal operations will comply with the Health and Safety Guidelines for Brothels in NSW.

3.6 Cleaning

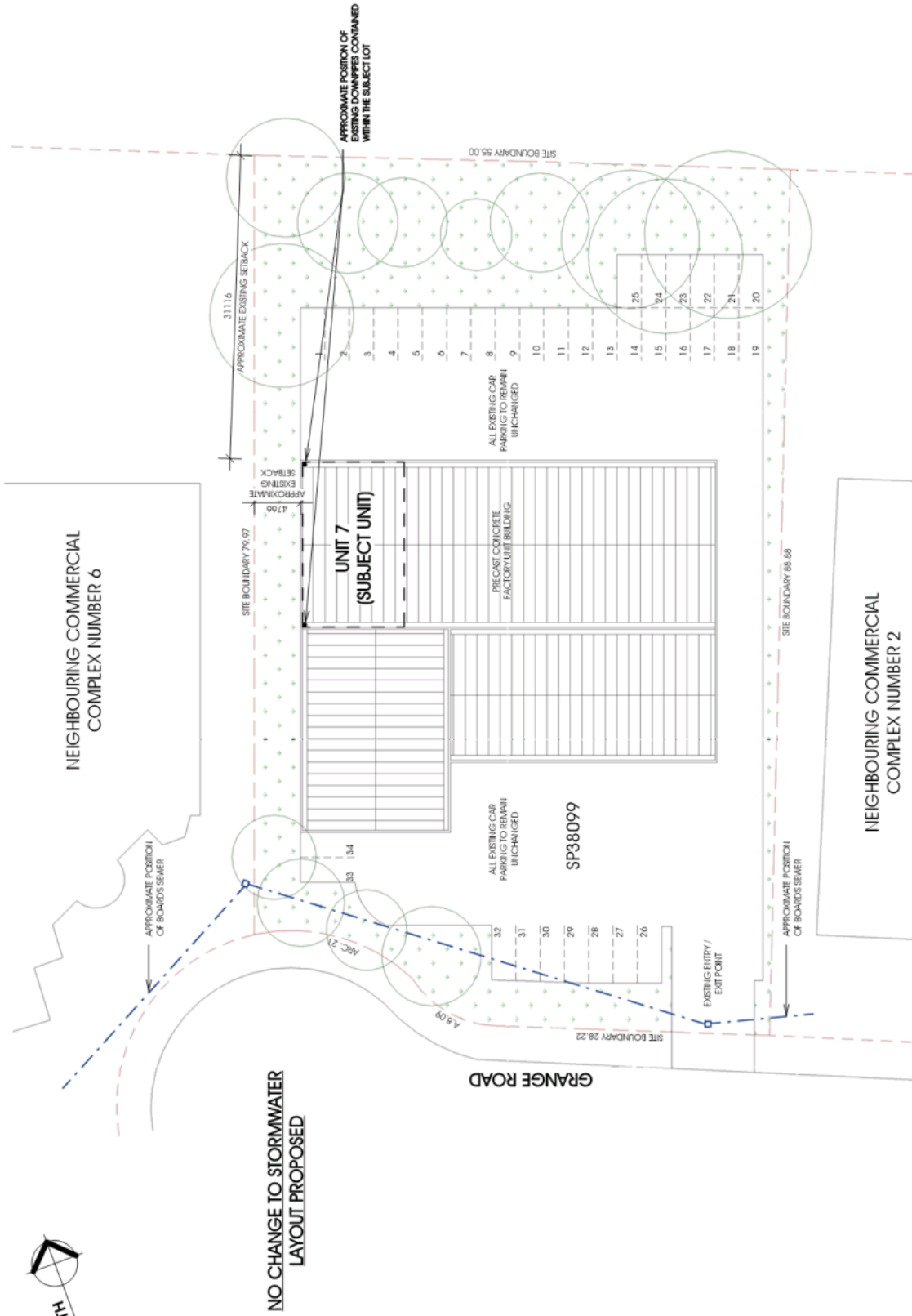
- The premises will be professionally cleaned once a week;
- Staff will undertake spot cleaning as required, including replacing the linen and towels within a working room immediately following an appointment. Additionally, bloody or body substance spills will be cleaned immediately following an appointment;
- Clean Linen and towels will be provided to each room for free use by staff and clientele;
- Used linen and towels will be stored temporarily within a designated receptacle within the laundry before being washed collectively daily;
- Washing of linen and towels will occur within a hot water wash using laundry detergent and all items will be thoroughly dried;
- Each room will be provided with temporary storage facilities for waste that will be emptied after each appointment and transferred to the designated waste storage area within the garage.

3.7 Complaints

Complaints received from neighbours will be recorded within a complaints register for the premises. The manager will be responsible for managing all complaints, by informing complainants that their complaints are being addressed and that action is being taken to remedy their grievance.

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DEVELOPMENT APPLICATION DRAWINGS



NO CHANGE TO STORMWATER
LAYOUT PROPOSED

NEIGHBOURING COMMERCIAL
COMPLEX NUMBER 6

NEIGHBOURING COMMERCIAL
COMPLEX NUMBER 2

GRANGE ROAD

UNIT 7
(SUBJECT UNIT)

ALL EXISTING CAR
PARKING TO REMAIN
UNCHANGED

SP38099

ALL EXISTING CAR
PARKING TO REMAIN
UNCHANGED

PRECAST CONCRETE
FACTORY UNIT BUILDING

APPROXIMATE POSITION OF
EXISTING DOWNPIPES CONTAINED
WITHIN THE SUBJECT LOT

NOTE: All dimensions in millimetres unless otherwise noted. Eigned dimension to be given preference in conflict. CONFLICT: All designs, plans and drawings are subject to copyright and may not be reproduced in whole or in part without the written permission of Sydney Home Designs.

Issue:	A
Title:	ISSUED FOR COUNCIL LODGEMENT
Date:	01/04/19

Sheet Title:	EXISTING STORMWATER LAYOUT		
Zone:	B5	Council:	CAMPRELLTOWN
Lot:	7	SP:	38099
Proposed residence for:	BACHAR DANNAMI		
Address:	7/4 GRANGE ROAD, LEUMEAH		

Start Date:	OCT 2015
Project No:	
Drawn:	Daniell Chapman
Scale:	1 : 400

Sheet No:	5
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DEVELOPMENT APPLICATION DRAWINGS



DRAWING LIST	
No	Sheet Name
1	SITE PLAN AND CALCULATIONS
2	PROPOSED FLOOR PLAN
3	NORTHERN ELEVATION
4	SECTION A-A
5	EXISTING STORMWATER LAYOUT

GROSS FLOOR AREA
 Total Site Area: 4654.23 m²
 Permissible gross floor area: NOT APPLICABLE
 Prepared gross floor area: NOT APPLICABLE
 Permissible gross floor area: NOT APPLICABLE
 Prepared gross floor area: NOT APPLICABLE
 NO CHANGE PROPOSED

LANDSCAPED AREA
 Total Site Area: 4654.23 m²
 Minimum landscaped area: NOT APPLICABLE
 Prepared landscaped area: 1388.70 m² (EXISTING LANDSCAPED AREA, NO CHANGE PROPOSED)

NOTE: All dimensions in millimetres unless otherwise noted. Signed dimensions to be given in preference to un-signed. CONVEYOR: All designs, plans and drawings are subject to copyright and may not be reproduced in whole or in part without the written permission of Sydney Home Designs

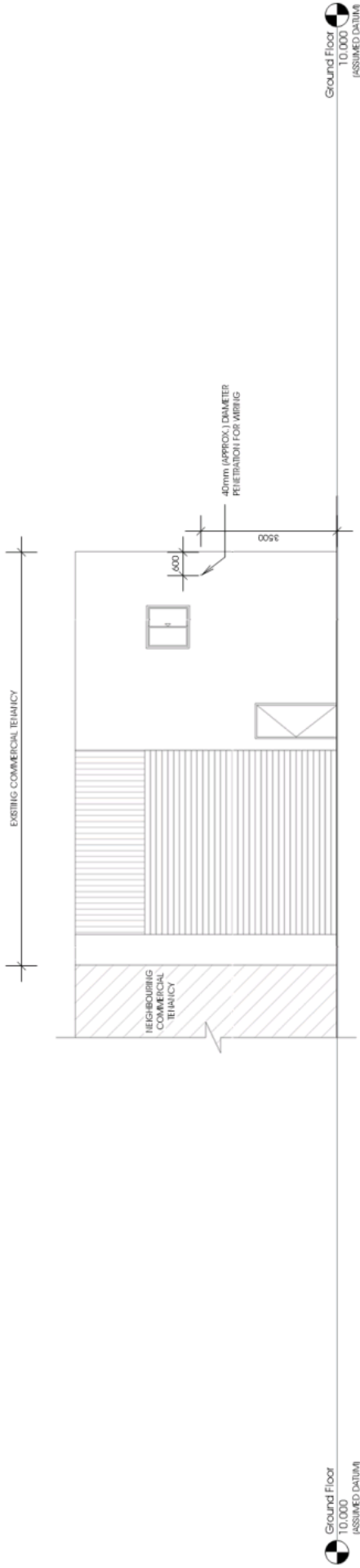
Issue:	Title:	Date:
A	ISSUED FOR COUNCIL LODGEMENT	01/04/19

SITE PLAN AND CALCULATIONS		
Sheet No:	Council:	Zone:
7	CAMPRELLTOWN	B5
Drawn:	Lot:	SP:
Daniell Chapman	7	38009

Proposed residence for:	7/4 GRANGE ROAD, LEUMEAH
BACHAR DIANNAMI	

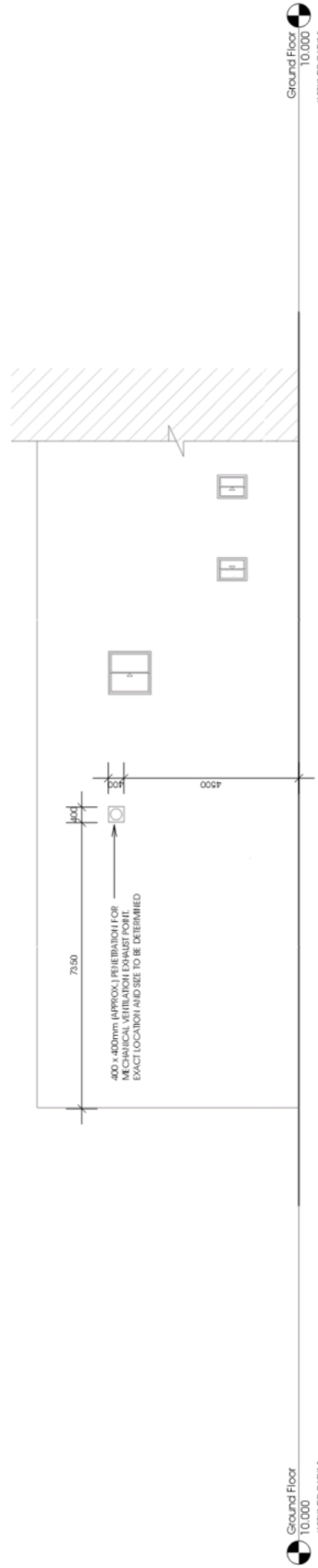
Start Date:	Project No:	Drawn:
OCT 2015		Daniell Chapman
Scale:	0	20m
1 : 400		





Northern Elevation

1 1 : 100



Western Elevation

2 1 : 100

NOTE: All dimensions in millimetres unless otherwise noted. Elevation dimensions to be as an preference to enquire. Builders to check dimensions on the plan to commencement of work. COPYRIGHT: All designs, plans and drawings are subject to copyright and may not be reproduced, wholly or in part without the written permission of Sydney Home Design.

Issue:	Date:	Sheet No:
A ISSUED FOR COUNCIL LODGEMENT	01/04/16	3
B FLOORING DETAIL ADDED	16/06/16	
C WALL PERIMETERS ADDED	20/07/16	
D WALL PERIMETERS RED-LINED	20/07/16	
Proposed residence for:	Start Date:	Drawn:
BACHAR DANNAMI	OCT 2015	Daniel Chapman
Council:	Scale:	Project No:
CAMPBELLTOWN	1 : 100	
Zone:	RF:	
B5	38009	
Lot:	7	
Proposed residence for:	7/4 GRANGE ROAD, LEUMEAH	

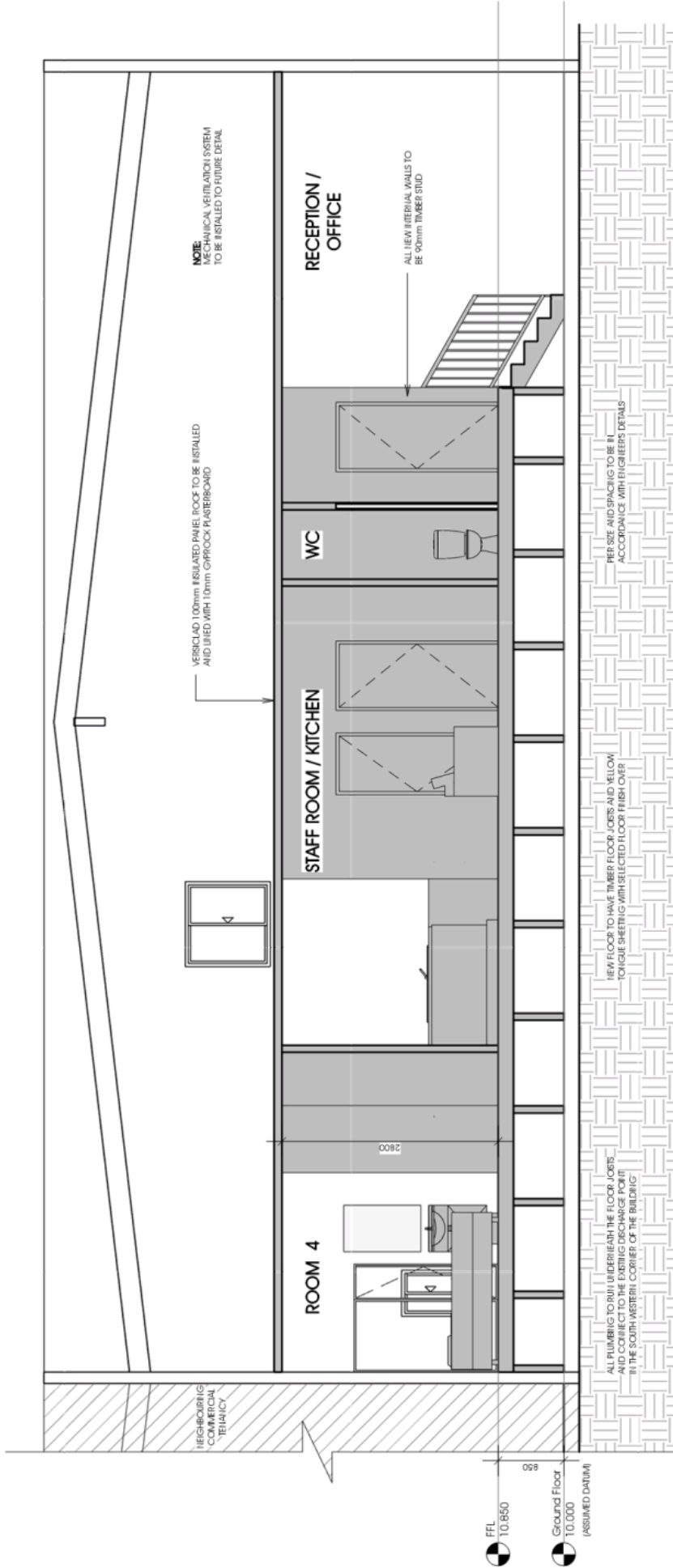


DEVELOPMENT APPLICATION DRAWINGS

NOTE:
ALL STRUCTURAL ELEMENTS TO BE IN ACCORDANCE WITH ENGINEERS DETAILS, RELEVANT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA

NOTE:
ALL TIMBER FLOOR, WALL AND ROOF FRAMING IN ACCORDANCE WITH ENGINEERS DETAILS AND TIMBER FRAMING CODE

NOTE:
1. EXISTINGS SHOWN IN WHITE
2. NEW WORK SHOWN COLOURED



NOTE: All dimensions in millimetres unless otherwise noted. Elevation dimension to be given in preference to section. Refer to sheet drawings for details. All design, plans and drawings are subject to copyright and may not be reproduced in whole or in part without the written permission of Sydney Home Designs

Issue:	A	Issued For:	COUNCIL LODGEMENT	Date:	01/04/19
Sheet No.:	SECTION A - A				
Zone:	B5	Council:	CAMPBELLTOWN	Proposed residence for:	BACHAR DANNAWI
Lot:	7	SP:	38009	7/4 GRANGE ROAD, LEUMEAH	
Scale:	1 : 50	Start Date:	OCT 2015	Project No.:	
Drawn:	Daniel Chapman	Scale:	0 2.5m	Sheet No.:	4



4.5 Multi Dwelling Housing development and strata subdivision at 5-7 Fields Road, Macquarie Fields.

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

Referral Criteria

The land owner of the subject site is Campbelltown City Council and as such the determining authority pursuant to Part 4, Division 4.2, Section 4.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is the Local Planning Panel.

Executive Summary

- Council is in receipt of a development application pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP), that proposes the construction of five multi dwelling housing units, strata subdivision and associated site works at No. 5 – 7 Fields Road, Macquarie Fields. The subject site is zoned R2 Low Density Residential under the provisions of the Campbelltown Local Environmental Plan 2015 (LEP2015). One of those dwellings is nominated as an affordable rental dwelling under the provisions of the ARHSEPP.
- The application was notified to adjoining and nearby properties between 6 December 2018 and 21 December 2018. One submission was received which sought clarification on the proposal.
- An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and found that the proposal is generally compliant with the relevant environmental planning instruments.

Officer's Recommendation

That development application 4345/2018/DA-MAH for the construction of a multi dwelling housing development strata subdivision and associated site works under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 at Lots 55 & 56 DP 8676, 5-7 Fields Road, Macquarie Fields be approved subject to the conditions in attachment 1 to this report.

Purpose

To assist the Panel in its determination of the subject application in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Property Description	Lots 55 and 56 DP 8676, 5 - 7 Fields Road, Macquarie Fields
Application No	4345/2018/DA-MAH
Applicant	Campbelltown City Council
Owner	Campbelltown City Council
Provisions	State Environmental Planning Policy (Affordable Rental Housing) 2009 Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 55 - Remediation of Land State Environmental Planning Policy Building Sustainability Index: (BASIX) 2004 Campbelltown Local Environmental Plan 2015
Non-Statutory	Campbelltown 2027 – Community Strategic Plan Campbelltown (Sustainable City) Development Control Plan 2015
Date Received	30 November 2018
CIV	\$1 Million

History

Development at No.5 Fields Road, Macquarie Fields previously comprised of a detached building that was used as the Macquarie Fields Community Hall. This building was demolished in 2014/15 under development consent 530/2014/DA-DEM.

Development at No.7 Fields Road, Macquarie Fields previously comprised of a detached building that was used as a Baby Health Centre. This building was demolished in 2017 under development consent 1392/2017/DA-DEM.

The Site and Surrounding Locality

The subject site comprises of two allotments which are legally described as Lot 55 and 56 in DP 8676 and commonly known as 5-7 Fields Road, Macquarie Fields (the site). The site contains a total site area of 1487.8sqm with a combined frontage of 33.52m to Fields Road. The site is generally rectangular in shape and currently vacant.

The site is geographically located to the south of the Macquarie Fields neighbourhood shopping centre which comprises of a post office, pharmacy and a range of small local cafes and retailers. Fields Road can be characterised as an established residential area with surrounding housing typologies including detached dwellings, attached dwellings and multi dwelling housing developments.

Development located directly across the road at 12 Fields Road, Macquarie Fields consists of a 24 unit multi dwelling housing development. Development located to the south of the site comprises of a six unit multi dwelling housing development.

The site is located within 330m of Macquarie Fields Public School and 470m to the south is the Macquarie Fields Leisure Centre. Various sporting grounds and fields are located within

an 800m catchment to the site, with a bus stop located directly in front of the site along Fields Road.

The Proposal

This application proposes the construction of a multi dwelling housing development under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009, strata subdivision and associated site works. Specifically, the development proposes:

- Consolidation of allotments 55 and 56 in DP 8676.
- Removal of existing hard stand surfaces located towards the rear of the site.
- Installation of tree protection measures to three mature trees located along the site's southern (side) boundary.
- Construction of five double storey multi dwellings. The size and dimensions of the proposed dwellings are listed in the table below:

Dwelling No.	Gross Floor Area (sqm)	Bedrooms	Car spaces	POS area (sqm)	Access Frontage /	Affordable unit
1	129.73	3	1	60.40	Internal Driveway/ Fields Road	No
2	113.85	3	1	85.43	Internal Driveway	No
3	121.28	3	1	68.95	Internal Driveway	Yes
4	117.34	3	1	85.35	Internal Driveway	No
5	129.73	3	1	61.07	Internal Driveway/ Fields Road	No

Dwellings one and five are detached and directly front Fields Road. Dwellings two, three and four are attached and located behind dwellings one and five at the rear of the site. Access to the rear dwellings will be via a central common driveway.

- Each dwelling proposes three bedrooms, open plan living areas with kitchen, living, dining areas located on the ground floor and single garage. Dwellings two, three and four contain a ground floor bedroom while dwellings one and five propose all three bedrooms located on the first floor.
- Private Open space (POS) and courtyards to each dwelling area are accessed from the living areas and are located behind the front building line.
- Strata Subdivision is proposed as detailed on strata plan prepared by Stewart John Dixon.
- Construction of internal common driveway and three off street visitor car spaces.

- Stormwater drainage is proposed to connect into individual rain water tanks and then collectively drain to street into Council's Stormwater infrastructure system as detailed on Stormwater plans prepared by Algory Zappia and Associates.
- Associated support infrastructure including landscaping as detailed on plans prepared by Scapewise Design.

Report

1. Vision

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 development application has been assessed with regard to the desired outcomes and objectives identified within Campbelltown 2017-2027. It is considered that the proposed development is generally consistent with the long term vision for the Campbelltown and Macarthur Region having regard to the proposed density, character and impact on adjoining development and the existing Macquarie Fields locality.

2. Planning Provisions

The development has been assessed in accordance with the 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. State Environmental Planning Policy (Affordable Rental Housing) 2009

This application proposes the construction of a multi dwelling housing development under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009. Division 1 of Part 2 of this SEPP facilitates infill affordable housing.

Clause 10 Development to which Division applies

Clause 10(1) applies to dual occupancies, multi dwelling housing or residential flat buildings where:

- (a) the development concerned is permitted with consent under another environmental planning instrument
 - (b) the development is on land that does not contain a heritage item that is identified in an environmental planning instrument, or an interim heritage order or on the State Heritage Register under the Heritage Act 1977
-

Clause 10(2) provides:

despite subclause (1), this Division does not apply to development on land in the Sydney region unless all or part of the development is within an accessible area.

The site is located within an R2 Low Density Residential Zone under the provisions of LEP2015 and the proposal is for a multi dwelling housing development which is permissible within the R2 zone with development consent (at the time of lodgement). The subject site is located within an accessible area.

An accessible area is defined as land that is within:

- (a) 800 metres walking distance of a public entrance to a railway station or a wharf from which a Sydney Ferries ferry service operates, or
- (b) 400 metres walking distance of a public entrance to a light rail station or, in the case of a light rail station with no entrance, 400 metres walking distance of a platform of the light rail station, or
- (c) 400 metres walking distance of a bus stop used by a regular bus service (within the meaning of the *Passenger Transport Act 1990*) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (both days inclusive) and between 08.00 and 18.00 on each Saturday and Sunday.

A bus stop (ID256434) is located directly in front of the subject site and regular bus service being the 872 Liverpool to Campbelltown via Macquarie Fields has at least one bus per hour servicing the bus stop between 6.00 and 21.00 each day (Monday – Friday) and between 8.00 and 18.00 (Saturday and Sunday). Bus schedule (no.872) demonstrating compliance with this requirement is provided as an attachment to this report.

Clause 13 Floor Space Ratio

Clause 13 under Division 1 of Part 2 of the ARHSEPP provides additional floor space concessions to developments that propose at least 20 percent to be used for the purpose of affordable housing. The proposal nominates one unit (unit three) to be used as affordable housing which equates to 20 percent of the development.

Unit three has been nominated to be used as affordable rental housing and the gross floor area of unit three is 121.28sqm which equates to 20 percent of the total gross floor area of the development. As such, the development benefits from an additional floor space of 0.20:1 based on the formula provided under this clause. Changes to the floor area for dwellings 4 and 5 in the recommended conditions of consent will only increase the percentage of gross floor area contained in dwelling 3.

The maximum FSR permitted on the site including the FSR provided under Clause 4.4 of the Campbelltown LEP2015 is 0.65:1 ($0.20 + 0.45 = 0.65:1$). An FSR of 0.41:1 is proposed and complies with this clause.

Clause 14 Standards that cannot be used to refuse consent

The following table sets out the standards that the consent authority must not refuse consent to development to which this Division applies.

Subclause / Requirement	Proposed	Complies																
(1) Site and Solar Access Requirements:																		
(a) (Repealed)	-	-																
<p>(b) Site Area</p> <p>if the site area on which it is proposed to carry out the development is at least 450sqm,</p>	<p>The total consolidated area of the site achieves an area of 1,487.8sqm.</p>	<p>Yes</p>																
<p>(c) Landscaped Area</p> <p>(ii) at least 30 percent of the site area is to be landscaped</p>	<p>Minimum landscaping required 446.34sqm. This DA proposes 507.12sqm of landscaped area which equates to 34% of the site.</p>	<p>Yes</p>																
<p>(d) Deep Soil Zones</p> <p>(i) there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15 percent of the site area (the deep soil zone), and</p> <p>(ii) each area forming part of the deep soil zone has a minimum dimension of 3 metres, and</p> <p>(iii) if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area,</p>	<p>34% of the site proposed for the purpose of deep soil planting.</p> <p>Deep soil planting proposed achieves a minimum dimension of 3m.</p> <p>At least two thirds of the deep soil zone is located at the rear of the site.</p>	<p>Yes</p>																
<p>(e) Solar Access</p> <p>if living rooms and private open spaces for a minimum of 70 per cent of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>Solar access compliance:</p> <table border="1" data-bbox="687 1765 1075 2033"> <thead> <tr> <th>Unit</th> <th>9am</th> <th>12pm</th> <th>3pm</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>No</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>2</td> <td>Yes</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>3</td> <td>Yes</td> <td>Yes</td> <td>No</td> </tr> </tbody> </table>	Unit	9am	12pm	3pm	1	No	Yes	Yes	2	Yes	Yes	No	3	Yes	Yes	No	<p>Yes</p>
Unit	9am	12pm	3pm															
1	No	Yes	Yes															
2	Yes	Yes	No															
3	Yes	Yes	No															

	<table border="1"> <tr> <td>4</td> <td>Yes</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>5</td> <td>No</td> <td>No</td> <td>Yes</td> </tr> </table> <p>70 percent of the dwellings proposed equates to 3.5 (4) dwellings.</p> <p>Four dwellings achieve solar access to their private open space for at least 3 hours between 9am and 3pm.</p>	4	Yes	Yes	No	5	No	No	Yes	
4	Yes	Yes	No							
5	No	No	Yes							
(2) General										
(a) Parking										
(ii) in any other case—at least 0.5 parking spaces are provided for each dwelling containing 1 bedroom, at least 1 parking space is provided for each dwelling containing two bedrooms and at least 1.5 parking spaces are provided for each dwelling containing 3 or more bedroom.	<p>Five x three bedroom dwellings generate a minimum 7.5 car spaces to service the development.</p> <p>Eight car spaces are proposed.</p>	Yes								
(b) Dwelling size										
<p>if each dwelling has a gross floor area of at least:</p> <ul style="list-style-type: none"> • 35 square metres in the case of a bedsitter or studio, or • 50 square metres in the case of a dwelling having 1 bedroom, or • 70 square metres in the case of a dwelling having 2 bedrooms, or • 95 square metres in the case of a dwelling having 3 or more bedrooms 	Each three bedroom dwelling achieves a gross floor area of at least 100sqm.	Yes								

Table 1: Summary of Clause 14 of the ARHSEPP

Clause 15 Design Requirements

A consent authority must not consent to development to which this Division applies unless it has taken into consideration the provisions of the Seniors Living Policy: Urban Design Guidelines for Infill Development published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that those provisions are consistent with this Policy.

The applicant has provided an assessment against the Seniors Living Policy: Urban Design Guidelines for Infill Development. The proposal is considered consistent with this Clause.

Clause 16A Character of local area

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area. Fields Road can be characterised as an existing residential area comprising of detached dwellings, attached dwellings and multi dwelling housing developments all located within close proximity to the site.

Directly across the road at 12 Fields Road, Macquarie Fields is a 24 unit multi dwelling housing development. Development located two allotments to the south of the subject site comprises of a six unit multi dwelling housing development. The proposal is compatible with the character of the local area and is consistent with this clause.

Clause 17 Must be used for affordable housing for ten years

This clause requires the consent authority to impose conditions of consent to the effect that:

- (a) for ten years from the date of the issue of the occupation certificate:
 - (i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and
 - (ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and
- (b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the *Conveyancing Act 1919*, that will ensure that the requirements of paragraph (a) are met.

Conditions of consent are recommended to ensure compliance with this clause is achieved.

Clause 18 Subdivision

This clause allows for subdivision to be carried out with the consent of the consent authority. This application proposes lot consolidation and strata subdivision and is consistent with this clause.

2.2. 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.

2.3. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State and an application for development consent in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out.

A BASIX Certificate has been provided for the proposal and relevant commitments made on the architectural plans. Recommended conditions of consent are included in attachment 1 and therefore, the proposal is acceptable in this regard.

2.4. State Environmental Planning Policy 55 - Remediation of Land

State Environmental Planning Policy 55 (SEPP55) 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.

Clause 7 of SEPP55 requires the following:

- (1) A consent authority must not consent to the carrying out of any development on land unless:
 - (a) it has considered whether the land is contaminated
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose
- (2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

Sub clause 4 identifies land concerned as:

- (a) land that is within an investigation area
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital land:
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge)

The subject site is not identified within an investigation area. The building previously located on No 5 Fields Road was identified as containing asbestos. Council has completed an Asbestos Building Materials assessment for the subject site and appropriate Asbestos Clearance certificates have been obtained and are provided as an attachment to this report. The site is considered suitable for residential propose given the sites previous community use for a number of years.

2.5. Campbelltown Local Environmental Plan 2015

The subject site is zoned R2 Low Density under the provisions of Campbelltown Local Environmental Plan 2015 (LEP2015). The development proposes multi dwelling housing and multi dwelling housing is permissible (at the time of lodgment) with consent within an R2 zone.

Multi dwelling housing is defined as three or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

The proposed development meets the definition of multi dwelling housing in that five dwellings are proposed on the one lot of land and each dwelling contains direct access at ground level and is not defined as a residential flat building.

R2 Low Density Residential Zone

The objectives of the R2 zone are:

- 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

Comment

The proposed development is considered consistent with the objectives of the R2 Low Density Residential zone in that the development features one affordable rental housing unit and the development is of similar scale and density of surrounding multi dwelling housing developments located along Fields Road and has been designed to ensure solar access to all surrounding residential properties is retained.

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.

Strata titled subdivision is proposed. This clause does not apply to the subdivision of any land by the registration of a strata plan (clause 4.1(4)).

Clause 4.1C Minimum Qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones.

Clause 4.1C(2) states development consent may be granted to development for a purpose specified in the table to this clause on land in a zone listed beside the purpose, if the area of the lot is equal to or greater than the area specified in Column 3 of the table. The minimum lot size for multi dwelling housing in an R2 Low Density Residential Zone is 1,000sqm.

This development proposes land consolidation to achieve a total site area of 1,487sqm, which satisfies this clause.

Clause 4.3 Height of Building

Clause 4.3 requires the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Building Map. The Height of Building Map identifies a maximum height of 8.5m. The proposal complies with the maximum building height prescribed for the site.

Clause 4.3A Height restrictions for certain residential accommodation

Clause 4.3A requires a dwelling that forms part of multi-dwelling housing developments not be higher than two storeys. All dwellings proposed under this application is not greater than two storeys.

Clause 4.4 Floor Space Ratio

Clause 4.4(2A) prescribes a maximum floor space ratio of 0.45:1 for multi dwelling housing development within an R2 Low Density Residential Zone. The concessions under the ARHSEPP provide additional FSR of 0.20:1.

The development proposes a total gross floor area of 611.93sqm which equates to an FSR of 0.41:1. The proposal complies with the maximum FSR applicable to the site. Recommended conditions to reduce the size of dwellings 4 and 5 would reduce the overall FSR of the development.

Clause 7.1 Earthworks

Clause 7.1 require the consent authority to consider whether the proposed works will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Minor earthworks are proposed under this proposal and works are not considered to cause a detrimental impact on the adjoining properties.

Clause 7.10 Essential services

Clause 7.10 requires the consent authority to ensure development consent must not be granted to development unless the essential services listed in this clause are available or that adequate arrangements have been made to make them available when required for the development.

The site is located within an established residential area with essential services readily available to service the site. Conditions of consent are recommended requiring approvals from the relevant authorities to be obtained prior to construction commencing.

2.6. Draft Environmental Planning Instrument

Section 4.15 – (1)(a)(ii) of the *Environmental Planning and Assessment Act 1979* requires consideration of any proposed instrument that has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Council has prepared and publicly exhibited of a planning proposal that proposes an amendment to the LEP2015 which seeks to prohibit multi dwelling housing within the R2 Low Density Residential Zone.

The draft Planning Proposal (556/2019/E-PP) has been forwarded to the Minister for Planning for finalisation pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979*.

The making of the proposed amendment is imminent and certain, and when made will result in the prohibition of multi dwelling housing in the R2 zone under LEP2015.

The proposed amendment will include a savings clause to permit the determination of development applications made before the commencement of the amendment to LEP2015 as if the amendment to the plan had not been made.

2.7. Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown (Sustainable City) Development Control Plan 2015 (DCP2015) is broken down into several volumes and parts which relate to specific localities and various developments. Volume 1, Part 2 provides development controls for all types of development, and Part 3 relates to low and medium density residential development.

Table 2 below provides an assessment of the proposal in accordance with the relevant requirements of DCP2015.

Part	Requirement	Proposed	Compliance
Part 2. Requirements Applying to All Types of Development			
2.2 Site Analysis	A Site Analysis Plan shall be lodged with the development application.	A site analysis plan was provided with the development application.	Yes
2.4.1 Rain Water Tanks	In addition to satisfying BASIX, residential development is encouraged to provide a rain water tank for new buildings.	Each multi dwelling housing unit is provided with a rain water tank.	Yes
2.4.5 Basix	BASIX Certificate to be provided in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.	Compliant BASIX certificate has been provided.	Yes
2.5 Landscaping	a) 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
	d) A Landscape Concept Plan	A landscape plan prepared	

Part	Requirement	Proposed	Compliance
	is required to be submitted with a development application for multi dwelling housing.	by Scapewise design was provided with the development application.	
	e) 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.	Landscaping strategy prepared by Scapewise design features a mix of native and non-invasive plant species. Landscape plan details species maturity heights, maintenance strategies and tree protection measures.	
2.7 Erosion and Sediment Control	a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application.	An Erosion and Sediment Control Plan (ESCP) by Algorry Zappia & associates was provided with the development application.	Yes
2.8 Cut, Fill and Floor Levels	a) A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	The subject site is relatively flat and minimal cut and fill is proposed.	Yes
2.10.2 Stormwater	a) All stormwater systems shall be sized to accommodate the 100 - year ARI event (refer to Section 4 of Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .	Recommended conditions of development consent to comply with Council's Engineering Design Guide for Development.	
	b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.	A stormwater design has been supplied with the development application. Recommended conditions require more details to be provided in regard to stormwater management prior to the release of the Construction Certificate.	

Part	Requirement	Proposed	Compliance
	h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device.	Stormwater is proposed to be drained to the street.	
	k) Stormwater run-off shall be appropriately channelled into a stormwater drain in accordance with Council's Engineering Design Guide for Development available from Council's website at www.campbelltown.nsw.gov.au .	Recommended conditions of development consent to comply with Council's Engineering Design Guide for Development.	
2.12 Retaining Walls	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 do not form part of this proposal.	Yes
2.13 Security	e) Development applications for multi dwelling housing shall be accompanied by a crime prevention plan to be prepared by a suitably qualified person addressing how the development embraces the principles of Crime Prevention Through Environmental Design.	The applicant has submitted a CPTED report in support of this proposal. The development embraces the principles of Crime Prevention Through Environmental Design and satisfies this control.	Yes
2.15 Waste Management	A detailed Waste Management Plan (WMP) for multi dwelling housing development application detailing how demolition, construction and ongoing waste will be managed is require to be submitted.	A construction waste management plan has been provided with the development application. In addition, ongoing waste will be managed by individual waste bins provided for each dwelling.	Yes
2.15.3 On-going Waste	a) Provision shall be made for all waste and recycling storage containers to be located behind	Waste and recycling storage containers will be stored within rear private	Yes – conditions

Part	Requirement	Proposed	Compliance
Management	the primary and secondary building line and out of public view.	courtyards, behind primary building line.	recommended
	d) The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.	The subject site is relatively flat and the path for wheeling bins is through the garage for dwellings 2, 3 and 4 and across common driveway and is consistent with this control.	
	e) The maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres	The application was discussed with Council's Domestic Waste Service Coordinator. Council's Domestic Waste Service Coordinator was satisfied with the proposed location for waste storage and kerbside collection.	

Table 2: Assessment of Volume 1, Part 2 of the DCP2015.

The proposed development satisfies the relevant requirements of Part 2 of DCP2015.

Volume 1, Part 3 of the DCP2015 sets out development controls for certain residential development within the Campbelltown LGA. Table 3 below provides an assessment of the proposal in accordance with the relevant requirements of Volume 1 Part 3 of the DCP2015.

Part	Requirement	Proposed	Compliance
3.4.1.1 Streetscape	a) Building design (including façade treatment, massing, roof design and entrance features), setbacks and landscaping shall complement the scale of development, and the desired future character of the residential neighbourhoods.	The building design is in keeping with the existing and future character of the area and is considered satisfactory.	Yes
	e) Garage doors facing a public street shall not be wider than 50% of the width of the building's facade fronting the street (refer to Figures 3.4.1.1).	The garages for dwellings 1 and 5 do not face the street. The garages for dwellings 2, 3 and 4 comply with this control.	
	g) No bathroom, ensuite, toilet	No bathroom, ensuite, toilet	

	or laundry windows shall face the primary street of an allotment.	or laundry windows front the primary street.	
	<p>h) Multi dwellings and dual occupancies shall satisfy the following architectural requirements:</p> <p>i) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;</p> <p>ii) incorporation of façade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and</p> <p>iii) provision of windows and active space in the building ends, to provide additional security and visual interest.</p>	<p>Each dwelling contains hip roof design and a range of roof heights and planes are proposed to modulate the overall design.</p> <p>Each dwelling contains façade articulation to provide individuality. Varied materials and finishes are used to ensure development is presented as a harmonious design.</p> <p>Each dwelling proposes a window to a front ground floor living room to provide passive surveillance and visual interest.</p>	
3.4.1.2 Building Height	a) The height of development shall not result in any significant loss of amenity (including loss of solar access and visual and acoustic privacy) to adjacent properties and public places.	Two storey dwellings proposed.	Yes
3.4.1.3 Advertising Material	a) As part of the letter box design for multi dwelling housing a special container shall be provided for the placement of advertising and newspaper materials.	Condition of consent are recommended to ensure compliance with this control is achieved.	Yes
3.4.2 Car Parking and Access	a) The minimum external dimensions of any required parking space shall be 2.5m x 5.5m.	Three external visitor car spaces proposed and those spaces comply with this control.	Yes
	b) The minimum internal dimension of an enclosed garage shall be 3m x 6m.	<p>Compliant internal garage spaces provided.</p> <p>Dwelling 1: 6m x 3m Dwelling 2: 6.1m x 3m Dwelling 3: 6.1m x 3m</p>	

		Dwelling 4: 6.1m x 3m Dwelling 5: 6m x 3m	
	c) Transitional grades shall comply with AS 2890.1 (as amended) Parking Facilities - Off-Street Car Parking.	Condition of consent are recommended to ensure compliance with this control is achieved.	
	e) Driveways greater than 30 metres in length as viewed from the street shall be avoided.	Internal driveway proposed is less than 30m.	
	g) The minimum width of the driveway at the street kerb shall be: i) 2.5 metres where the driveway provides access for one dwelling; and ii) Five metres where a single driveway provides access for two or more dwellings (excluding secondary dwellings).	Proposed driveway widths are 4.5m for site entry and 3m for exit.	
	k) Internal driveways and vehicle access shall be provided with sufficient widths to ensure easy access to and from designated car parking areas/garages.	Internal driveway and vehicle access proposed could be improved to enable an easier access into the garages and visitor parking spaces. Therefore conditions of consent are recommended to reduce the size of dwellings 4 and 5 to increase space available for manoeuvring.	
	l) Internal driveways for multi dwellings shall be designed to provide two-way vehicle access	Two way vehicle access in accordance with AS 2890.1:2004 clause 2.5.2(a)(11), two way roadways are required to be a minimum 5.5m. The development application was discussed with Council's Engineering Specialist regarding the width of proposed internal driveway. Council's Engineering Specialist advised the proposed width of 4.5m was considered	

		<p>acceptable in this instance given the low speed environment (only 5 dwellings proposed) and visual access for incoming and departing traffic can be achieved.</p> <p>Traffic access and impacts are addressed further on in this report.</p>																									
3.4.3.2 Visual Privacy	a) No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened (refer to Figure 3.4.3.1).	Where balconies are proposed, orientation either fronts the street or overlooks common driveway. Additionally, the habitable room windows proposed do not directly face adjoining habitable rooms of other adjoining dwellings.	Yes																								
3.4.4 Solar Access	a) Living areas shall generally have a northerly orientation.	Living areas for each dwelling generally have a northerly orientation.	Yes																								
	b) A minimum 20sqm fixed area of the required private open space shall receive three hours of continuous direct solar access on 21 June, between 9.00am and 3.00pm, when measured at ground level.	<p>Solar access compliance:</p> <table border="1"> <thead> <tr> <th>Unit</th> <th>9am</th> <th>12p m</th> <th>3pm</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>No</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>2</td> <td>Yes</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>3</td> <td>Yes</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>4</td> <td>Yes</td> <td>Yes</td> <td>No</td> </tr> <tr> <td>5</td> <td>No</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table> <p>Unit 5 does not comply with solar access requirements in accordance with this control.</p> <p>The proposed development is lodged under the provisions of the ARHSEPP and pursuant to Part 2, Division 1, Clause 14, standards that cannot be used to refuse consent.</p> <p>Sub clause (1)(e) of clause 14 requires only 70 percent of the dwellings of the</p>	Unit	9am	12p m	3pm	1	No	Yes	Yes	2	Yes	Yes	No	3	Yes	Yes	No	4	Yes	Yes	No	5	No	No	Yes	
Unit	9am	12p m	3pm																								
1	No	Yes	Yes																								
2	Yes	Yes	No																								
3	Yes	Yes	No																								
4	Yes	Yes	No																								
5	No	No	Yes																								

		<p>development receive a minimum 3 hours of direct sunlight between 9am and 3pm. 70 percent of the dwellings under this DA equates to 3.5 (4) dwellings.</p> <p>Four dwellings achieve solar access to their private open space for at least 3 hours between 9am and 3pm.</p>	
	<p>c) Development shall have appropriate regard to the impact on solar access to useable private open space and living areas, solar collectors and clothes drying areas of adjoining residential development.</p>	<p>Shadow diagrams proposed show the development will cast a minor impact on the adjoining and rear properties at 9am and 3pm. Those properties will continue to achieve solar access outside and between those hours respectively.</p>	
3.5.1 Fencing	<p>a) Bonded sheet metal fencing shall not be constructed at any location other than alongside and rear boundaries shared with other private property, where such fencing is not highly visible from the street, public reserve or other public place, unless the site is within a bushfire prone area.</p>	<p>Existing metal fencing alongside and rear boundaries to be retained.</p> <p>1.8m metal colourbond fencing is proposed within the property with 1.8m timber fencing proposed to extend across side courtyard to dwellings 1 and 5.</p>	Yes
	<p>c) Front residential fencing shall be a maximum of 1.2m in height and complement the design of the development.</p>	<p>As detailed above, 1.8m timber fencing proposed to extend across side courtyard to dwelling 1 and 5. The location of this 1.8m fence is at least 4m behind the front building line and proposed at this height to provide privacy to dwelling 1 & 5 POS areas.</p>	
3.6 Low Density Residential Development - Zones R2, R3, R4 & R5			
3.6.6.1 General Requirements for	<p>a) A minimum of 10% of the total number of dwellings within a multi dwelling housing development containing 10 or</p>	<p>Not applicable. Less than 10 dwellings proposed.</p>	Yes

Multi Dwelling Housing Zone R2 -	more dwellings shall be adaptable dwelling(s).		
	<p>c) Subject to the satisfaction of other requirements within the Plan, the number of dwellings permitted within a multi dwelling housing development shall not exceed:</p> <p>i) 2 dwellings for the first 700sqm of land area; and</p> <p>ii) 1 dwelling for each 300sqm of land area thereafter.</p>	<p>This control requires a minimum site area of 1,600sqm for 5 dwellings in accordance with this control. The subject site contains a site area of 1,487sqm.</p> <p>The proposed development is lodged under the provisions of the ARHSEPP and pursuant to Part 2, Division 1, Clause 14, standards that cannot be used to refuse consent. Sub clause 1 (b) of this clause notes the minimum site area on which it is proposed to carry out development is at least 450sqm.</p> <p>The subject site area complies with this control.</p>	No but complies with the ARHSEPP
	<p>e) Multi dwelling housing shall only be permitted on a site:</p> <p>i) having a minimum width of 22.5 metres measured along the side boundaries at a distance of 5.5 metres from the primary street boundary;</p> <p>f) Multi dwelling housing units require 'incidentals' storage facility within each dwelling at a rate of 10cubic metres in case of a 3 bedroom dwelling or more.</p>	<p>Consolidation of lots 55 & 56 equate to a lot frontage of 33.53m.</p> <p>Each dwelling provides an area in excess of 10 cubic metres for 'incidentals' storage within each dwelling.</p>	Yes
3.6.6.2 Setbacks for Multi Dwelling Housing Zone R2 -	<p>a) A multi dwelling housing development shall be set back a minimum of:</p> <p>i) 5.5 metres from the primary street boundary;</p> <p>ii) 3 metres from the secondary street boundary;</p>	<p>Minimum 5.523m setback to the ground floor is proposed.</p> <p>N/A</p>	Yes

	<p>iii) 0.9 metres from any side boundary for the ground level;</p> <p>iv) 1.5 metres from any side boundary for all levels above the ground level;</p> <p>v) 5 metres from the rear boundary for the ground level; and</p> <p>vi) 10 metres from the rear boundary for all levels above ground level.</p>	<p>Minimum 0.91m side setback to the ground level is achieved.</p> <p>Minimum 1.5m side setback to the first floor level is achieved.</p> <p>Minimum 5m rear setback for the ground level is achieved.</p> <p>Minimum 10m rear setback for the first floor level achieved.</p> <p>Development complies with the front, side and rear setback controls.</p>																			
	<p>b) Notwithstanding 3.6.6.2.a) i) & ii), any garage shall be setback a minimum of 6m from any street boundary.</p>	<p>Attached garages associated with dwelling 1 and 5 are located behind the dwelling and at least 6m from the street boundary.</p>																			
<p>3.6.6.3 The Size of Indoor Living Areas for Multi Dwelling Housing - Zone R2</p>	<p>a) The indoor living areas (i.e. family room and lounges) within a dwelling (that forms part of a multi dwelling housing development) shall have a minimum of one unfragmented area that is not less than:</p> <p>ii) (3.5x4) sqm in case of a dwelling with 2 or 3 bedrooms;</p>	<p>Each dwelling contains 3 bedrooms and as such requires a living area to achieve an un-fragmented area of 3.5 x 4m.</p> <p>Dwellings Family/ meals area generally achieves a minimum 3.5 x 4m as detailed below.</p> <table border="1" data-bbox="868 1458 1273 1888"> <thead> <tr> <th>Dwelling</th> <th>Dimension (m)</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6.31 x 4.3</td> <td>Yes</td> </tr> <tr> <td>2</td> <td>4.6 x 3.7</td> <td>Yes</td> </tr> <tr> <td>3</td> <td>4.7 x 3.3</td> <td>No*</td> </tr> <tr> <td>4</td> <td>4.6 x 3.7</td> <td>Yes</td> </tr> <tr> <td>5</td> <td>6.31 x 4.3</td> <td>Yes</td> </tr> </tbody> </table> <p>*Dwelling 3, does not comply as the width of this area falls short of the minimum</p>	Dwelling	Dimension (m)	Complies	1	6.31 x 4.3	Yes	2	4.6 x 3.7	Yes	3	4.7 x 3.3	No*	4	4.6 x 3.7	Yes	5	6.31 x 4.3	Yes	<p>Yes</p>
Dwelling	Dimension (m)	Complies																			
1	6.31 x 4.3	Yes																			
2	4.6 x 3.7	Yes																			
3	4.7 x 3.3	No*																			
4	4.6 x 3.7	Yes																			
5	6.31 x 4.3	Yes																			

		requirement by 0.2m. The length of this room substantially exceeds the minimum requirement by 0.7m and as such is considered acceptable in this instance.																			
3.6.6.4 Rear Access for Multi Dwelling Housing - Zone R2	a) Where there is no access to a rear lane or rear street directly available from the back of attached dwellings, each dwelling shall be provided with a separate and direct access from the backyard to the front yard that does not pass through any habitable area of dwelling (Refer to Figure 3.6.5.1 for a suggested design solution).	Each dwelling achieves direct access to the rear yard via rear garage door passage or side access. Dwelling 3, being attached to dwellings 2 and 4 proposes access to the rear via a rear garage door passage and not through habitable areas of the dwelling.	Yes																		
3.6.6.5 Car Parking Requirements for Multi Dwelling Housing - Zone R2	a) Each multi dwelling housing unit shall be provided with a minimum of one single garage.	Single garages are proposed to each dwelling.	Yes																		
	b) One external additional visitor car parking space shall be provided for every two units (or part thereof), unless all dwellings within the development have direct frontage to a public street.	Minimum 3 (2.5) visitor car spaces required. 3 visitor car spaces proposed																			
	c) No visitor car parking space shall be located forward of the primary or secondary street boundary.	Visitor car spaces are proposed behind the building line, located behind dwelling 1 and 5.																			
	d) No visitor car parking space shall be in a 'stacked' configuration.	No stacked visitor car spaces proposed.																			
3.6.6.6 Private and Communal Open Space for Multi Dwelling Housing - Zone R2	a) Each multi dwelling housing unit shall be provided with an area or areas of private open space that: i) are not located within the primary street setback; ii) have a minimum area of 60 sqm, iii) have a minimum width of 3 metres;	Dwelling POS compliance assessment: <table border="1"> <thead> <tr> <th>Unit</th> <th>Proposed sqm</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>60.4</td> <td>Yes</td> </tr> <tr> <td>2</td> <td>85.43</td> <td>Yes</td> </tr> <tr> <td>3</td> <td>68.95</td> <td>Yes</td> </tr> <tr> <td>4</td> <td>85.35</td> <td>Yes</td> </tr> <tr> <td>5</td> <td>61.07</td> <td>Yes</td> </tr> </tbody> </table> Proposed POS areas to	Unit	Proposed sqm	Complies	1	60.4	Yes	2	85.43	Yes	3	68.95	Yes	4	85.35	Yes	5	61.07	Yes	Yes
Unit	Proposed sqm	Complies																			
1	60.4	Yes																			
2	85.43	Yes																			
3	68.95	Yes																			
4	85.35	Yes																			
5	61.07	Yes																			

	<p>iv) include a minimum levelled area of (5x5) sqm;</p> <p>v) have an internal living room directly accessible to the outdoor private open space areas; and</p> <p>vi) satisfy solar access requirements contained in section 3.4.4.</p>	<p> dwellings are in accordance with this control.</p>	
	<p>b) No part of an outdoor living area is permitted to be located within the primary or secondary street setback area.</p>	<p>Proposed POS areas to dwellings are satisfactory in accordance with this control.</p>	
	<p>c) Any communal open space or recreation facility provided as a part of a development shall be designed and constructed in accordance with this control.</p>	<p>Communal open space is not proposed as part of this application.</p>	
<p>3.6.6.7 Presentation to Public Streets for Multi Dwelling Housing Zone R2</p>	<p>a) Multi dwelling housing shall satisfy the following additional provisions relating to streetscape:</p> <p>i) architectural features (such as balconies, openings, columns, porches, colours, materials etc.) and articulation in walls are to be incorporated into the front facade of each dwelling;</p> <p>ii) no more than 30 percent of the area forward of any building line shall be surfaced with impervious materials.</p>	<p>Dwellings 1 and 5 directly front Fields Road.</p> <p>Both dwellings 1 and 5 contain a range of architectural features including balconies, parapet walls and a mixed of applied finishes to the front façade.</p> <p>Proposed impervious materials forward of the building line are less than 30 percent and satisfactory.</p>	<p>Yes</p>
	<p>b) Multi dwelling housing shall satisfy the following architectural requirements:</p> <p>i) a distinctive architectural outcome that unifies the range of building elements and diversity within the development and which also harmonises with surrounding development;</p>	<p>Each dwelling contains façade articulation to provide individuality. A varied materials and finishes palette has been selected to ensure development is presents as a harmonious design with the</p>	

	<p>ii) incorporation of variations in roof heights and wall planes to avoid long unbroken ridge lines;</p> <p>iii) incorporation of facade shifts and articulation, varied materials and colours in order to avoid duplication of the same building elements; and</p> <p>iv) Provision of windows and active spaces in the building ends, to provide additional security and visual interest.</p>	<p>surrounding developments.</p> <p>Varied roof heights and planes proposed.</p> <p>Proposed facades incorporate different design elements to provide individuality to each unit.</p> <p>Each dwelling proposes a window to a front ground floor living room to provide passive surveillance and visual interest.</p>	
<p>3.6.6.8 Landscaping and Deep Soil Planting for Multi Dwelling Housing - Zone R2</p>	<p>a) Multi dwelling housing shall satisfy the following requirements relating to landscaping:</p> <p>i) a detailed landscape design plan shall be submitted by a suitably qualified person with the development application;</p> <p>ii) no more than 30 percent of the area forward of any building line shall be surfaced with impervious materials; and</p> <p>iii) a minimum of 20 percent of the total site area shall be available for deep soil planting.</p>	<p>Landscape plan prepared by Scapewise design has been submitted with the development application.</p> <p>An area of 55.55sqm forward of the building line is proposed to be surfaced with impervious materials, which equates to 30 percent.</p> <p>34 percent of the site is proposed for the purpose of landscaped area and can accommodate deep soil planting.</p>	Yes
<p>3.6.6.9 Multi Dwelling Housing and Waste Management - Zone R2</p>	<p>a) Multi dwelling housing development shall make provision for individual waste storage for each dwelling, allocated behind the primary and secondary building lines and out of public view, for the following:</p> <p>i) a 140 litre bin; and</p> <p>ii) two 240 litre bins.</p>	<p>Each dwelling contains an area in the rear courtyard for the provision of three x waste storage bins in accordance with this control.</p>	Yes
	<p>d) All waste storage areas shall be appropriately screened from</p>	<p>Waste storage areas are located at the rear of each</p>	

	public view.	dwelling and screened by fencing from the public view.	
	e) All bins located within waste/recycling bin storage facility shall be presented to kerb side for collection by a site manager, no earlier than the evening prior to scheduled collection and returned directly to the communal bin storage area within four hours of collection.	N/A. Communal waste storage area not proposed under this application.	
	h) The distance between a dwelling and the waste disposal point shall be a maximum of 40 metres.	The application was discussed with Council's Domestic Waste Service Coordinator. Council's Domestic Waste Service Coordinator was happy with the proposal despite dwellings 2-4 technically not complying with this control. It is Council's preference responsibility over individual waste bins is provided by each dwelling and given access to the waste disposal point is via internal driveway, the location of waste storage areas for dwellings (located at the rear of the site) is acceptable.	
3.6.6.10 Site Services for Multi Dwelling Housing - Zone R2	a) The location, design and construction of utility services shall satisfy the requirements of the relevant servicing authority and Council. b) Adequate provision shall be made available for all essential services (i.e. water, sewerage, electricity, gas, telephone, internet and stormwater drainage). c) All site services shall be placed underground.	Essential services are available at the subject sites. Conditions of consent are recommended to ensure compliance with this control is achieved.	Yes
3.8.7 Subdivision of Multi Dwelling Housing - Zone R2 and	a) For the purposes of the subdivision of multi dwelling housing, all allotments to be created shall be part of a Strata Title Scheme.	Strata subdivision proposed under this development application.	Yes

R3	c) All required visitors car parking spaces within a Strata Title subdivision shall be within common property.	Condition of consent are recommended to ensure strata plan makes concessions for visitor car parking spaces as common property.	
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Table 3: Assessment of Volume 1, Part 3 of the DCP2015.

The proposed development demonstrates general compliance with the relevant provisions of DCP2015 with the only non-compliances being of a minor nature.

Part 11 – Vegetation and Wildlife Management

Part 11 of the DCP2015 requires that an arborist report be provided where trees are proposed to be removed. This application proposes the retention of three mature trees located on site. Tree protection measures as detailed on landscape plans prepared by Scapewise design will form recommended conditions of consent to ensure compliance is achieved.

2.8. Developer Contributions

The applicable Plan is the Campbelltown Section 94A Development Contributions Plan 2007 (the Plan). This Plan does not apply to the affordable housing dwelling. The development proposes multi dwelling housing under the provisions of the ARHSEPP and development contributions are not applicable for the affordable housing dwelling unit nominated as unit 3. The plan does apply to the remaining four dwellings.

Conditions of consent are recommended that the Development Cost to be determined in the Cost Summary Report 2 needs to exclude the costs associated with Dwelling 3 in accordance with Clause 25J(3)(l) of *Environmental Planning & Assessment Regulation 2000*.

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, as well as potential social and economic impacts.

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
- Built form
- Social and economic impacts

Traffic Impacts

Access to the site is achieved via separate vehicular access (one way in/ one way out) off Fields Road. The proposal includes an internal driveway that provides access to each dwellings single garage and the three visitor car spaces.

The internal driveway provides for two way vehicular access for the development. In accordance with AS 2890.1:2004 clause 2.5.2(a)(ii), two way roads are required to be a minimum of 5.5m. This application proposes an internal driveway dimension of 4.5m.

The application was discussed with Council's Engineering Specialist regarding the width of proposed internal driveway and the onsite maneuvering area for visitor car space 3 and proposed dwelling 4.

Council's Engineering Specialist advised the proposed width of 4.5m was considered acceptable in this instance given the low speed environment (only five dwellings proposed) and visual access for incoming and departing traffic can be achieved.

With regards to onsite maneuvering area, the applicant was asked to provide turning diagrams demonstrating compliance with AS2890. Turning diagrams and design certification was provided by the applicant detailing compliance with this standard. Despite the applicant providing turning diagrams demonstrating compliance with the minimum requirements of AS2890, the area forward of dwelling 4 is heavily constrained from the orientation of the dwellings and presence of a proposal stormwater onsite detention (OSD) system. Condition of consent are recommended to reduce the depth of dwellings 4 and 5 by at least 1-1.5m respectively to increase the amenity to this area and provide additional maneuvering space for the future residents and visitors of the site. The applicant has been informed of these recommended conditions.

The site also contains a bus stop (plinth) located at the front of No. 5 Fields Road and this application proposes a driveway egress that is within 4.8m of this plinth. The application was referred to Council's Traffic and Road design section for comment. Council's Coordinator for Traffic and Road Design confirmed relocating this bus stop was not required and has recommended restrictions to be installed kerbside to ensure this portion of the road remains clear for bus services. Conditions of development consent recommended ensuring no parking along the kerbside for bin collection and a full time no parking sign for the bus stop is provided.

Stormwater Impacts

The development application and stormwater design was referred to Council's Engineering team for review and comment. Council's engineers have raised concerns regarding the method of stormwater management proposed, specifically the use of the onsite detention (OSD) and its location within the common driveway. As detailed above, the area forward of proposed dwelling 4 is constrained due to the siting and orientation of the dwellings and proposed vehicle maneuvering area.

Conditions of consent are recommended that require the provision a revised concept stormwater plan (submitted back to council for approval to achieve better outcomes for the development).

Built Form

The design of the dwellings includes visual articulation through variations in the setbacks which project towards the streetscape. The differentiation of external finishes and façade treatments that are proposed to the dwellings enable each dwelling to be distinguished.

Additionally, the development includes a landscaping strategy that will provide character to the development and appropriate screening, where needed. The buildings are appropriately separated which ensures noise and privacy impacts to adjoining and future residents are minimised.

The proposal offers a built form that is acceptable for multi dwelling housing within a low density residential area.

Social and Economic 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.

Having regard to social and economic impacts generated by the development, the multi dwellings will contribute to the provision of affordable housing within the Macquarie Fields locality.

The construction of the proposed development will provide improvements to the streetscape along Fields Road and to the amenity of the area. Additionally, the development will provide short-term economic benefits through construction expenditure and employment.

3.2 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.

No constraints or hazards have been identified which would deem the site unsuitable for the proposal.

3.3 Public Interest

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone. The proposed development application has demonstrated that the site is suitable for the proposed development.

The proposal is considered to be in the interest of the public.

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 owners between 6 December 2018 and 21 December 2018. One submission was received during this time which did not object to the proposed development, rather simply sought clarification on the proposal as shown in the table below:

Issue	Response	Action
1. Clarification over who is the developer of the site.	Campbelltown City Council is the land owner and will be developer.	Nil.
2. Concerns regarding potential bus stop relocation	No changes to the existing bus stop located at the front of the site are proposed. Existing bus stop is located approximately 5m south of the proposed site egress.	Conditions of consent are recommended to install no stopping restrictions to ensure this portion of the road remains clear to service this bus stop.
3. On Site Asbestos Management. The building that was previously on site contained asbestos. A letter was issued by Campbelltown City Council which identified the former building on site contained asbestos and was to be demolished.	Council has completed an Asbestos Building Materials assessment for the subject site and appropriate Asbestos Clearance certificates have been obtained.	Nil.

5. Conclusion

The development application for the construction of a multi dwelling housing development under the provisions of the State Environmental Planning Policy Affordable Rental Housing 2009, strata subdivision and associated site works at 5 – 7 Fields Road, Macquarie Fields and has been assessed against the relevant matters for consideration within the relevant environmental planning legislation and Council's Development Control Plan.

The proposed development is consistent with the general intent of Campbelltown 2027 Community Strategic Plan which outlines the long term vision for the Campbelltown and Macarthur Region. The proposed multi dwelling housing development is permissible within the R2 zone with consent (at time of lodgement) and is not inconsistent with the objectives of the R2 zone.

The development is similar in nature and scale to developments that have been approved and constructed nearby over several years and the site is therefore considered suitable for the development.

There are concerns over the method of stormwater management from the development and the space available for manoeuvring between dwellings 4 and 5 and visitor space 3. Conditions of consent are recommended to overcome these issues.

In conclusion, 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 recommended that the development be approved, subject to the recommended conditions of consent in attachment 1.

Attachments

1. Recommended Conditions of Consent (contained within this report)
2. Architectural Plans (contained within this report)
3. Marked up Landscape Plan (contained within this report)
4. Strata Plan - Draft Floor Plan (contained within this report)
5. Strata Plan - Draft Location Plan (contained within this report)
6. Stormwater Drainage Concept Plan (contained within this report)
7. Sediment Control Plan (contained within this report)
8. Bus Schedule - 872 Campbelltown to Liverpool (contained within this report)
9. Lot Consolidation Plan (contained within this report)
10. Asbestos Clearance Certificate (contained within this report)
11. Architectural Plans including floor plans (for confidentiality reasons) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres

ATTACHMENT 1
4345/2018/DA-MAH
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.

Plan/ Document No.	Version/ Revision	Prepared by	Date
Landscape Plan	4	Scapewise	07/05/2019
Plan of Consolidation of Lots 55 & 56 in DP 8676	-	Stewart John Dixon	04/03/2019
Strata Plan – Location Plan	-	Stewart John Dixon	-
Strata Plan – Floor Plan	-	Stewart John Dixon	-
Survey Plan /A01	C	Algorry Zappia & Associates Pty Ltd	08/07/2019
Site Plan /A02	D	Algorry Zappia & Associates Pty Ltd	11/07/2019
Ground Floor Plan /A03	D	Algorry Zappia & Associates Pty Ltd	11/07/2019
First Floor Plan /A04	D	Algorry Zappia & Associates Pty Ltd	11/07/2019
NE & NW Elevations /A05	C	Algorry Zappia & Associates Pty Ltd	08/07/2019
SE & SW Elevations /A06	C	Algorry Zappia & Associates Pty Ltd	08/07/2019
Dwelling 2-4 NW & D1&5 SE Elevation /A07	B	Algorry Zappia & Associates Pty Ltd	08/07/2019
D1 SW, D5 NE elevation & D3 Section /A08	C	Algorry Zappia & Associates Pty Ltd	08/07/2019
Section A-A /A09	B	Algorry Zappia & Associates Pty Ltd	08/07/2019
Site Analysis Plan /A010	D	Algorry Zappia & Associates Pty Ltd	11/07/2019
Demolition Waste Plan /A011	C	Algorry Zappia & Associates Pty Ltd	08/07/2019
Construction Waste Management Plan /A012	C	Algorry Zappia & Associates Pty Ltd	08/07/2019
June 21	C	Algorry Zappia & Associates	08/07/2019

Shadows /A013		Pty Ltd	
Colour Schedule /A014	C	Algorry Zappia & Associates Pty Ltd	08/07/2019
Perspective /A015	B	Algorry Zappia & Associates Pty Ltd	08/07/2019
Turning Template A018	D	Algorry Zappia & Associates Pty Ltd	11/07/2019
Turning Template A019	D	Algorry Zappia & Associates Pty Ltd	11/07/2019
Turning Template A020	C	Algorry Zappia & Associates Pty Ltd	11/07/2019
Turning Template A021	D	Algorry Zappia & Associates Pty Ltd	11/07/2019

2. Amended Plans

The development is to incorporate the following amendments and the amended plans are to be submitted to the principal Certifying Authority, for approval, prior to the issue of a construction certificate:

(a) Architectural plans shall be modified to the written satisfaction of Council's Executive Manager Urban Centres to include the following amendments:

- i. Wheelstop location to visitor car space 1 & 2 on sheet A021 to be consistent with wheelstop location on sheet A018.
- ii. FFL to dwellings on sheets A018, A019, A20 and A021 to be consistent with approved dwelling FFL on sheet A02.
- iii. Architectural plans shall be amended to remove the notation of trees located directly behind visitor car space 3 which is inconsistent with the approved landscape plans.
- iv. Landscape bay forward of the visitor car space (1 & 2) to be removed and visitor car space (1 & 2) to be extended and replaced with kerb, to provide additional manoeuvring clearance area for these visitor spaces.
- v. Notation to front fencing on sheet A02 and A017 to reflect 1800 high timber front fence.
- vi. Line marking to visitor space 3 to be shown on plans to delineate visitor car space and vehicle manoeuvring area.
- vii. Overall width of dwelling 5 to be reduced by 1m with no changes to the front and first floor setback and POS area, to provide increased vehicle manoeuvring area behind the dwelling.
- viii. Overall width of dwelling 4 to be reduced by 1m with no changes to the rear and first floor setback and POS area, to provide increased vehicle manoeuvring area forward of this dwelling.
- ix. Bin storage area to dwelling 5 to be relocated to not obstruct existing tree on site.
- x. Bollards to be installed to the eastern elevation of the garage of dwelling 5 to provide protection from manoeuvring area.

(b) Concept stormwater plans shall be modified to the written satisfaction of Council's Executive Manager Urban Centres to include the following amendments:

- i. an amended stormwater concept plan prepared by a professional civil engineer or equivalent in accordance with Campbelltown City Council's (*Sustainable City DCP* and *Engineering Design for Development guide (as amended)*), and current best engineering practice.
 - ii. The concept stormwater plan shall be amended to reflect architectural plans as amended under Condition 2(c).
- (c) The draft strata plan shall be amended to reflect architectural plans as amended under Condition 2(c).
- (d) The Landscape Plan shall be amended to reflect architectural plans as amended under Condition 2(c).

The plans (including an electronic version) incorporating the amendments must be printed to the same paper size, and contain a covering letter stating how each bullet point has been satisfied.

An electronic copy of the plans and cover letter shall also be submitted to Campbelltown City Council.

3. **Building Code of Australia**

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

4. **Contract of Insurance (residential building work)**

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

This clause does not apply:

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

5. **Notification of Home Building Act 1989 Requirements**

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

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

- ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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

6. Landscaping

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

7. External Finishes

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

8. Switchboards/Utilities/Air Conditioning Units

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

9. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with Australian Standard AS 2890.1(*as amended*).

The finishes of the driveway surfaces are to be non-slip.

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

Driveways shall be constructed using decorative paving materials such as pattern stencilled concrete, coloured stamped concrete or paving bricks. The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

10. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.

11. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown (Sustainable City) DCP (as amended)* and *Campbelltown City Council Engineering Design for Development guide (as amended)*.

12. Car Parking Spaces

Three (3) Visitor car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

13. Rubbish/Recycling Bin Storage

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

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

14. 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.

15. Rain Water Tank(s)

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

16. 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.

17. Annual Statutory Declaration – Affordable Housing

The owner of the land must for 10 years from the date of the registration of this instrument provide Campbelltown City Council with an annual statutory declaration by 31 December each year that includes:

- a. details of the gross income of each household that has occupied any affordable rental dwelling on the land during the last financial year
- b. details of the gross rent paid by each household that has occupied any affordable rental dwelling on the land during the last financial year
- c. the name of each registered community housing provider who has managed any affordable rental dwelling on the land in the last financial year.

18. 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.

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.

19. 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.

20. Waste Management Plan

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

21. Geotechnical Report

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

22. 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.

23. Classification of Residential Lots (Development with dwelling construction)

Prior to the principal certifying authority issuing a construction certificate for any dwellings approved under this consent, all proposed residential lots are to be individually classified in

accordance with guidelines contained in the Australian Standard for *Residential Slabs and Footings - AS2870.1996 (as amended)*.

All slabs and footings shall be designed in accordance with the relevant site classifications and recommendations resulting from a geotechnical investigation of the site. The designing structural engineer shall certify that the design of all slabs and footings is in accordance with the geotechnical investigation and soil classification for the site.

24. 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 sign posting.

This includes the requirements for:

- Sign posting 'No Parking' signs along the frontage of the development to Fields Road to restrict vehicle parking during garbage and recycling collection times on a weekly basis.
- Sign posting 'No Parking' signs along the frontage of the development to Fields Road to restrict vehicle parking on bus stop area

25. Stormwater Management Plan

Prior to Council or an accredited certifier issuing a construction certificate, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval. The detailed stormwater plan shall be based on the Campbelltown City Council approved amended stormwater concept plan. Floor levels of all buildings shall be in accordance with the approved levels.

If on-site detention system is approved by Council for the development, the applicant shall note in the Strata Management documentation that the ongoing maintenance of the on-site detention facility is the responsibility of the Strata Corporation.

In this regard, an Operation and Maintenance Manual for the detention facility shall be submitted to Council, prior to Council or an accredited certifier issuing a construction certificate.

All proposals shall comply with the requirements detailed in the *Campbelltown (Sustainable City) DCP (as amended)* and *Campbelltown City Council Engineering Design for Development guide (as amended)* and *AS 3500 (amended)*.

26. Dilapidation Report

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

27. Work on Public Land

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain written approval from Council for the works proposed in Fields Road. Inspection of this work shall be undertaken by Council at the applicant's expense.

28. Section 94A Developer Contribution - Community Facilities and Services

Prior to Council or an accredited certifier issuing a construction certificate the applicant shall provide a receipt for the payment to Council of a community facilities and services

contribution in accordance with the provisions of the *Campbelltown City Council Section 94A Development Contributions Plan*.

For the purposes of calculating the required S94A contribution, where the value of the total development cost exceeds \$100,000, the applicant is required to include with the application for the respective certificate, a report setting out a cost estimate of the proposed by a person who, in the opinion of the Council, is suitably qualified to provide a Cost Summary Report (Cost Summary Report Template 2). All Cost Summaries will be subject to indexation on a quarterly basis relative to the *Consumer Price Index - All Groups* (Sydney) where the contribution amount will be based on the indexed value of the development applicable at the time of payment; or

Copies of the Cost Summary Report - Template 2 are located under "Developer Contributions" on Council's web site (www.campbelltown.nsw.gov.au) or can be collected from Council's City Development Division during normal business hours.

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

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

Note: The "Development Cost" to be determined in the Cost Summary Report 2 needs to exclude the costs associated with Dwelling 3 in accordance with Clause 25J(3)(I) of Environmental Planning & Assessment Regulation 2000.

29. Design for Access and Mobility

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and *AS1428 – Design for Access and Mobility*.

30. 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.

31. 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.

32. Clearance to Services

The proposed vehicular crossing including wings shall be located clear of the existing services such as power pole, Telstra pit etc. located on the road reserve to the distances

recommended in the Council specifications and the requirements specified by the relevant authorities.

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.

33. 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.

34. 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.

35. 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.

36. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

37. Vehicular Access during Construction

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

38. Public Property

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

39. Footpath and Vehicular Crossing Levels

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

40. Fencing

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

41. Geotechnical Reference

Prior to the commencement of any works, a certificate prepared by the designing structural engineer certifying that the design is in accordance with the geotechnical investigation of the site shall be submitted to the PCA. The designing structural engineer shall also nominate a site classification in accordance with *AS2870 – Residential Slabs and Footings*.

42. Structural Engineer Details

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

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

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

43. Construction Work Hours

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

Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 4:00pm
Sunday and public holidays	No Work.

44. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

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

45. 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.

46. Protection of Existing Trees

During construction, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council unless those trees are within three metres of the footprint of a building that has been approved by Council.

All trees that are to be retained are to be protected by fencing, firmly staked within the drip line/ canopy of the tree and maintained during the duration of the works. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.

All useable trees and shrubs shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.

All tree protection measures as denoted on landscape plan prepared by Scapewise dated 07/05/2019 revision 04 and detailed below to be carried out during construction:

- Protect any trees to be retained within the site, on Council land, and adjacent land using 1.8m high chainwire fencing, prior to commencement of demolition / site clearance works (or as directed by Arborist);
- Engage an appropriately qualified and experienced Arborist to supervise root disturbance during earthworks;
- Install 75mm thick organic mulch layer within Tree Protection Zone (TPZ);
- Do not change ground levels, store materials, or wash tools within TPZ; and
- Retain tree protection measures until all works have been completed.

47. 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.

48. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m² of the filled area (minimum 1 test per 300mm layer).

49. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

50. Certification of Location of Building during Construction

Prior to the positioning of wall panels/ bricks or block work, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

51. Certification of Location of Building upon Completion

Upon completion of the building, the applicant shall submit to the principal certifying authority a qualified practicing surveyors certificate showing the boundaries of the allotment, distances of walls and footings from boundaries.

52. Certification of Levels of Building during Construction

Prior to the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the principal certifying authority a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

53. Floor Level

The floor level of all habitable rooms shall be a minimum 300mm above finished ground level, when measured 1 metre clear of the external wall.

All regraded areas shall be free draining with a minimum grade of 2% falling away from the dwelling. Regraded areas shall not direct flows into adjoining lots.

54. Termite Control

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

55. Excess Material

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

56. 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), AS 3798 '*Guidelines for Earthworks for Commercial and Residential Development*' (as amended), and approved construction drawings;
- b. Supervised, monitored, inspected, tested and reported in accordance with 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 AS 3798.

57. Public Safety

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

58. Compliance with 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. *Campbelltown (Sustainable City) DCP (as amended) & Campbelltown City Council Engineering Design for Development guide (as amended)*;
- c. '*Soils and Construction (2004) (Bluebook)*'; and
- d. Relevant Australian standards and State Government publications.

59. Verge Area and Kerb & Gutter

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter, adjacent to the site, in Fields Road. Areas not concreted shall be re-graded, topsoiled and turfed. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to the existing footpath levels. All works shall be in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the

Campbelltown (Sustainable City) DCP (as amended) & Campbelltown City Council Engineering Design for Development guide (as amended).

60. Medium Density Driveway and Layback Crossing

The applicant shall provide reinforced concrete footpath crossings and laybacks at the entry and exit to the property, in accordance with Council's *Medium Density Vehicle Crossing Specification* and *Campbelltown City Council Engineering Design for Development (as amended)*.

All vehicular crossings shall be perpendicular to the street kerb & gutter.

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council prior to pouring the concrete. Where necessary, conduits shall be provided under the footpath crossing, in accordance with the relevant service authority's requirements.

61. Line Marking/Sign Posting

Entry and exit advisory signs shall be placed within the property adjacent to the relevant vehicle crossing.

62. 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.

63. Redundant Laybacks

All redundant laybacks shall be reinstated as conventional kerb and gutter, in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and with the design requirements detailed in the *Campbelltown City Council Engineering Design for Development guide (as amended)*. All concrete area in verge associated with redundant vehicle crossings shall be removed and reinstated with turf.

64. Completion of Construction Works

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

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

65. 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 AN OCCUPATION/SUBDIVISION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation/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 an occupation certificate.

Note: Under this subheading, for the purpose of issuing an occupation certificate, any reference to "occupation certificate" shall also be taken to mean "interim occupation certificate".

66. Consolidation of Allotment

Prior to Council or an accredited certifier issuing any construction certificate, the applicant shall provide evidence that the allotments that are the subject of the application have been consolidated. The registered plan of consolidation as endorsed by the Registrar General shall be submitted to Council for information. Should the allotments be affected by easements, restrictions, or covenants, for which Council is the relevant authority to release, vary or modify, then the plan of consolidation must be endorsed by Council prior to lodgement with Land and Property Information NSW.

67. Section 73 Certificate

Prior to the principal certifying authority issuing an occupation certificate (or subdivision certificate, whichever shall occur first), 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 the Principal Certifying Authority prior to the issue of an occupation certificate.

68. Structural Engineering Certificate

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

69. Completion of External Works Onsite

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

70. Subdivision Certificate

Prior to the principal certifying authority issuing a subdivision certificate, a final occupation certificate is required to be issued for all buildings on the land.

71. 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. Unit 3 shall be used for the purposes of affordable housing, and is used for affordable housing, managed by a registered community housing provider, for a minimum period of 10 years from the date of issue of an occupation certificate in accordance with the requirements of State Environmental Planning Policy (Affordable Rental Housing) 2009.
- b. On-Site Detention system
- c. Overland flowpaths

The applicant shall liaise with Council's City Development Division regarding the required wording.

Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. Design plans and work as executed plans shall show affected lots marked with Council approved symbols.

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.

72. Final Inspection – Works as Executed Plans

Prior to the principal certifying authority issuing an occupation certificate the applicant shall submit to Council for its records, two copies of a work as executed plan, certified by a qualified surveyor, which has been prepared in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and the *Campbelltown City Council Engineering Design for Development guide (as amended)*.

73. Restoration of Public Roads

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

74. Public Utilities

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

75. 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* 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

authorities specification/s.

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.

76. Lot/House Numbers

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

77. Line Marking / Sign Posting Documentation (development)

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall submit to Council, for the Local Traffic Committee's records, two copies of the work as executed plans for the line marking / sign posting, undertaken in relation to the development. 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.

78. Termite Protection

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

79. Retaining

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

80. BASIX

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

81. Compliance Certificate

Prior to the principal certifying authority issuing an occupation certificate, the applicant shall obtain a compliance certificate from Council approving all the works carried out in public area.

82. Council Fees and Charges

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

ADVISORY NOTES

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

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

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

Advice 2. Tree Preservation Order

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

A tree is defined as a perennial plant with self-supporting stems that are more than 3 metres in length, or has a trunk diameter greater than 150mm, when measured 1 metre above ground level, and excludes any tree declared under the Noxious Weeds Act (NSW).

Advice 3. Smoke Alarms

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

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

Advice 4. Retaining Walls

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

Advice 5. Filling on Site

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

Advice 6. Buried Waste

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

Advice 7. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 8. Inspection within Public Areas

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

Advice 9. Adjustment to Public Utilities

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

Advice 10. Strata Linen Plan and Copies

Should Council be nominated as the principal certifying authority for the strata subdivision, an original linen plan, administration sheet and if required an original 88B Instrument together with four copies of each including cover letter and, copy of contents on a USB shall be submitted to Council prior to the release of the strata 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 11. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP (as amended)* and *Campbelltown City Council Engineering Design for Development guide (as amended)*.

Advice 12. HOW Insurance or Owner Builders Permits

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

Advice 13. Asbestos Warning

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

www.environment.nsw.gov.au
www.nsw.gov.au/fibro

www.adfa.org.au
www.workcover.nsw.gov.au

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

Advice 14. Rain Water Tank

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

Advice 15. Dial before you Dig

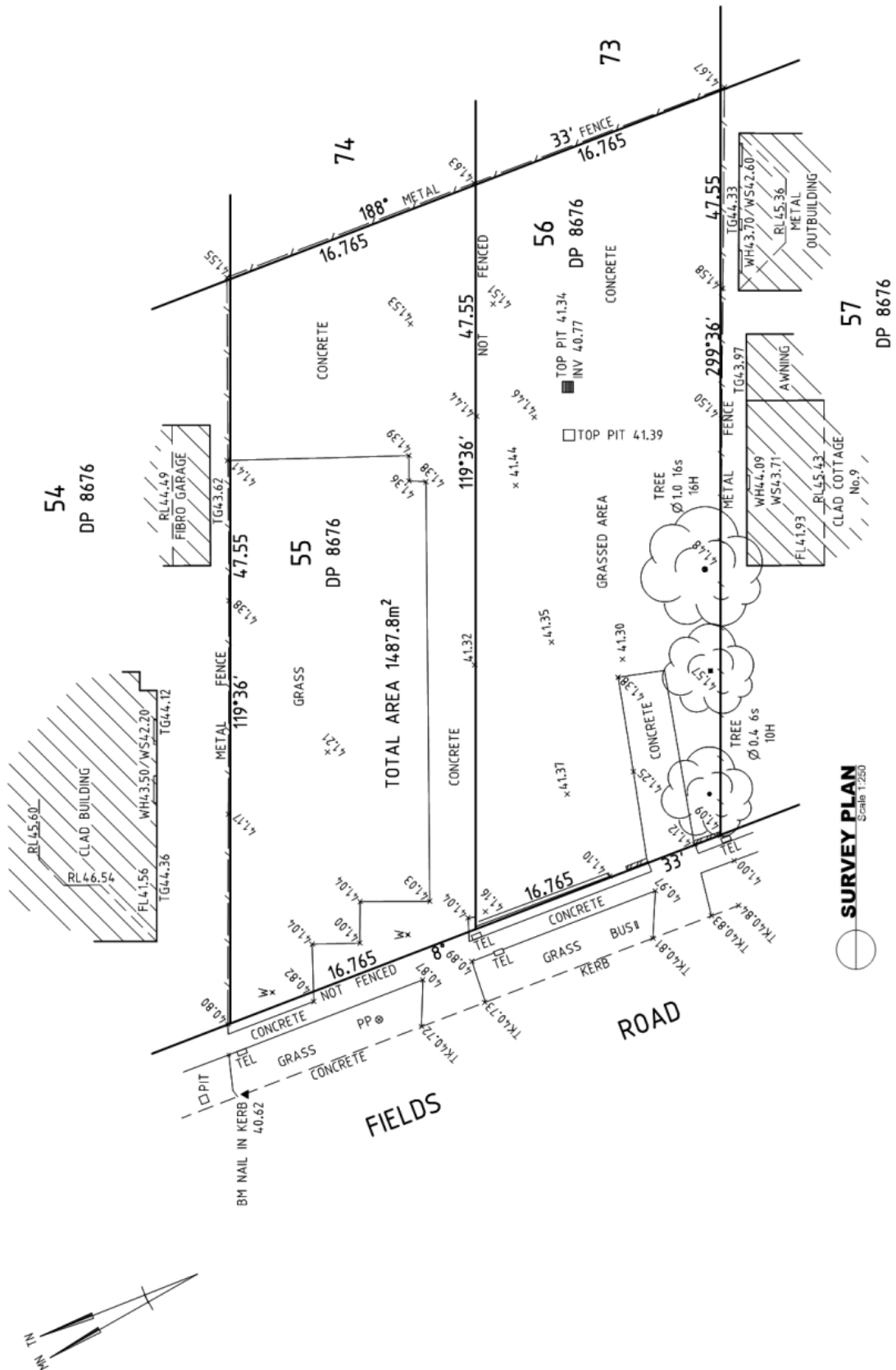
Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law 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 16. 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



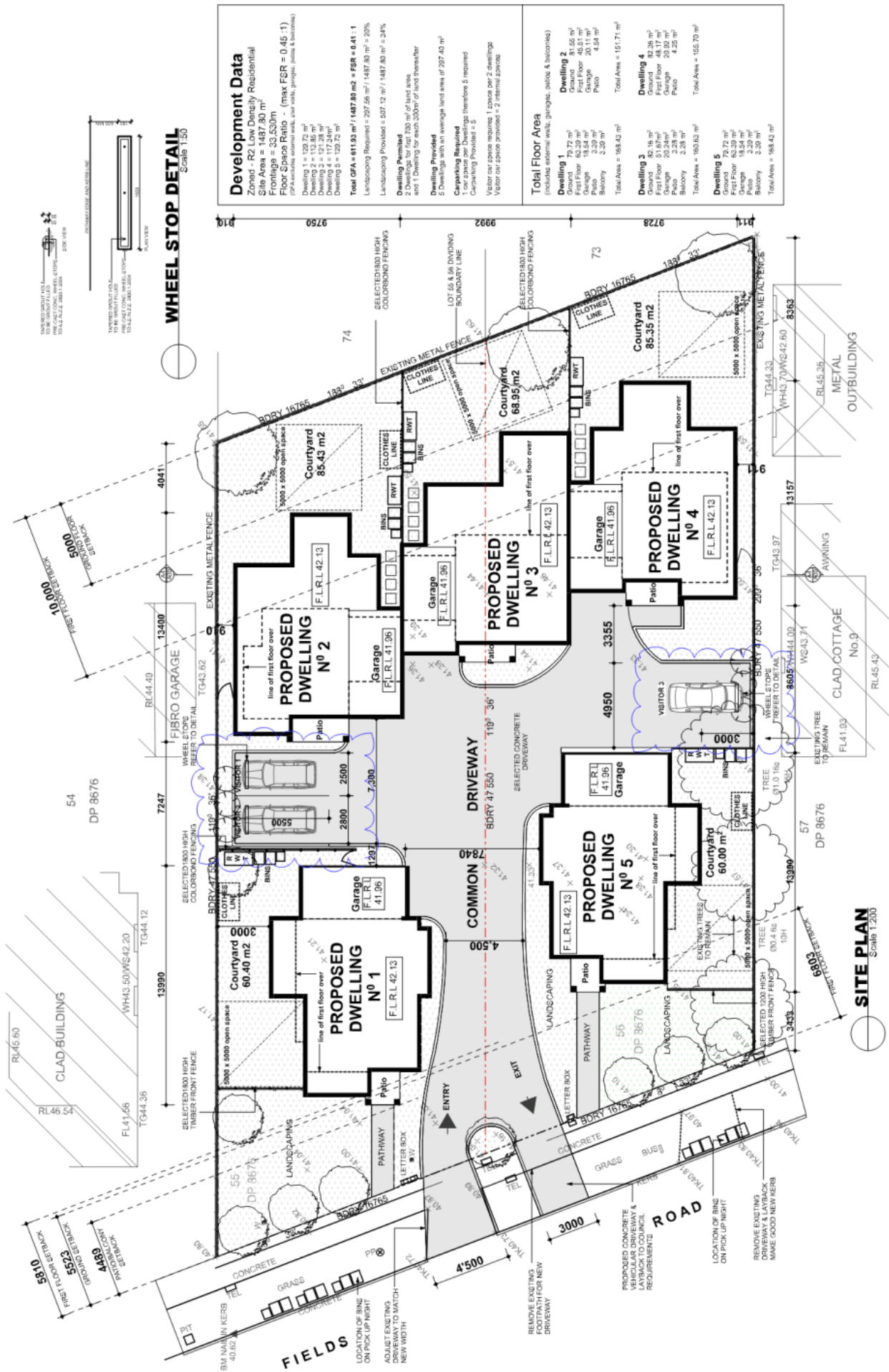
Date	Description	Drawn	Checked	Scale
11.02.2017	DEVELOPMENT APPLICATION	NO	CZ	
08.02.2019	AMENDED FOR DA	OR	CZ	
08.02.2019	AMENDED FOR DA	OR	CZ	

Drawn	Checked	Date
RD	CZ	AJD 2017
DA	DA	21.03.17
Project #	Sheet #	Sheet #
PS012	A01	C

PROPOSED MULTI-DWELLING HOUSING
Lot 55-56 Fairlie Road
MACQUARIE FIELDS
Campbelltown City Council

ALGORY ZAPPIA & ASSOCIATES (INC) LTD
Building Engineers & Consulting Civil & Structural Engineers
105/111 GARDNER STREET, CAMPBELLTOWN SA 5098
1 8532 3152 / 0822 0282
www.algoryzappia.com.au

SURVEY PLAN
Scale 1:250



Development Data
 Zoned - R2 Low Density Residential
 Site Area = 1487.80 m²
 Frontage = 33.530m
 Floor Space Ratio - (max FSR = 0.45 : 1)
 (FSR includes external walls, car stairs, patios & balconies)

Dwelling 1 = 120.72 m²
 Dwelling 2 = 121.28 m²
 Dwelling 3 = 121.28 m²
 Dwelling 4 = 121.28 m²
 Dwelling 5 = 120.72 m²

Total GFA = 611.92 m² / 1487.80 m² = FSR = 0.41 : 1
 Landscaping Required = 297.56 m² / 1487.80 m² = 20%
 Landscaping Provided = 507.12 m² / 1487.80 m² = 34%

Dwelling Permitted
 2 Dwellings for lot 700 m² of land area
 and 1 Dwelling for each 300m² of land thereafter

Dwelling Provided
 5 Dwellings with an average land area of 297.40 m²

Carparking Required
 1 car space per Dwelling therefore 5 required
 Carparking Provided = 5

Visitor car space requires 1 space per 2 dwellings
 Visitor car space provided = 2 internal spaces

Total Floor Area
 (includes external walls, garages, patios & balconies)

Dwelling 1
 Ground 70.72 m²
 First Floor 46.51 m²
 Garage 3.20 m²
 Patio 4.87 m²
 Total Area = 185.30 m²

Dwelling 2
 Ground 81.55 m²
 First Floor 46.51 m²
 Garage 3.20 m²
 Patio 4.87 m²
 Total Area = 186.13 m²

Dwelling 3
 Ground 82.16 m²
 First Floor 46.51 m²
 Garage 3.20 m²
 Patio 4.87 m²
 Total Area = 186.74 m²

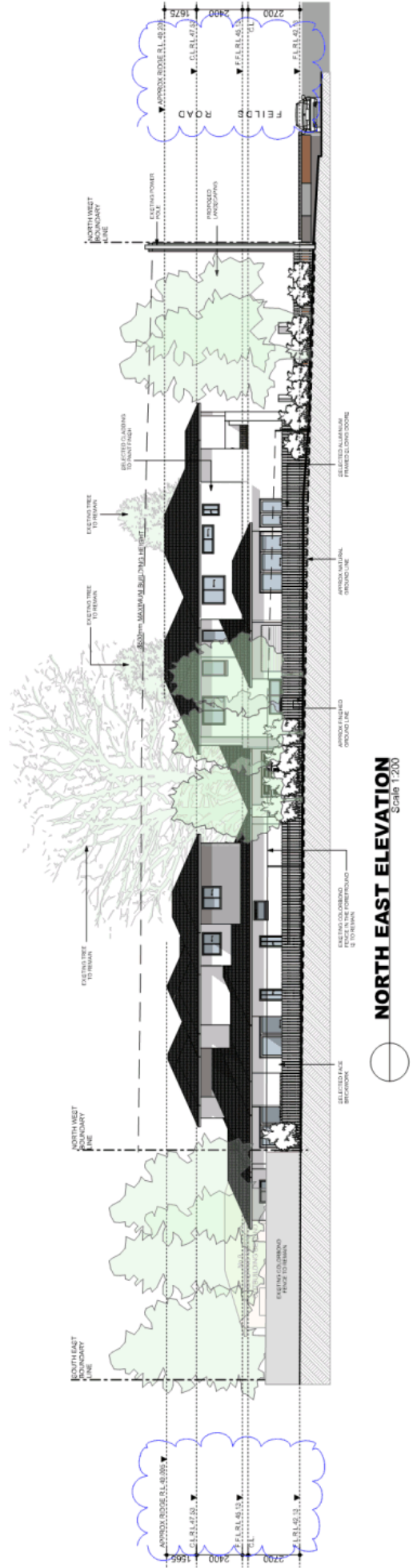
Dwelling 4
 Ground 82.36 m²
 First Floor 46.17 m²
 Garage 3.20 m²
 Patio 4.22 m²
 Total Area = 186.95 m²

Dwelling 5
 Ground 70.72 m²
 First Floor 46.17 m²
 Garage 3.20 m²
 Patio 4.22 m²
 Total Area = 184.31 m²

PROPOSED MULTI-DWELLING HOUSING
 Lot 55-56 Farris Road
 MACQUARIE FIELDS
 Campbelltown City Council

ALGORY ZAPPA & ASSOCIATES (in 20)
 Building Designers & Consulting Civil & Structural Engineers
 1/1631 1511/1602/1523
 1/1631 1511/1602/1523
 www.algoryzappa.com.au

THE SITE PLAN
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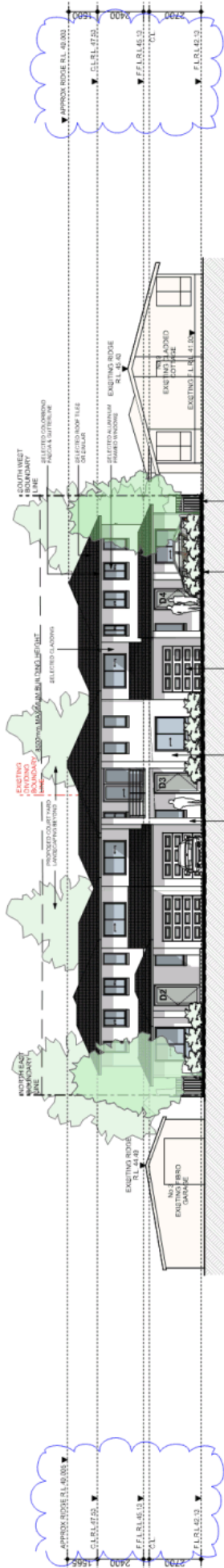


Rev	Description	Date	Drawn	Marked
A	DEVELOPMENT APPLICATION	7.13.2017	NO	CZ
B	AMENDED FOR DA	11.02.2018	OR	CZ
C	AMENDED FOR DA	28.07.2019	OR	CZ

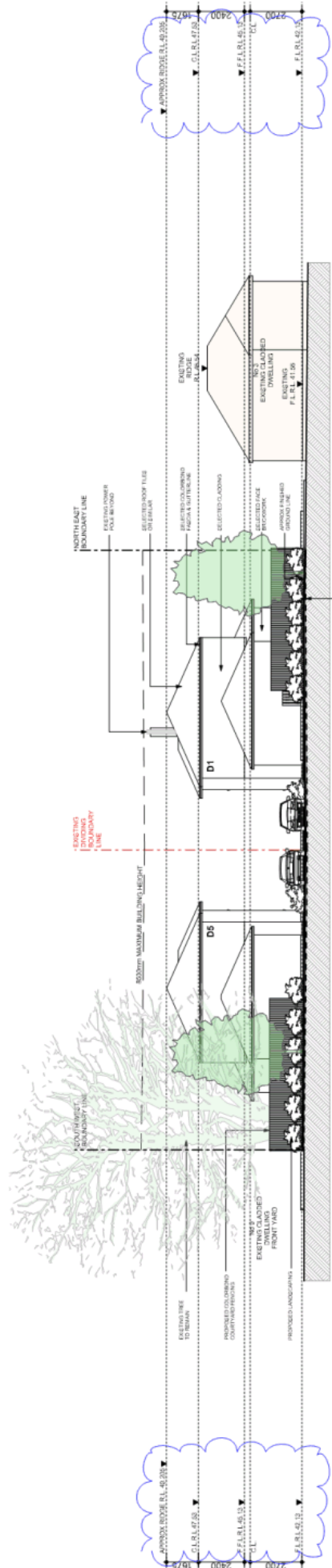
Drawn	RD	Checked	CZ	Date	AUG 2017
Project #	PS5012	Drawn #	A05	Drawn by	AC BROWN
Project #	PS5012	Drawn #	A05	Drawn by	C

PROPOSED MULTI-DWELLING HOUSING
Lot 55-59 Fabris Road
MACQUARIE FIELDS
Campbelltown City Council

ALGORY ZAPPIA & ASSOCIATES Pty Ltd
Building Engineers & Consulting Civil & Structural Engineers
105/11 JAMES ST. 6488 BIRROUMBA LAKES NSW 2157
1 WEST 31ST WOOD GREEN NSW 2155
www.algoryzappia.com.au



DWELLINGS 2-4 NORTH WEST ELEVATION
Scale 1:200



DWELLING 1 AND DWELLING 5 SOUTH EAST ELEVATION
Scale 1:200

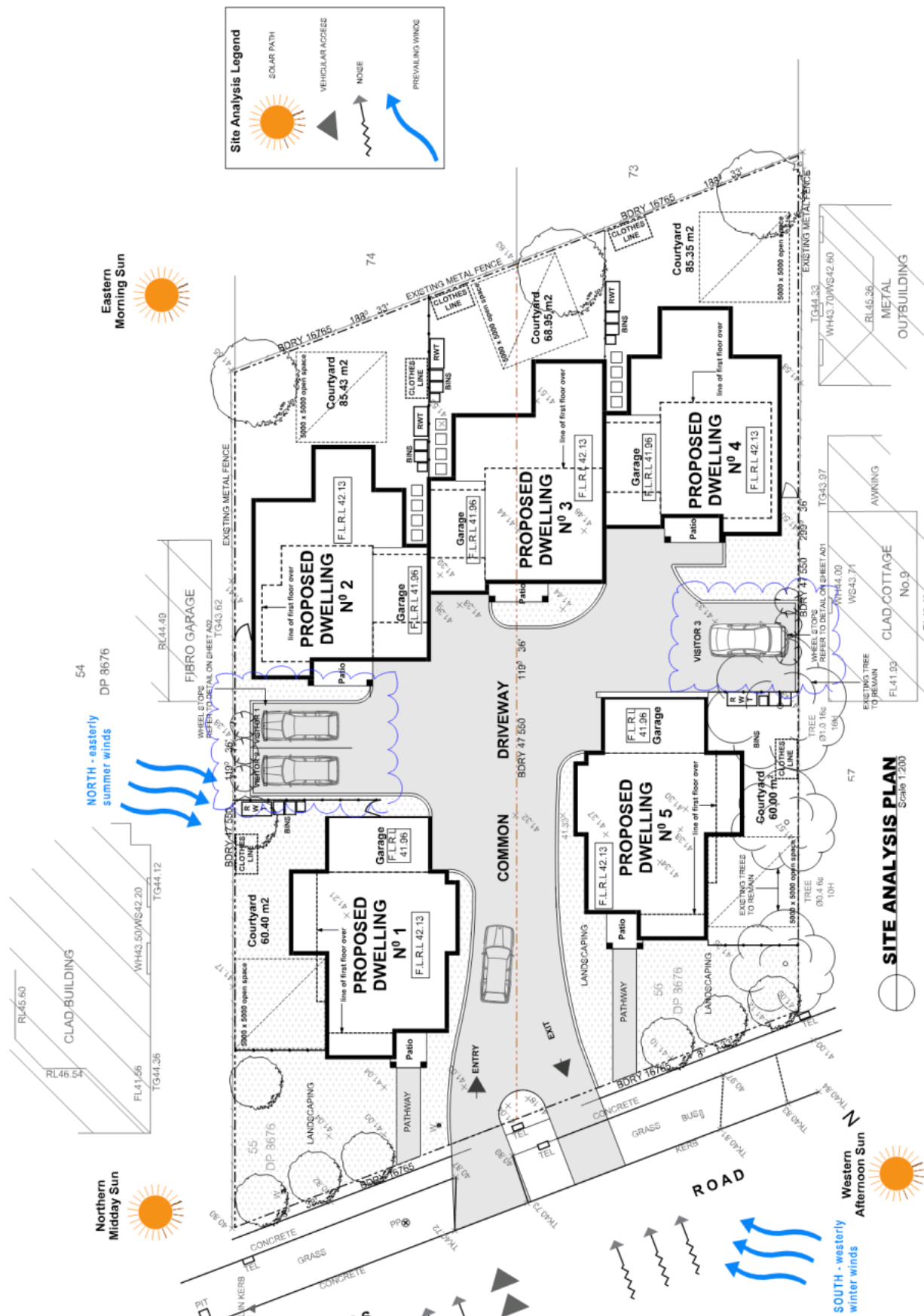
Rev	Description	Date	Drawn	Scale
A	DEVELOPMENT APPLICATION	7.13.2017	DM	CE
B	AMENDMENT FOR DM	08.03.2019	DM	CE

Project No	Client	Drawn	Scale
PS5012	MACQUARIE FIELDS	DM	CE
A07	Campbelltown City Council	DM	CE

Project	Site
PROPOSED MULTI-DWELLING HOUSING	A07 2017
Lot 55-56 Fabris Road	CE
MACQUARIE FIELDS	CE
Campbelltown City Council	CE

ALGORY ZAPPIA & ASSOCIATES Pty Ltd
Building Designers & Consulting Civil & Structural Engineers

11/11/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

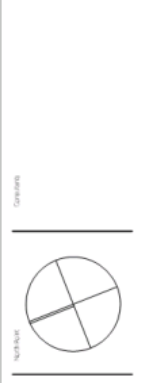


SITE ANALYSIS PLAN
Scale 1:200

Drawn	RD	Checked	CZ	Date	AUG 2017
Project #	DA	Active #	2383-17	Sheet #	A010
Project #	PS5012	Sheet #	A010	Scale	D

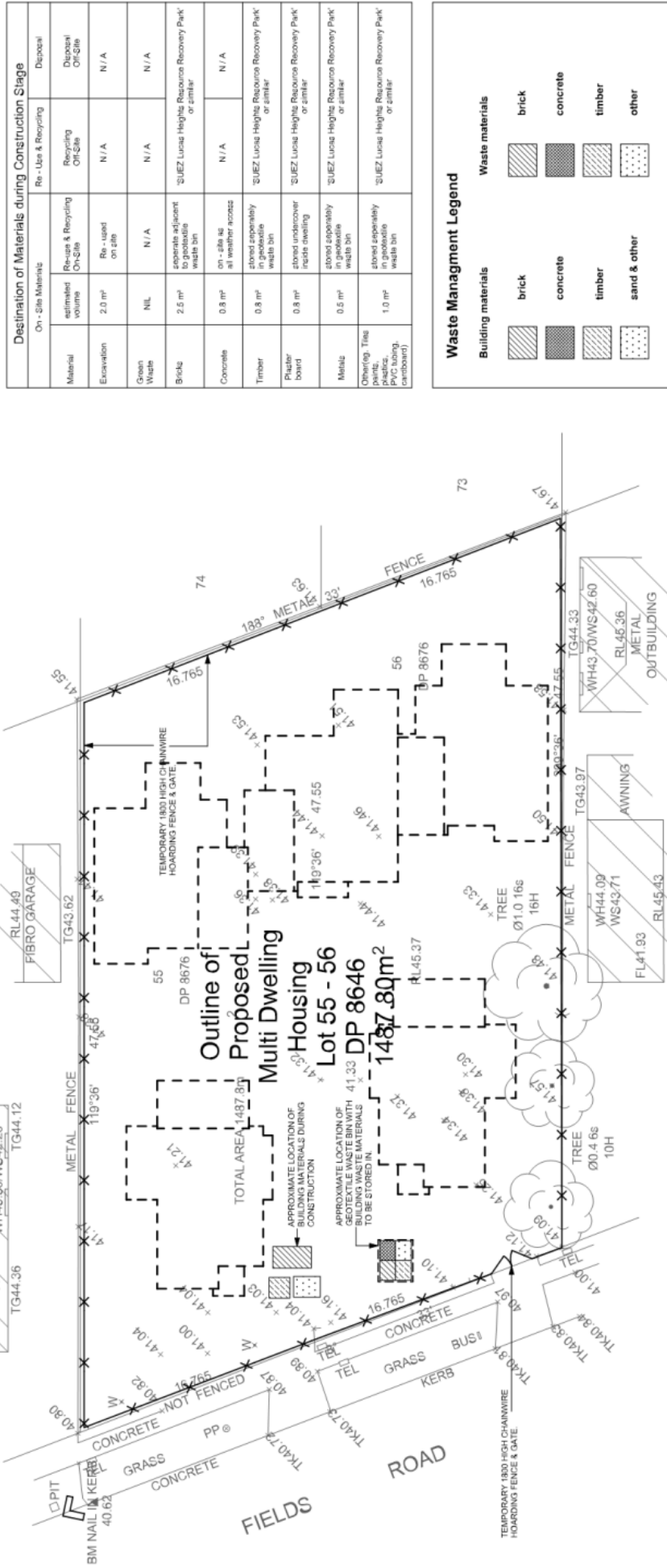
PROPOSED MULTI-DWELLING HOUSING
Lot 55-59 Fabris Road
MACQUARIE FIELDS
Campbelltown City Council

ALGORY ZAPPA & ASSOCIATES Pty Ltd
Building Designers & Consulting Civil & Structural Engineers



PROJECT INFO:
1. All dimensions and floor levels are as indicated by the Survey and the context map of the site.
2. All dimensions and floor levels are as indicated by the Survey and the context map of the site.
3. All dimensions and floor levels are as indicated by the Survey and the context map of the site.
4. All dimensions and floor levels are as indicated by the Survey and the context map of the site.
5. All dimensions and floor levels are as indicated by the Survey and the context map of the site.

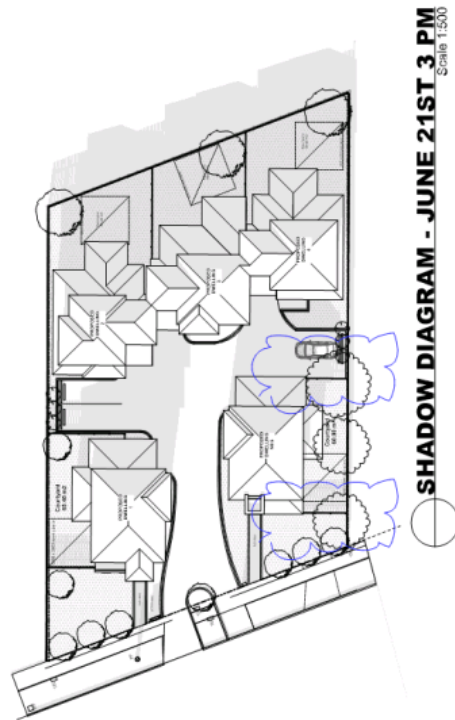
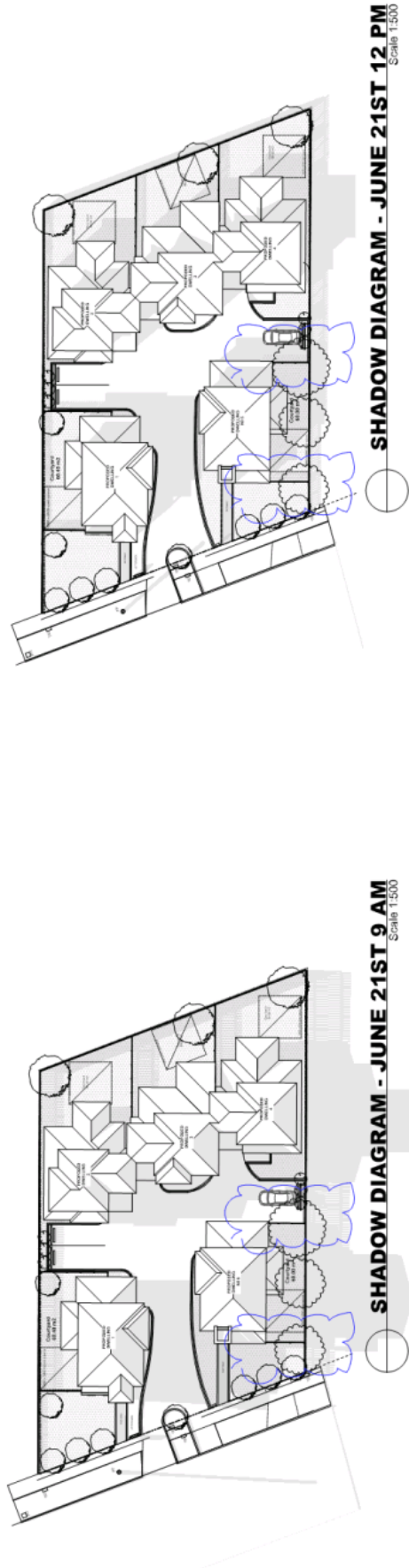
NO.	DESCRIPTION	Date	Drawn	Checked	Scale
1	DEVELOPMENT APPLICATION	13.02.2017	RD	CZ	
2	APPROVAL FOR CONSTRUCTION	11.02.2019	RD	CZ	
3	APPROVAL FOR CONSTRUCTION	08.02.2019	RD	CZ	
4	APPROVAL FOR CONSTRUCTION	11.02.2019	RD	CZ	



Construction Waste Management Plan scale 1 : 300

PROPOSED MULTI-DWELLING HOUSING
 Lot 55-56 Farris Road
 MACQUARIE FIELDS
 Campbelltown City Council

ALGORY ZAPPA & ASSOCIATES Pty. Ltd.
 Building Designers & Consulting Civil & Structural Engineers
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<p>PROPOSED MULTI-DWELLING HOUSING Lot 55-59 Fabrie Road MACQUARIE FIELDS Campbelltown City Council</p>	<p>Drawn: RD Checked: CZ Date: AUG 2017</p> <p>Project # P5012 Sheet # A013</p>
<p>Project: PROPOSED MULTI-DWELLING HOUSING Lot 55-59 Fabrie Road MACQUARIE FIELDS Campbelltown City Council</p>	<p>Scale: C</p>
<p>Project # P5012 Sheet # A013</p>	<p>Scale: C</p>

<p>ALGORY ZAPPIA & ASSOCIATES Pty Ltd Building Designers & Consulting Civil & Structural Engineers</p> <p>10/11 ALBERT ST. CAMPBELLTOWN SA 5173 T 8032 3157 F 8032 0323 www.algoryzappia.com.au</p>	<p>Scale: 1:500</p>
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<p>Project # P5012 Sheet # A013</p>	<p>Scale: C</p>
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NORTH WEST ELEVATION
FIELDS ROAD STREET VIEW
SCALE 1:200

EXTERNAL FINISHES LEGEND

CODE	DESCRIPTION	CODE	DESCRIPTION
1	Dulux - Paint Finish "VIVID WHITE" or sim. HARDIETEX Upper Walls	5	Dulux - Powder Coat Finish "SURFMIST" Window & Door Frames
2	Austral - Face Brickwork "METALLIX BLACKSTONE" or sim. Main Lower & Upper Brick Walls	6	Dulux Duratec - Powder Coat Finish "SURFMIST" or sim. Roller Doors
3	Dulux - Congrating Render Wall "VIVID WHITE" or sim. Parapet Front Patio Brick Walls	7	Colorbond - Gutter/Fascia "WINDSPRAY" Gutters/Fascia
4	Austral - Roof Tiles "Charcoal Grey or sim" Upper & Lower Roof Tiles	8	Colorbond/Timber - Fencing "WINDSPRAY" Boundary Fencing

Rev	Description	Date	Drawn	Marked
A	PRELIMINARY APPLICATION	11.02.2019	NO	CZ
B	AMENDED FOR DA	11.02.2019	OR	CZ
C	AMENDED FOR DA	08.07.2019	OR	CZ

Project Name: **PROPOSED MULTI-DWELLING HOUSING**
 Lot 55-59 Fields Road
 MACQUARIE FIELDS
 Council: **Campbelltown City Council**
 Project # **PS5012** / A014
 Sheet # **C**

Client: **ALGORY ZAPPIA & ASSOCIATES** Pty Ltd
 Building Designers & Consulting Civil & Structural Engineers
 1/105 LINDSEY ST, CAMPELLTOWN SA 5173
 PH: 08 8352 1322 FAX: 08 8352 1323
 www.algoryzappia.com.au

Drawn: **OR**
 Checked: **CZ**
 Date: **AUG 2017**



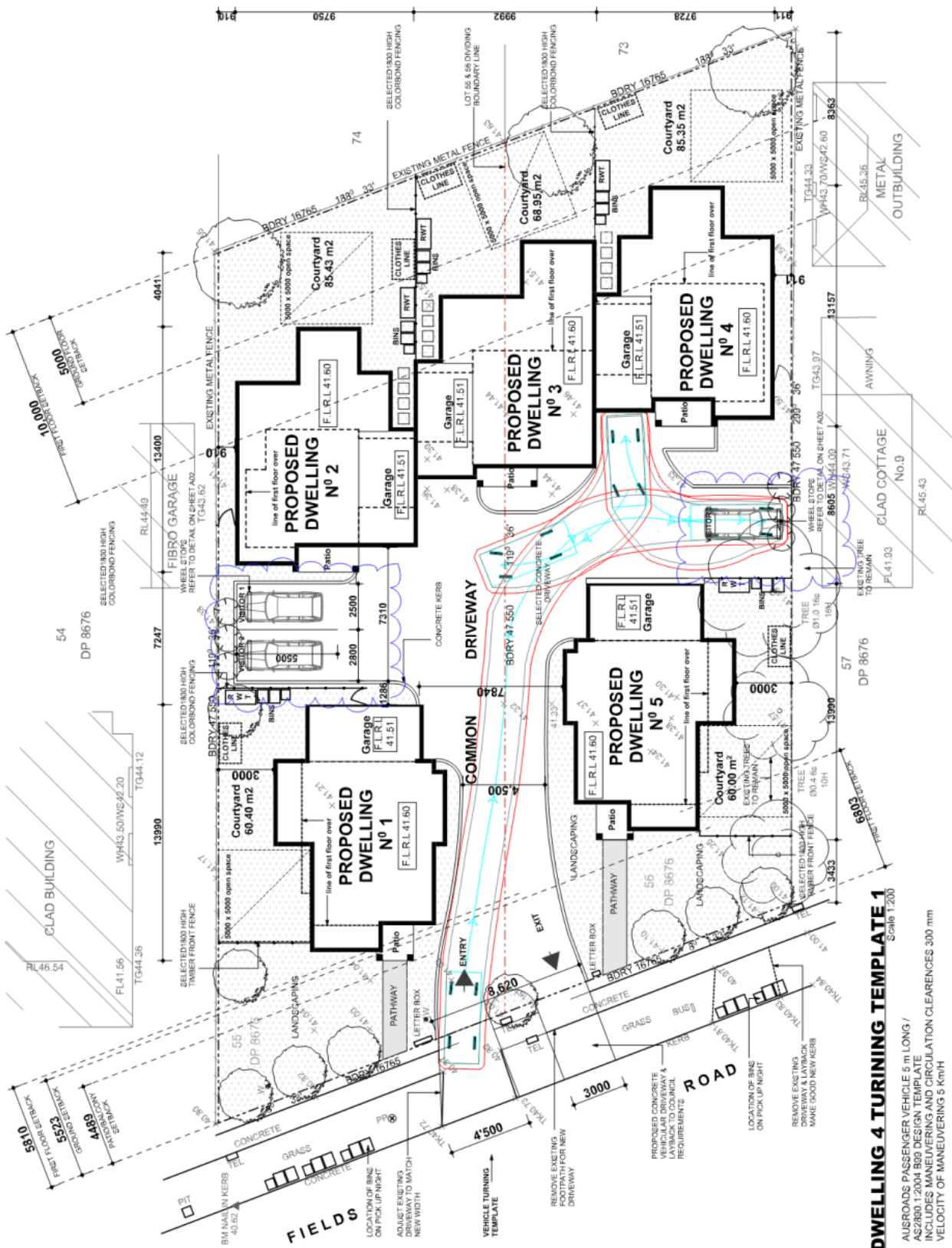
<p>DATE: 20/06/2019 TITLE: DEVELOPMENT APPLICATION REF: 18/000001/01/0001</p>	<p>DATE: 21.06.2019 TIME: 09:00 AM OFFICE: 01</p>	<p>DATE: 21.06.2019 TIME: 09:00 AM OFFICE: 01</p>	<p>DATE: 21.06.2019 TIME: 09:00 AM OFFICE: 01</p>
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PROPOSED MULTI-DWELLING HOUSING
 Lot 55-56 Fabris Road
 MACQUARIE FIELDS
 Campbelltown City Council

ALGORY ZAPPALÀ & ASSOCIATES Pty Ltd
 Builders, Designers & Consulting Civil & Structural Engineers
 2/111 Sturt St. Campbelltown SA 5173
 Tel: 08 8532 7000 Fax: 08 8532 7002
 Email: info@aloryzappala.com.au
 www.aloryzappala.com.au

Project # **PS012** Sheet # **A015**
 Date **A015** Date **20/06/19**
 Title **ACBONW** Date **20/06/19**

The **PERSPECTIVE**



DWELLING 4 TURNING TEMPLATE 1
Scale 1:200

AUSROADS PASSENGER VEHICLE 5 m LONG /
AS2890 1:2004 B90 DESIGN TEMPLATE
INCLUDES MANEUVERING AND CIRCULATION CLEARANCES 300 mm
VELOCITY OF MANEUVERING 5 Km/h

PROPOSED MULTI-DWELLING HOUSING
Lot 55-59 Fabris Road
MACQUARIE FIELDS
Council Campbelltown City Council

ALGORY ZAPPA & ASSOCIATES (in 20)
Building Designers & Consulting Civil & Structural Engineers

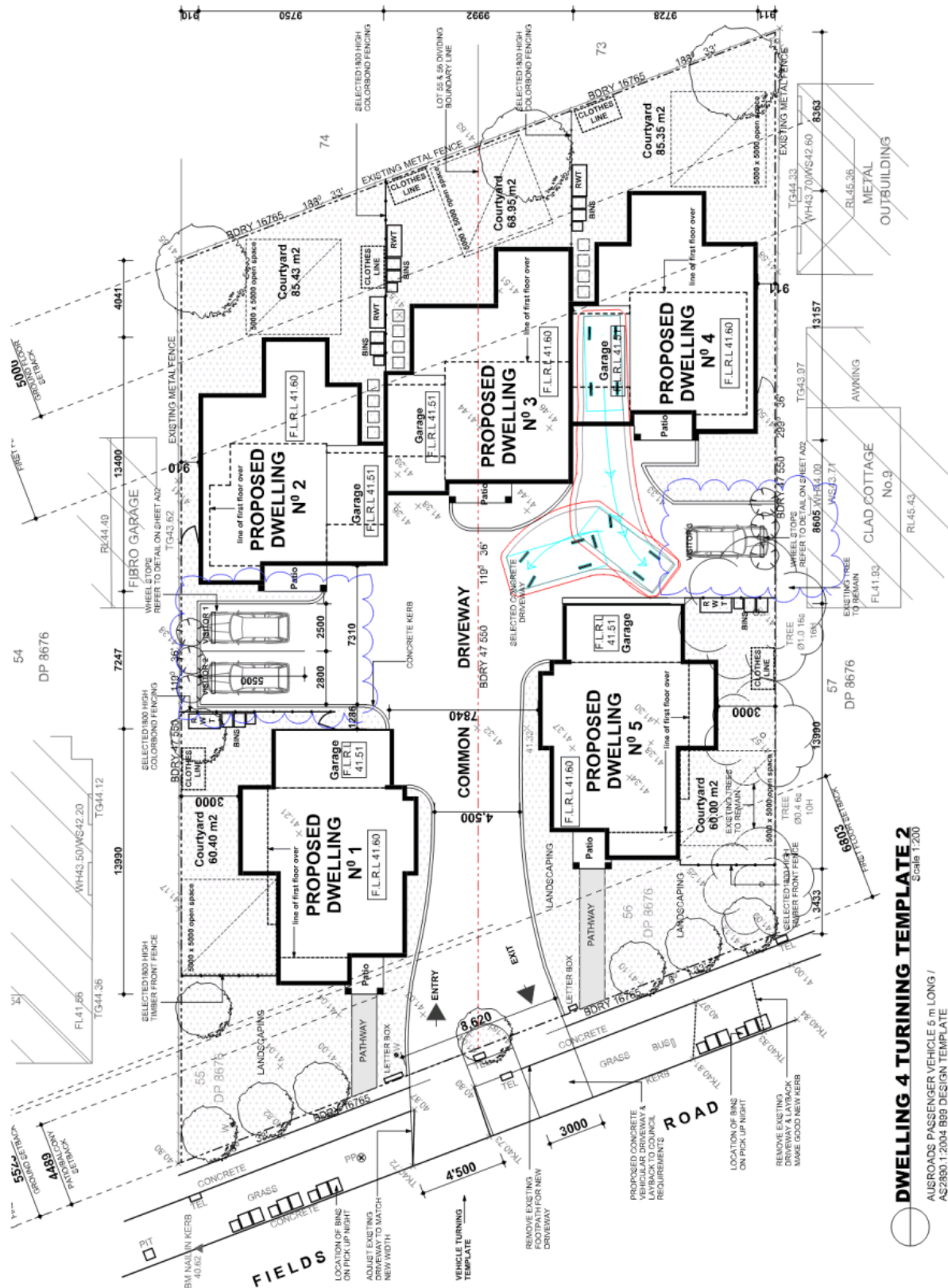
TURNING TEMPLATE

Scale 1:200

DATE: 11.02.2019
BY: MANDY O'NEILL
CHECKED BY: MANDY O'NEILL
DATE: 11.02.2019

DATE: FEB 2019
CHECKED BY: AS BROWN
DATE: 23.03.17

PROJECT # P5012
SHEET # A018
OF # D



DWELLING 4 TURNING TEMPLATE 2
Scale 1:200

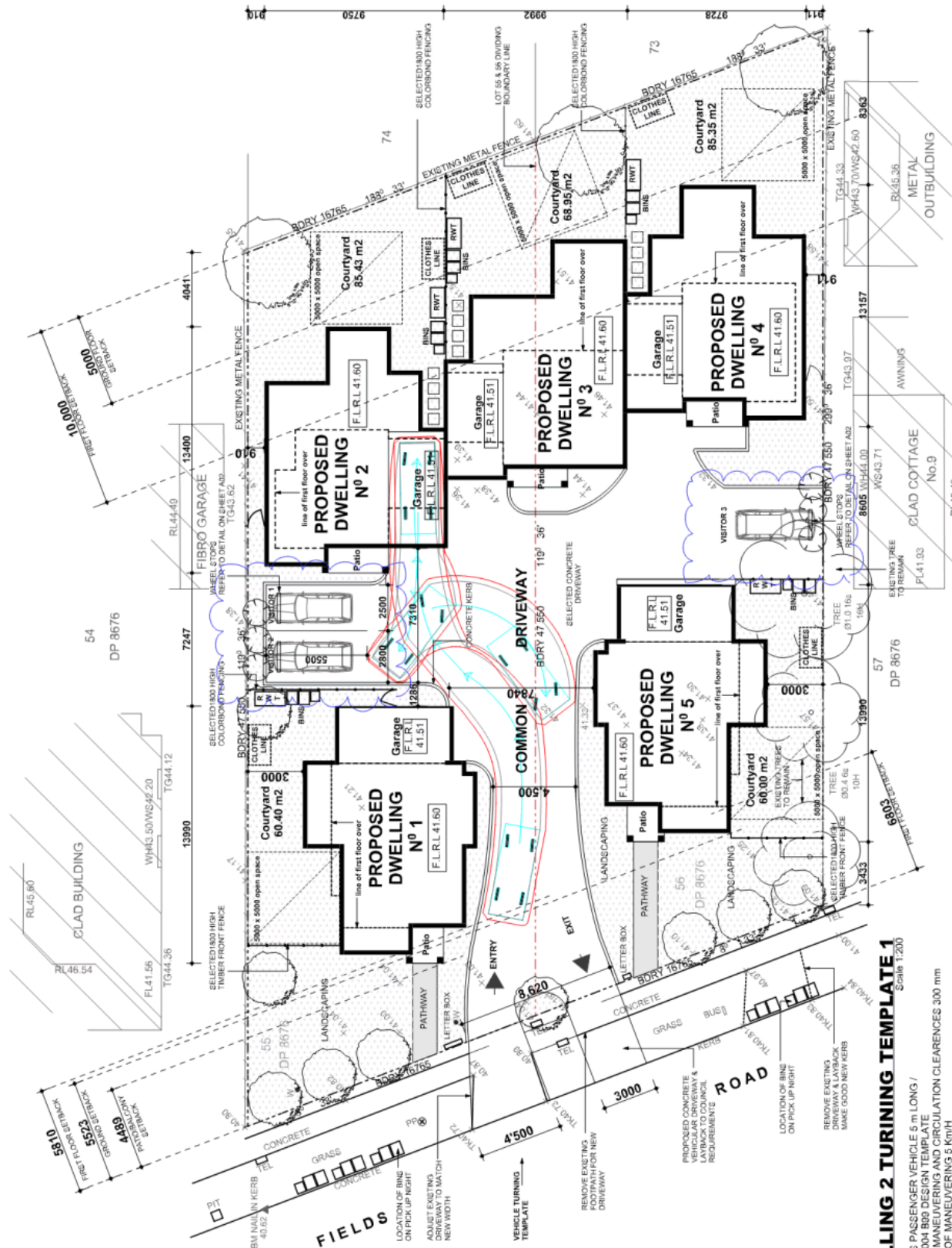
AUSROADS PASSENGER VEHICLE 5 m LONG /
AS2890 1:2004 B99 DESIGN TEMPLATE
INCLUDES MANEUVERING AND CIRCULATION CLEARANCES 300 mm
VELOCITY OF MANEUVERING 5 km/h

DATE	DESCRIPTION	BY	CHECKED	SCALE
11.02.2019	FOR DA	DA	DA	1:200
08.02.2019	REVISED FOR DA	DA	DA	1:200
08.02.2019	REVISED FOR DA	DA	DA	1:200
11.02.2019	REVISED FOR DA	DA	DA	1:200

PROJECT: PROPOSED MULTI-DWELLING HOUSING
Lot 55-56 Fabris Road
MACQUARIE FIELDS
Client: Campbelltown City Council

DESIGNER: ALGORY ZAPPIA & ASSOCIATES (in 20)
Building Designers & Consultants Civil & Structural Engineers
1/111 LINDSEY ST. CAMPELLTOWN SA 5173
1/103 STANTON ST. CAMPELLTOWN SA 5173
www.algoryzappia.com.au

TURNING TEMPLATE



DWELLING 2 TURNING TEMPLATE 1
 Scale 1:200
 AUSROADS PASSENGER VEHICLE 5 m LONG /
 AS2890.1:2004 R90 DESIGN TEMPLATE
 INCLUDES MANEUVERING AND CIRCULATION CLEARANCES 300 mm
 VELOCITY OF MANEUVERING 5 Km/h

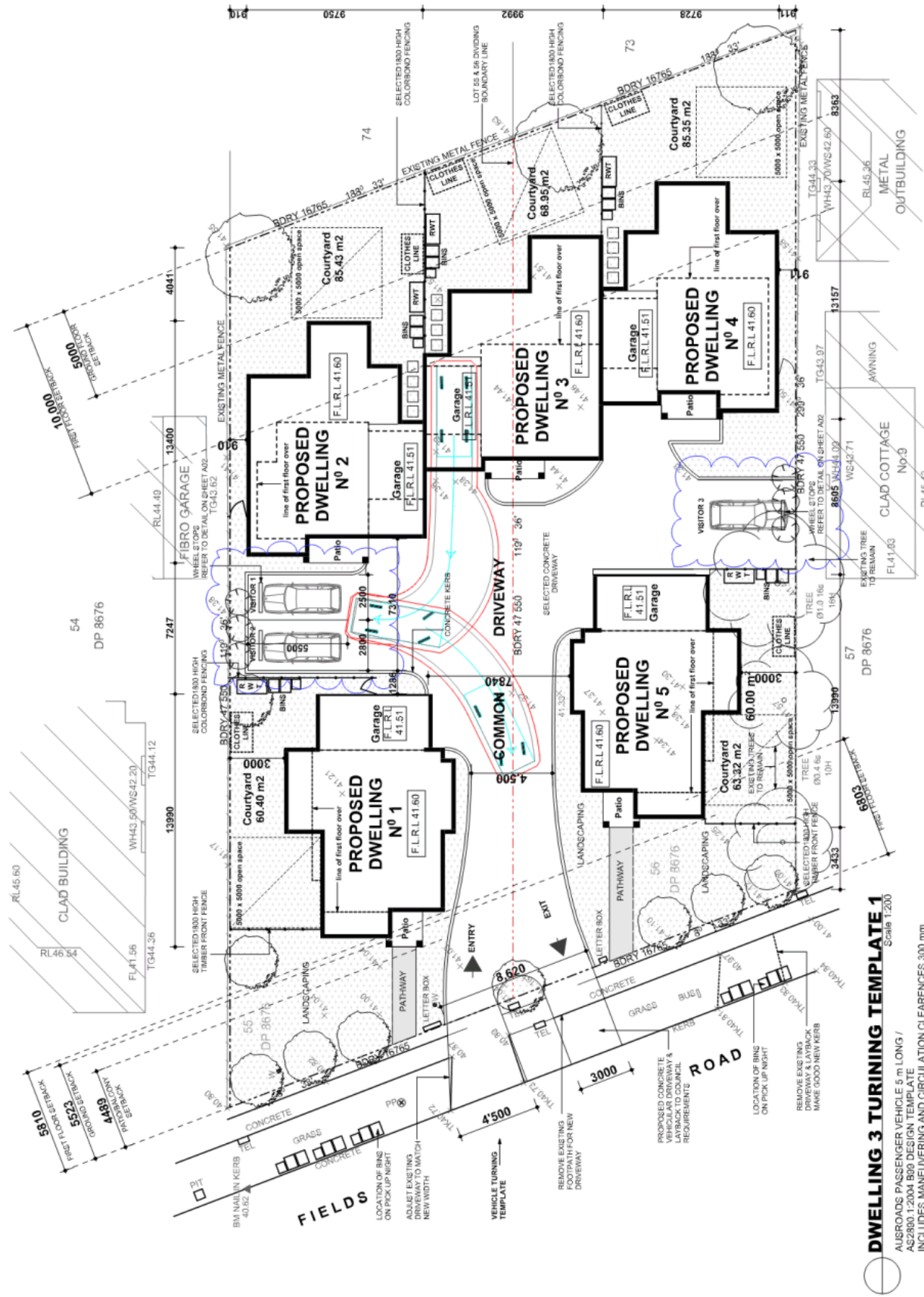
ALGORY ZAPPA & ASSOCIATES (m. 20)
 Building Designers & Consulting Civil & Structural Engineers

PROPOSED MULTI-DWELLING HOUSING
 Lot 55-59 Fabris Road
 MACQUARIE FIELDS
 Campbelltown City Council

TURNING TEMPLATE

Rev	Description	Date	Drawn	Checked	Scale
1	ISSUED FOR DA	11.03.2019	OR	CZ	CZ
2	REVISED FOR DA	08.02.2019	OR	CZ	CZ
3	REVISED FOR DA	11.03.2019	OR	CZ	CZ

Project # PS5012
 Sheet # A20
 Date 24/07/2019



DWELLING 3 TURNING TEMPLATE 1
 Scale 1:200
 AUSROADS PASSENGER VEHICLE 5 m LONG /
 AS2800 1:2004 R90 DESIGN TEMPLATE
 INCLUDES MANEUVERING AND CIRCULATION CLEARANCES 300 mm
 VELOCITY OF MANEUVERING 5 Km/H

PROPOSED MULTI-DWELLING HOUSING
 Lot 55-56 Farris Road
 MACQUARIE FIELDS
 Campbelltown City Council

ALGORY ZAPPIA & ASSOCIATES (in 20)
 Building Designers & Consulting Civil & Structural Engineers

TURNING TEMPLATE

Rev	Description	Date	Drawn	Checked	Scale
1	ISSUED FOR DA	11.02.2019	DM	CZ	CZ
2	REVISED FOR DA	08.02.2019	DM	CZ	CZ
3	REVISED FOR DA	11.02.2019	DM	CZ	CZ

Project # P5012 A21 Sheet # C

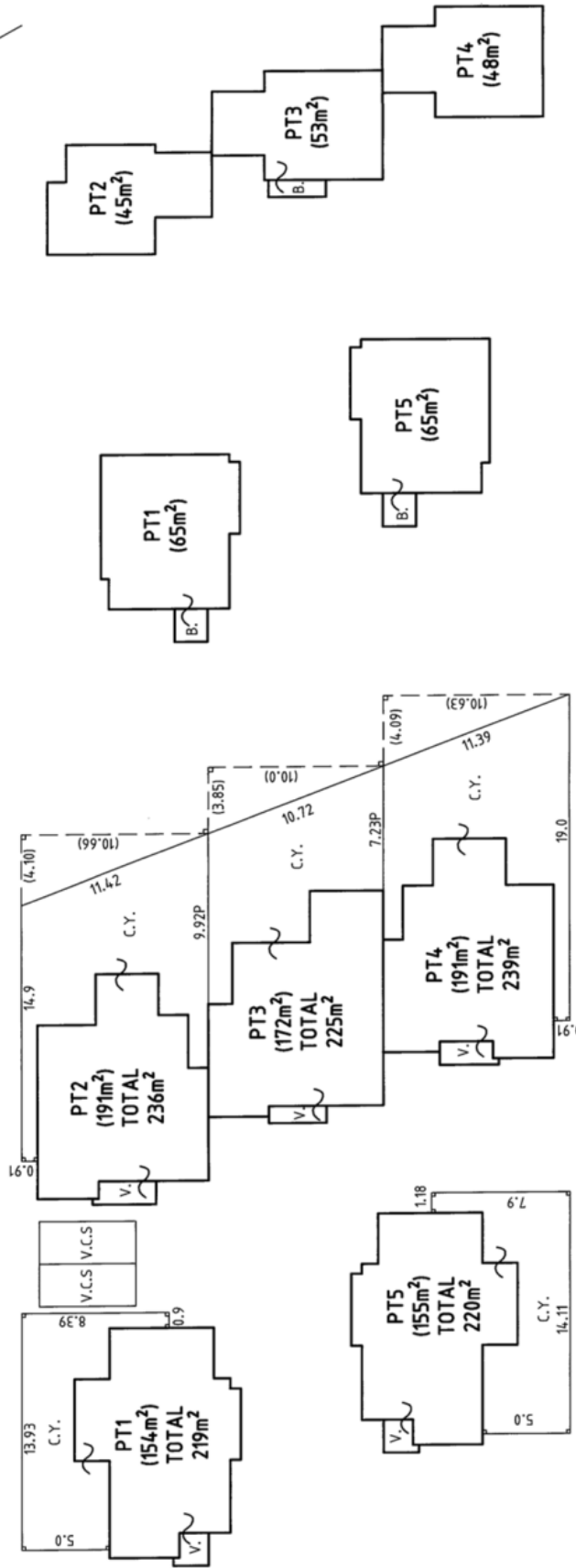
Project # P5012 A21 Sheet # C

Sheet No. 2 of 2 Sheets

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN FORM 2 (A3)

FLOOR PLAN



GROUND FLOOR

ALL DIMENSIONS ARE SUBJECT TO FINAL SURVEY

FIRST FLOOR

1) ALL AREAS SHOWN ON THE FLOOR PLAN, INCLUDING APPURTENANT COURTYARDS, BALCONIES AND VERANDAHS ARE APPROXIMATE ONLY AND ARE CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES ACT 2015 ONLY. AREAS MAY DIFFER FROM MEASUREMENT OF FLOOR AREA FOR OTHER PURPOSES.

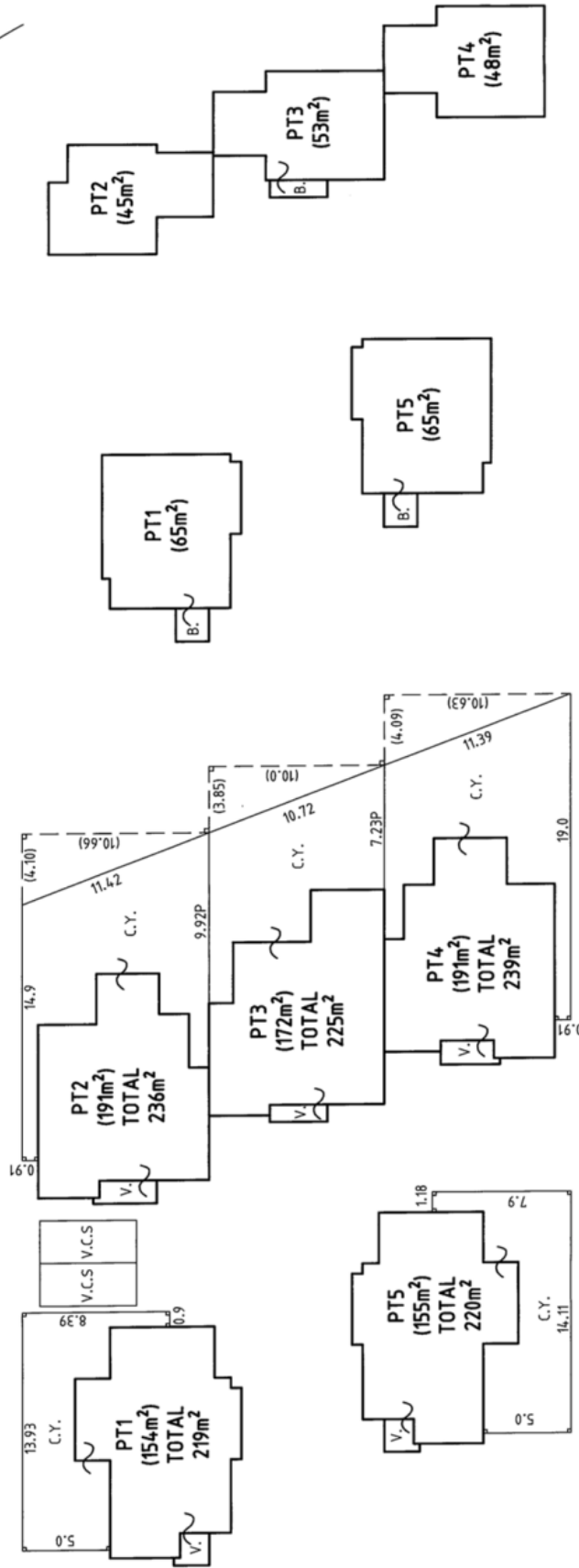
2) THE STRATUM OF COURTYARDS EXTENDS FROM 2.5 METRES BELOW TO 2.5 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE LOT WHERE NOT COVERED.

3) ALL BALCONIES AND VERANDAHS ARE COVERED

P. DENOTES PROLONGATION OF OUTER FACE OF WALL
 B. DENOTES BALCONY
 V. DENOTES VERANDAH
 C.Y. DENOTES COURTYARD
 V.C.S. DENOTES VISITOR CARSPACE

SURVEYOR: STEWART JOHN DIXON SURVEYORS REF: 52131 SUBDIVISION No: LENGTHS ARE IN METRES REDUCTION RATIO 1:250	REGISTERED	SP DRAFT
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FLOOR PLAN



FIRST FLOOR

ALL DIMENSIONS ARE SUBJECT TO FINAL SURVEY

GROUND FLOOR

1) ALL AREAS SHOWN ON THE FLOOR PLAN, INCLUDING APPURTENANT COURTYARDS, BALCONIES AND VERANDAHS ARE APPROXIMATE ONLY AND ARE CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES ACT 2015 ONLY. AREAS MAY DIFFER FROM MEASUREMENT OF FLOOR AREA FOR OTHER PURPOSES.

2) THE STRATUM OF COURTYARDS EXTENDS FROM 2.5 METRES BELOW TO 2.5 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE LOT WHERE NOT COVERED.

3) ALL BALCONIES AND VERANDAHS ARE COVERED

P. DENOTES PROLONGATION OF OUTER FACE OF WALL

B. DENOTES BALCONY

V. DENOTES VERANDAH

C.Y. DENOTES COURTYARD

V.C.S. DENOTES VISITOR CARSPACE

SURVEYOR: STEWART JOHN DIXON

SURVEYORS REF: 52131

SUBDIVISION No:

LENGTHS ARE IN METRES

REDUCTION RATIO 1:250

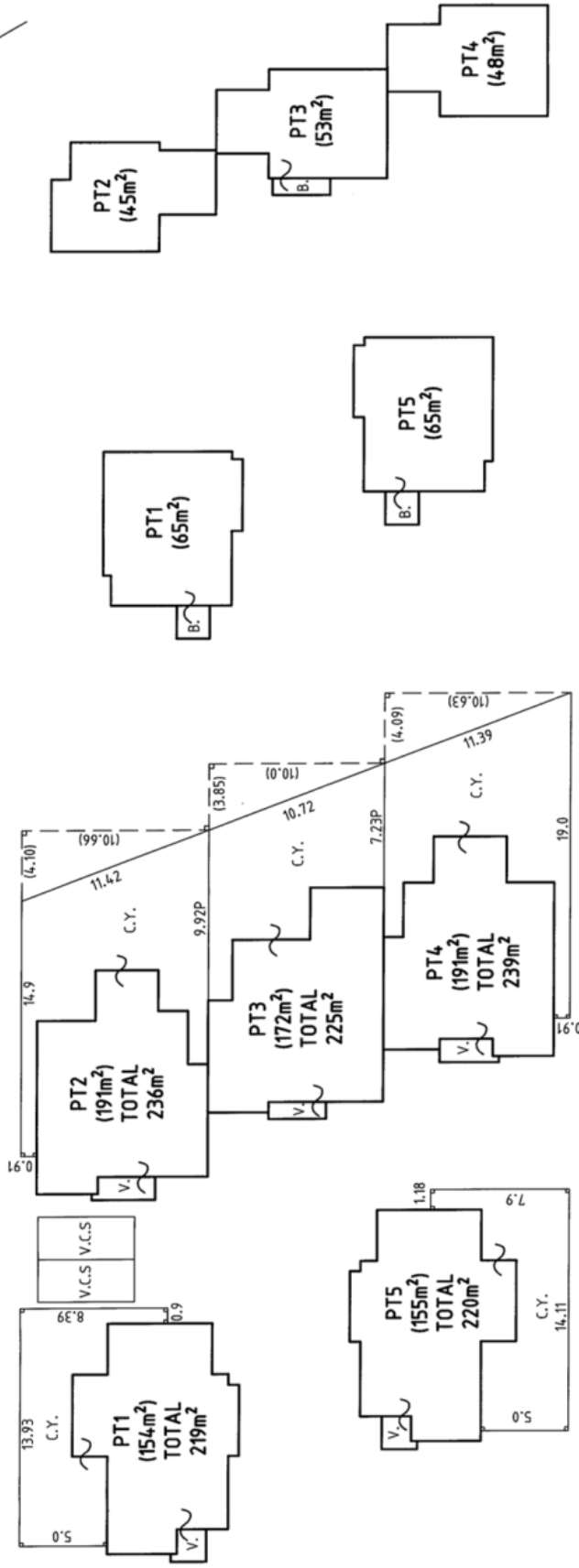
REGISTERED

SP DRAFT

Sheet No. 2 of 2 Sheets

REVISIONS, VARIATIONS OR CULMINATING WILL LEAD TO REJECTION

FLOOR PLAN



FIRST FLOOR

ALL DIMENSIONS ARE SUBJECT TO FINAL SURVEY

GROUND FLOOR

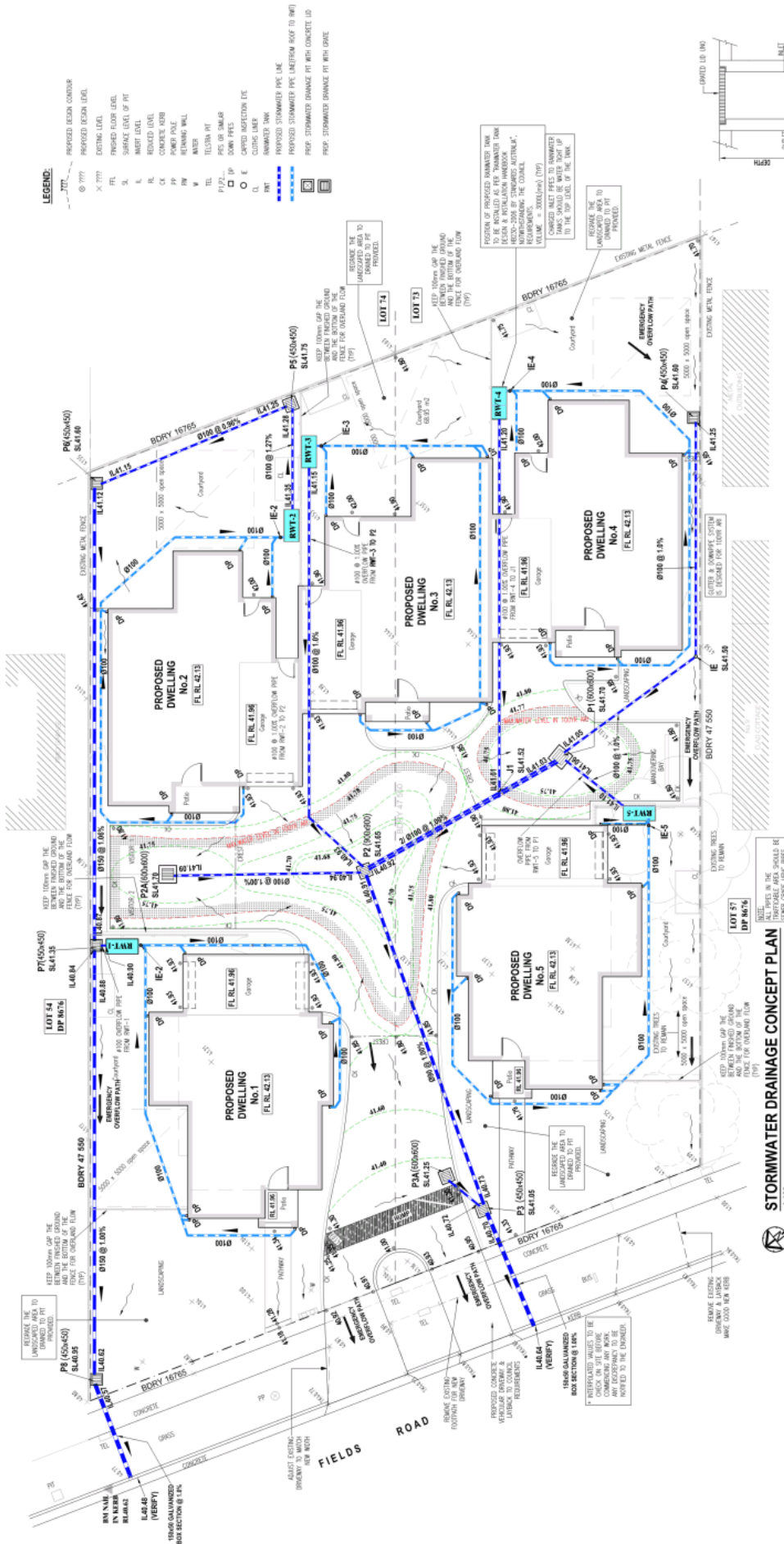
1) ALL AREAS SHOWN ON THE FLOOR PLAN, INCLUDING APPURTENANT COURTYARDS, BALCONIES AND VERANDAHS ARE APPROXIMATE ONLY AND ARE CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES ACT 2015 ONLY. AREAS MAY DIFFER FROM MEASUREMENT OF FLOOR AREA FOR OTHER PURPOSES.

2) THE STRATUM OF COURTYARDS EXTENDS FROM 2.5 METRES BELOW TO 2.5 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE LOT WHERE NOT COVERED.

3) ALL BALCONIES AND VERANDAHS ARE COVERED

P. DENOTES PROLONGATION OF OUTER FACE OF WALL
 B. DENOTES BALCONY
 V. DENOTES VERANDAH
 C.Y. DENOTES COURTYARD
 V.C.S. DENOTES VISITOR CARSPACE

REGISTERED	SP DRAFT	
SURVEYOR: STEWART JOHN DIXON	REGISTERED	
SURVEYORS REF: 52131		
SUBDIVISION No:		
LENGTHS ARE IN METRES		
REDUCTION RATIO 1:250		



STORMWATER DRAINAGE CONCEPT PLAN
1:1000

Storm event	Total discharge from Pipe P3 (500x450) (m³/s)	Flow in Pipe P3 (500x450) (m³/s)	Over Flow	Total discharge from Pipe P4 (500x450) (m³/s)	Flow in Pipe P4 (500x450) (m³/s)	Over Flow	Total discharge from Pipe P5 (500x450) (m³/s)	Flow in Pipe P5 (500x450) (m³/s)	Over Flow	Peak HGL at P1 (m)	Peak HGL at P2 (m)	Peak HGL at P3 (m)	Peak HGL at P4 (m)	Peak HGL at P5 (m)
5 yr ARI worst case	0.003	0.020	0.003	0.001	0.004	0.004	0.004	0.001	0.004	41.72	41.71	41.73	41.74	41.74
10 yr ARI worst case	0.002	0.012	0.004	0.002	0.002	0.002	0.002	0.002	0.002	41.74	41.74	41.74	41.74	41.74
100 yr ARI worst case	0.006	0.031	0.022	0.007	0.020	0.008	0.008	0.008	0.008	41.77	41.78	41.78	41.78	41.78

- DRAINAGE CONCEPT NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
 2. ALL ASSOCIATED MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

Date	Drawn	Checked	Approved
02/02/18	DP	AN	AN
14/05/18	LA	LA	LA
24/08/19	DP	DP	DP

ALGORY ZAPPALÀ & ASSOCIATES Pty Ltd
Building Engineers & Consulting Civil & Structural Engineers

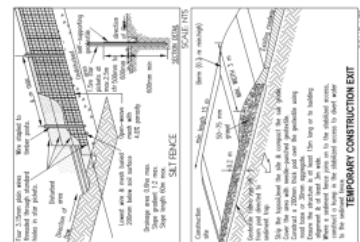
PROPOSED MULTI DWELLING HOUSING
LOT 55-56, No. 5 & 7 FIELDS ROAD
MACQUARIE FIELDS

Client: CAMPBELL TOWN CITY COUNCIL

Project # P5012
Sheet # D01
Date: FEB 2018
Scale of Drawing: AS SP3000

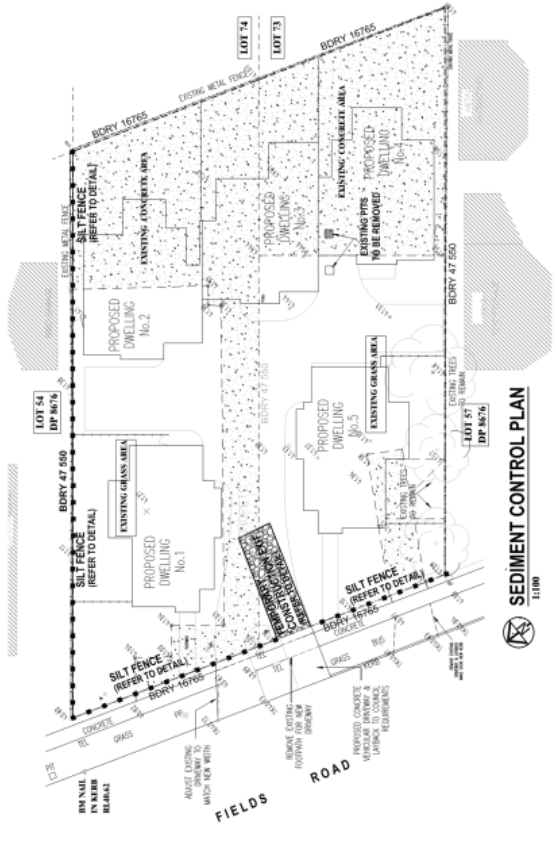
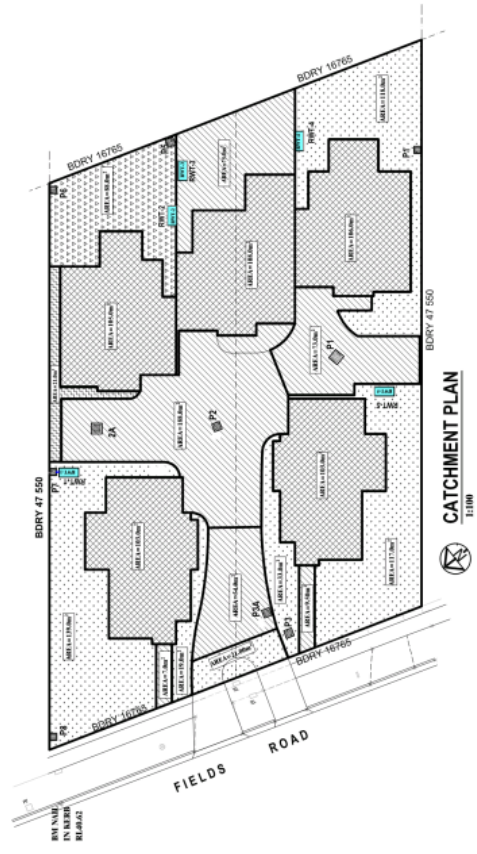
SOIL CONSERVATION NOTES

- 1) REFER TO ANY CLARIFICATIONS OR EXPLANATIONS AT THE PROJECT SITE. A TEMPORARY STORMWATER TEMPORARY MANAGEMENT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 2) PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN.
- 3) PROVIDE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 4) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 5) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 6) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 7) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 8) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 9) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 10) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 11) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 12) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 13) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 14) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
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- 16) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 17) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 18) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 19) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.
- 20) MAINTAIN ALL EXISTING CHANNELS (DRAINAGE DITCHES, ETC.) THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE.



LEGEND:

- EXISTING LEVEL
- FINISHED FLOOR LEVEL
- SURFACE LEVEL OF PLOT
- REDUCED LEVEL
- POWER POLE
- WATER MAIN
- SEWER PIT
- PITS OF SUMMER



<p>ALGORY ZAPPAL & ASSOCIATES Pty Ltd Building Designers & Consulting Civil & Structural Engineers 1/1000 13100 13100 1/1000 13100 13100 1/1000 13100 13100</p>	<p>PROPOSED MULTI DWELLING HOUSING LOT 55-56 FIELDS ROAD MACQUARIE FIELDS CAMPBELLTOWN CITY COUNCIL SEDIMENT CONTROL PLAN</p>	<p>Project No: P5012 Date: 21/07/17 Activity Type: DA Issue No: D02 Issue Date: FEB 2018 Scale of Plan: AS-DRAWN</p>
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872**Campbelltown to Liverpool via Macquarie Fields****B****How to use this timetable**

This timetable provides a snap shot of service information in 24-hour time (e.g. 5am = 05:00, 5pm = 17:00). Information contained in this timetable is subject to change without notice. Please note that timetables do not include minor stops, additional trips for special events, short term changes, holiday timetable changes, real-time information or any disruption alerts.

For the most up-to-date times, use the Trip Planner or Departures on transportsw.info

Real-time planning


You can plan your trip with real-time information using the Trip Planner or Departures on transportsw.info or by downloading travel apps on your smartphone or tablet.

The Trip Planner, Departures and travel apps offer various features:

- favourite your regular trips
- see where your service is on the route
- get estimated pick up and arrival times
- receive service updates
- find nearby stations, stops, wharves and routes
- check accessibility information

Find the latest apps at transportsw.info/apps

Accessible services

All new buses are wheelchair-accessible with low-level floors and space for wheelchairs, prams or strollers. Look for the  symbol in this timetable. Some older buses may not have all the features you need. There will be more accessible services as older buses are replaced.

Who is providing my bus services?

The bus services shown in this timetable are run by Interline Bus Services.

Fares

To travel on public transport in Sydney and surrounding regions, an Opal card is the cheapest and easiest ticket option.

An Opal card is a smartcard you keep and reuse. Add value before you travel and tap on and tap off to pay your fares throughout Sydney, the Blue Mountains, Central Coast, the Hunter and the Illawarra.

Fares are based on:

- the type of Opal card you use
- the distance you travel from tap on to tap off
- the mode of transport you choose
- any Opal benefits such as discounts and capped fares that apply

Find out more about Opal fares and benefits at transportsw.info/opal

Which Opal card is right for you?

Adult - Customers 16 years and over who are not entitled to any concessions and normally pay full fare.

Child/Youth - For customers aged 4-15 (inclusive), or customers 16 years or older who hold a NSW/ACT Senior Secondary Student Concession Card.

Gold Senior/Pensioner - For eligible NSW and interstate seniors, pensioners, war widows/ers and asylum seekers.


Concession - For eligible tertiary students, job seekers, apprentices and trainees.

How to get an Opal card

You can get an Adult and Child/Youth Opal cards over the counter at thousands of Opal retailers that display the Opal sign . To find your nearest retailer visit transportsw.info/opal.

If you are eligible to travel with concession fares you can apply for a Gold Senior/Pensioner or Concession Opal card. Visit transportsw.info/opal for more information.

Explanation of definitions and symbols

	Wheelchair Accessible
V	On school days bus diverts via Harold St to and from Macquarie Fields High School
E	On school days bus diverts to and from Macquarie Fields High School



872**Liverpool to Campbelltown via
Macquarie Fields****B**

Valid from: 20 Dec 2018

Creation date: 17 Dec 2018

NOTE: Information is correct on date of download.

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Interchange, Liverpool	-	-	05:43	06:10	06:51	07:19	07:53	08:22	08:52
Hume Hwy at Holston St, Casula	-	-	05:50	06:17	06:59	07:27	08:03	08:31	09:01
Glenfield Rd near Campbelltown Rd, Glenfield	-	-	05:53	06:20	07:04	07:33	08:08	08:36	09:06
Railway Pde opp Glenfield Station, Glenfield	-	-	06:00	06:27	07:12	07:41	08:16	08:43	09:13
Interline Bus Depot Atchison Rd, Macquarie Fields	-	-	06:03	06:30	07:15	07:44	08:19	08:46	09:16
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	05:15	05:34	06:05	06:33	07:18	07:47	08:22	08:48	09:18
Evelyn St near Eucalyptus Dr, Macquarie Fields	05:19	05:38	06:10	06:38	07:24	07:53	08:28	08:54	09:24
Saywell Rd at Pritchard Rd, Macquarie Fields	05:23	05:42	06:15	06:44	07:30	07:59	08:34	09:00	09:30
Ingleburn Rd after Oxford Rd, Ingleburn	05:30	05:49	06:22	06:52	07:38	08:07	08:42	09:08	09:38
Minto Rd near Ohlfsen Rd, Minto	05:36	05:55	06:29	06:59	07:45	08:15	08:49	09:15	09:45
Brookfield Rd before Ben Lomond Rd, Minto	05:41	06:00	06:34	07:05	07:51	08:21	08:55	09:21	09:51
Townson Av near Jersey Pde, Minto	05:45	06:04	06:38	07:10	07:56	08:26	09:00	09:26	09:56
Parkhill Ave after Burrinjuck St, Leumeah	05:48	06:07	06:41	07:13	07:59	08:29	09:03	09:29	09:59
Leumeah Station	05:52	06:11	06:45	07:18	08:04	08:34	09:07	09:33	10:03
Campbelltown Mall, Hurley St, Campbelltown	05:58	06:17	06:52	07:26	08:12	08:44	09:15	09:41	10:11
Macarthur Square Shopping Centre, Campbelltown	06:03	06:22	06:57	07:31	08:17	08:49	09:20	09:46	10:16
Campbelltown Hospital	06:07	06:26	07:01	07:35	08:21	08:53	09:24	09:50	10:20
Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Interchange, Liverpool	09:22	09:52	10:22	10:52	11:22	11:52	12:22	12:52	13:22
Hume Hwy at Holston St, Casula	09:31	10:01	10:31	11:01	11:31	12:01	12:31	13:01	13:31
Glenfield Rd near Campbelltown Rd, Glenfield	09:36	10:06	10:36	11:06	11:36	12:06	12:36	13:06	13:36
Railway Pde opp Glenfield Station, Glenfield	09:43	10:13	10:43	11:13	11:43	12:13	12:43	13:13	13:43
Interline Bus Depot Atchison Rd, Macquarie Fields	09:46	10:15	10:46	11:16	11:46	12:16	12:46	13:16	13:46
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	09:48	10:18	10:48	11:18	11:48	12:18	12:48	13:18	13:48
Evelyn St near Eucalyptus Dr, Macquarie Fields	09:54	10:24	10:54	11:24	11:54	12:24	12:54	13:24	13:54
Saywell Rd at Pritchard Rd, Macquarie Fields	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00
Ingleburn Rd after Oxford Rd, Ingleburn	10:08	10:38	11:08	11:38	12:08	12:38	13:08	13:38	14:08
Minto Rd near Ohlfsen Rd, Minto	10:15	10:45	11:15	11:45	12:15	12:45	13:15	13:45	14:15
Brookfield Rd before Ben Lomond Rd, Minto	10:21	10:51	11:21	11:51	12:21	12:51	13:21	13:51	14:21
Townson Av near Jersey Pde, Minto	10:26	10:56	11:26	11:56	12:26	12:56	13:26	13:56	14:26
Parkhill Ave after Burrinjuck St, Leumeah	10:29	10:59	11:29	11:59	12:29	12:59	13:29	13:59	14:29
Leumeah Station	10:33	11:03	11:33	12:03	12:33	13:03	13:33	14:03	14:33
Campbelltown Mall, Hurley St, Campbelltown	10:41	11:11	11:41	12:11	12:41	13:11	13:41	14:11	14:41
Macarthur Square Shopping Centre, Campbelltown	10:46	11:16	11:46	12:16	12:46	13:16	13:46	14:16	14:46
Campbelltown Hospital	10:50	11:20	11:50	12:20	12:50	13:20	13:50	14:20	14:50

872**Liverpool to Campbelltown via
Macquarie Fields**

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Interchange, Liverpool	14:00	14:28	14:55	15:26	15:50	16:25	16:55	17:25	17:55
Hume Hwy at Holston St, Casula	14:10	14:38	15:05	15:36	16:02	16:38	17:08	17:38	18:08
Glenfield Rd near Campbelltown Rd, Glenfield	14:15	14:43	15:10	15:41	16:07	16:44	17:14	17:44	18:14
Railway Pde opp Glenfield Station, Glenfield	14:24	14:53	15:20	15:49	16:16	16:53	17:23	17:53	18:23
Interline Bus Depot Atchison Rd, Macquarie Fields	14:27	14:56	15:23	15:52	16:19	16:56	17:26	17:56	18:26
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	14:30	15:00	15:27	15:55	16:22	16:59	17:29	17:59	18:29
Evelyn St near Eucalyptus Dr, Macquarie Fields	14:37	15:06	15:33	16:01	16:28	17:05	17:35	18:05	18:35
Saywell Rd at Pritchard Rd, Macquarie Fields	14:43	15:12	15:39	16:07	16:34	17:11	17:41	18:11	18:41
Ingleburn Rd after Oxford Rd, Ingleburn	14:51	15:20	15:47	16:21	16:50	17:20	17:49	18:19	18:49
Minto Rd near Ohlfsen Rd, Minto	14:58	15:28	15:55	16:29	16:58	17:28	17:57	18:26	18:56
Brookfield Rd before Ben Lomond Rd, Minto	15:04	15:34	16:01	16:35	17:04	17:34	18:03	18:32	19:01
Townson Av near Jersey Pde, Minto	15:09	15:39	16:06	16:40	17:10	17:39	18:08	18:37	19:05
Parkhill Ave after Burrinjuck St, Leumeah	15:12	15:43	16:10	16:44	17:13	17:43	18:11	18:40	19:08
Leumeah Station	15:16	15:47	16:14	16:48	17:17	17:47	18:15	18:44	19:12
Campbelltown Mall, Hurley St, Campbelltown	15:24	15:55	16:22	16:56	17:25	17:55	18:23	18:51	19:19
Macarthur Square Shopping Centre, Campbelltown	15:29	16:00	16:27	17:01	17:30	18:00	18:28	18:56	19:24
Campbelltown Hospital	15:33	16:04	-	17:05	17:34	18:04	18:32	19:00	19:28
Monday to Friday	♿	♿	♿	♿	♿				
Liverpool Interchange, Liverpool	18:25	18:57	20:00	21:05	22:00				
Hume Hwy at Holston St, Casula	18:37	19:07	20:08	21:13	22:08				
Glenfield Rd near Campbelltown Rd, Glenfield	18:42	19:12	20:13	21:17	22:12				
Railway Pde opp Glenfield Station, Glenfield	18:49	19:19	20:19	21:23	22:18				
Interline Bus Depot Atchison Rd, Macquarie Fields	18:52	19:22	20:21	21:25	-				
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	18:55	19:24	20:23	21:27	-				
Evelyn St near Eucalyptus Dr, Macquarie Fields	19:01	19:30	20:29	21:33	-				
Saywell Rd at Pritchard Rd, Macquarie Fields	19:07	19:36	20:34	21:38	-				
Ingleburn Rd after Oxford Rd, Ingleburn	19:14	19:43	20:41	21:45	-				
Minto Rd near Ohlfsen Rd, Minto	19:21	19:50	20:48	21:51	-				
Brookfield Rd before Ben Lomond Rd, Minto	19:26	19:55	20:53	21:56	-				
Townson Av near Jersey Pde, Minto	19:30	19:59	20:57	22:00	-				
Parkhill Ave after Burrinjuck St, Leumeah	19:33	20:02	21:00	22:03	-				
Leumeah Station	19:37	20:06	21:04	22:07	-				
Campbelltown Mall, Hurley St, Campbelltown	19:44	20:13	21:10	22:13	-				
Macarthur Square Shopping Centre, Campbelltown	19:49	20:18	21:14	22:17	-				
Campbelltown Hospital	19:53	20:22	21:18	22:21	-				
Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Interchange, Liverpool	-	-	06:39	-	07:35	08:05	08:35	09:05	09:35
Hume Hwy at Holston St, Casula	-	-	06:47	-	07:44	08:14	08:44	09:14	09:44
Glenfield Rd near Campbelltown Rd, Glenfield	-	-	06:52	-	07:49	08:19	08:49	09:19	09:49
Railway Pde opp Glenfield Station, Glenfield	-	-	06:58	-	07:56	08:26	08:56	09:26	09:56
Interline Bus Depot Atchison Rd, Macquarie Fields	-	-	07:00	-	07:59	08:29	08:59	09:29	09:59
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	06:18	06:43	07:02	07:33	08:01	08:31	09:01	09:31	10:01
Evelyn St near Eucalyptus Dr, Macquarie Fields	06:23	06:48	07:08	07:39	08:07	08:37	09:07	09:37	10:07
Saywell Rd at Pritchard Rd, Macquarie Fields	06:28	06:53	07:14	07:45	08:13	08:43	09:13	09:43	10:13
Ingleburn Rd after Oxford Rd, Ingleburn	06:35	07:00	07:22	07:53	08:21	08:51	09:21	09:51	10:21
Minto Rd near Ohlfsen Rd, Minto	06:41	07:06	07:29	08:00	08:28	08:58	09:28	09:58	10:28
Brookfield Rd before Ben Lomond Rd, Minto	06:45	07:10	07:34	08:05	08:34	09:04	09:34	10:04	10:34
Townson Av near Jersey Pde, Minto	06:49	07:14	07:38	08:09	08:39	09:09	09:39	10:09	10:39
Parkhill Ave after Burrinjuck St, Leumeah	06:52	07:17	07:41	08:12	08:42	09:12	09:42	10:12	10:42
Leumeah Station	06:56	07:21	07:45	08:16	08:46	09:16	09:46	10:16	10:46
Campbelltown Mall, Hurley St, Campbelltown	07:03	07:28	07:52	08:24	08:54	09:24	09:54	10:24	10:54
Macarthur Square Shopping Centre, Campbelltown	07:08	07:33	07:57	08:29	08:59	09:29	09:59	10:29	10:59
Campbelltown Hospital	07:12	07:37	08:01	08:33	09:03	09:33	10:03	10:33	11:03

872**Liverpool to Campbelltown via
Macquarie Fields**

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Interchange, Liverpool	10:05	10:35	11:05	11:35	12:05	12:35	13:05	13:35	14:05
Hume Hwy at Holston St, Casula	10:14	10:44	11:14	11:44	12:14	12:44	13:14	13:44	14:14
Glenfield Rd near Campbelltown Rd, Glenfield	10:19	10:49	11:19	11:49	12:19	12:49	13:19	13:49	14:19
Railway Pde opp Glenfield Station, Glenfield	10:26	10:56	11:26	11:56	12:26	12:56	13:26	13:56	14:26
Interline Bus Depot Atchison Rd, Macquarie Fields	10:29	10:59	11:29	11:59	12:29	12:59	13:29	13:59	14:29
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	10:31	11:01	11:31	12:01	12:31	13:01	13:31	14:01	14:31
Evelyn St near Eucalyptus Dr, Macquarie Fields	10:37	11:07	11:37	12:07	12:37	13:07	13:37	14:07	14:37
Saywell Rd at Pritchard Rd, Macquarie Fields	10:43	11:13	11:43	12:13	12:43	13:13	13:43	14:13	14:43
Ingleburn Rd after Oxford Rd, Ingleburn	10:51	11:21	11:51	12:21	12:51	13:21	13:51	14:21	14:51
Minto Rd near Ohlfsen Rd, Minto	10:58	11:28	11:58	12:28	12:58	13:28	13:58	14:28	14:58
Brookfield Rd before Ben Lomond Rd, Minto	11:04	11:34	12:04	12:34	13:04	13:34	14:04	14:34	15:04
Townson Av near Jersey Pde, Minto	11:09	11:39	12:09	12:39	13:09	13:39	14:09	14:39	15:09
Parkhill Ave after Burrinjuck St, Leumeah	11:12	11:42	12:12	12:42	13:12	13:42	14:12	14:42	15:12
Leumeah Station	11:16	11:46	12:16	12:46	13:16	13:46	14:16	14:46	15:16
Campbelltown Mall, Hurley St, Campbelltown	11:24	11:54	12:24	12:54	13:24	13:54	14:24	14:54	15:24
Macarthur Square Shopping Centre, Campbelltown	11:29	11:59	12:29	12:59	13:29	13:59	14:29	14:59	15:29
Campbelltown Hospital	11:33	12:03	12:33	13:03	13:33	14:03	14:33	15:03	15:33
Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Liverpool Interchange, Liverpool	14:35	15:05	15:35	16:05	16:35	17:05	17:35	18:05	18:43
Hume Hwy at Holston St, Casula	14:44	15:14	15:44	16:14	16:44	17:14	17:44	18:14	18:51
Glenfield Rd near Campbelltown Rd, Glenfield	14:49	15:19	15:49	16:19	16:49	17:19	17:49	18:19	18:56
Railway Pde opp Glenfield Station, Glenfield	14:56	15:26	15:56	16:26	16:56	17:26	17:56	18:26	19:02
Interline Bus Depot Atchison Rd, Macquarie Fields	14:59	15:29	15:59	16:29	16:59	17:29	17:59	18:29	-
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	15:01	15:31	16:01	16:31	17:01	17:31	18:01	18:31	-
Evelyn St near Eucalyptus Dr, Macquarie Fields	15:07	15:37	16:07	16:37	17:07	17:37	18:07	18:37	-
Saywell Rd at Pritchard Rd, Macquarie Fields	15:13	15:43	16:13	16:43	17:13	17:43	18:13	18:42	-
Ingleburn Rd after Oxford Rd, Ingleburn	15:21	15:51	16:21	16:51	17:21	17:51	18:21	18:50	-
Minto Rd near Ohlfsen Rd, Minto	15:28	15:58	16:28	16:58	17:28	17:58	18:28	18:57	-
Brookfield Rd before Ben Lomond Rd, Minto	15:34	16:04	16:34	17:04	17:34	18:04	18:33	19:02	-
Townson Av near Jersey Pde, Minto	15:39	16:09	16:39	17:09	17:39	18:09	18:37	19:06	-
Parkhill Ave after Burrinjuck St, Leumeah	15:42	16:12	16:42	17:12	17:42	18:12	18:40	19:09	-
Leumeah Station	15:46	16:16	16:46	17:16	17:46	18:16	18:44	19:13	-
Campbelltown Mall, Hurley St, Campbelltown	15:54	16:24	16:54	17:24	17:54	18:23	18:51	19:20	-
Macarthur Square Shopping Centre, Campbelltown	15:59	16:29	16:59	17:29	17:59	18:28	18:56	19:25	-
Campbelltown Hospital	16:03	16:33	17:03	17:33	18:03	18:32	19:00	19:29	-
Saturday	♿	♿	♿	♿	♿				
Liverpool Interchange, Liverpool	19:05	19:40	20:05	21:05	22:00				
Hume Hwy at Holston St, Casula	19:13	19:48	20:13	21:13	22:08				
Glenfield Rd near Campbelltown Rd, Glenfield	19:18	19:53	20:18	21:17	22:12				
Railway Pde opp Glenfield Station, Glenfield	19:24	19:59	20:24	21:23	22:18				
Interline Bus Depot Atchison Rd, Macquarie Fields	19:26	-	20:26	21:25	-				
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	19:28	-	20:28	21:27	-				
Evelyn St near Eucalyptus Dr, Macquarie Fields	19:34	-	20:34	21:33	-				
Saywell Rd at Pritchard Rd, Macquarie Fields	19:39	-	20:39	21:38	-				
Ingleburn Rd after Oxford Rd, Ingleburn	19:48	-	20:48	21:48	-				
Minto Rd near Ohlfsen Rd, Minto	19:55	-	20:55	21:54	-				
Brookfield Rd before Ben Lomond Rd, Minto	20:00	-	21:00	21:59	-				
Townson Av near Jersey Pde, Minto	20:04	-	21:04	22:02	-				
Parkhill Ave after Burrinjuck St, Leumeah	20:07	-	21:07	22:05	-				
Leumeah Station	20:11	-	21:11	22:09	-				
Campbelltown Mall, Hurley St, Campbelltown	20:18	-	21:17	22:15	-				
Macarthur Square Shopping Centre, Campbelltown	20:23	-	21:21	22:19	-				
Campbelltown Hospital	20:27	-	21:25	22:23	-				

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Macquarie Fields**

Sunday & Public Holidays									
Liverpool Interchange, Liverpool	06:30	07:22	08:25	09:25	10:25	11:25	12:25	13:25	14:25
Hume Hwy at Holston St, Casula	06:37	07:29	08:33	09:33	10:33	11:33	12:33	13:33	14:33
Glenfield Rd near Campbelltown Rd, Glenfield	06:41	07:33	08:38	09:38	10:38	11:38	12:38	13:38	14:38
Railway Pde opp Glenfield Station, Glenfield	06:47	07:39	08:44	09:44	10:44	11:44	12:44	13:44	14:44
Interline Bus Depot Atchison Rd, Macquarie Fields	06:49	07:41	08:46	09:46	10:46	11:46	12:46	13:46	14:46
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	06:51	07:43	08:48	09:48	10:48	11:48	12:48	13:48	14:48
Evelyn St near Eucalyptus Dr, Macquarie Fields	06:56	07:48	08:54	09:54	10:54	11:54	12:54	13:54	14:54
Saywell Rd at Pritchard Rd, Macquarie Fields	07:01	07:53	08:59	09:59	10:59	11:59	12:59	13:59	14:59
Ingleburn Rd after Oxford Rd, Ingleburn	07:08	08:01	09:07	10:07	11:07	12:07	13:07	14:07	15:07
Minto Rd near Ohlfsen Rd, Minto	07:15	08:08	09:14	10:14	11:14	12:14	13:14	14:14	15:14
Brookfield Rd before Ben Lomond Rd, Minto	07:20	08:13	09:19	10:19	11:19	12:19	13:19	14:19	15:19
Townson Av near Jersey Pde, Minto	07:24	08:17	09:23	10:23	11:23	12:23	13:23	14:23	15:23
Parkhill Ave after Burrinjuck St, Leumeah	07:27	08:20	09:26	10:26	11:26	12:26	13:26	14:26	15:26
Leumeah Station	07:31	08:24	09:30	10:30	11:30	12:30	13:30	14:30	15:30
Campbelltown Mall, Hurley St, Campbelltown	07:37	08:31	09:37	10:37	11:37	12:37	13:37	14:37	15:37
Macarthur Square Shopping Centre, Campbelltown	07:42	08:36	09:42	10:42	11:42	12:42	13:42	14:42	15:42
Campbelltown Hospital	07:46	08:40	09:46	10:46	11:46	12:46	13:46	14:46	15:46
Sunday & Public Holidays									
Liverpool Interchange, Liverpool	15:25	16:25	17:25	18:25	19:25	20:25	21:30		
Hume Hwy at Holston St, Casula	15:33	16:33	17:33	18:33	19:32	20:32	21:37		
Glenfield Rd near Campbelltown Rd, Glenfield	15:38	16:38	17:38	18:37	19:36	20:36	21:41		
Railway Pde opp Glenfield Station, Glenfield	15:44	16:44	17:44	18:43	19:43	20:43	21:46		
Interline Bus Depot Atchison Rd, Macquarie Fields	15:46	16:46	17:46	18:45	19:45	20:45	-		
Macquarie Fields TAFE Campus, Victoria Rd, Macquarie Fields	15:48	16:48	17:48	18:47	19:47	20:47	-		
Evelyn St near Eucalyptus Dr, Macquarie Fields	15:54	16:54	17:54	18:52	19:52	20:52	-		
Saywell Rd at Pritchard Rd, Macquarie Fields	15:59	16:59	17:59	18:57	19:57	20:57	-		
Ingleburn Rd after Oxford Rd, Ingleburn	16:07	17:07	18:07	19:04	20:04	21:04	-		
Minto Rd near Ohlfsen Rd, Minto	16:14	17:14	18:14	19:10	20:10	21:10	-		
Brookfield Rd before Ben Lomond Rd, Minto	16:19	17:19	18:19	19:14	20:14	21:14	-		
Townson Av near Jersey Pde, Minto	16:23	17:23	18:23	19:18	20:18	21:18	-		
Parkhill Ave after Burrinjuck St, Leumeah	16:26	17:26	18:26	19:21	20:21	21:21	-		
Leumeah Station	16:30	17:30	18:30	19:25	20:25	21:25	-		
Campbelltown Mall, Hurley St, Campbelltown	16:37	17:37	18:36	19:31	20:31	21:31	-		
Macarthur Square Shopping Centre, Campbelltown	16:42	17:42	18:41	19:35	20:35	21:35	-		
Campbelltown Hospital	16:46	17:46	18:45	19:39	20:38	21:38	-		

872**Campbelltown to Liverpool via Macquarie Fields**

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	-	-	-	-	06:13	06:31	07:11	07:40	-
Macarthur Square Shopping Centre, Campbelltown	-	-	-	-	06:17	06:35	07:16	07:45	-
Hurley St opp Campbelltown Mall, Campbelltown	-	-	-	-	06:22	06:40	07:21	07:50	-
Leumeah Station	ARR	-	-	-	06:28	06:46	07:28	07:58	-
Leumeah Station	DEP	-	-	-	06:28	06:46	07:28	07:58	-
Parkhill Ave before Burrinjuck St, Leumeah	-	-	05:43	06:06	06:33	06:51	07:33	08:03	-
Townson Ave after Westmoreland Rd, Minto	-	-	05:45	06:08	06:36	06:55	07:37	08:07	-
Brookfield Rd before Pembroke Rd, Minto	-	-	05:48	06:11	06:41	07:00	07:42	08:13	-
Ohlfsen Rd opp Longhurst Rd, Minto	-	-	05:52	06:15	06:46	07:06	07:48	08:19	-
Ingleburn Station	ARR	-	-	05:59	06:22	06:53	07:14	07:56	-
Ingleburn Station	DEP	-	-	05:59	06:22	06:53	07:14	07:56	08:27
Macquarie Fields High School, School Grounds, Macquarie Fields	-	-	-	-	-	-	-	-	08:42
Saywell Rd opp Pritchard Rd, Macquarie Fields	-	05:28	06:05	06:29	07:00	07:21	08:03	08:34	08:54
Evelyn St near Eucalyptus Dr, Macquarie Fields	-	05:32	06:11	06:35	07:06	07:27	08:09	08:40	09:00
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	-	05:36	06:17	06:41	07:12	07:34	08:15	08:46	09:06
Interline Bus Depot Atchison Rd, Macquarie Fields	-	05:38	06:19	06:43	07:15	07:37	08:18	08:49	09:08
Glenfield Station, Railway Pde, Glenfield	05:24	05:41	06:23	06:47	07:18	07:41	08:21	08:52	09:12
Glenfield Rd near Campbelltown Rd, Glenfield	05:30	05:47	06:30	06:54	07:26	07:51	08:29	08:59	09:19
Hume Hwy after Graham Ave, Casula	05:35	05:52	06:35	06:59	07:31	07:59	08:34	09:04	09:24
Liverpool Interchange, Liverpool	05:43	06:01	06:45	07:11	07:44	08:15	08:53	09:21	09:37
Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	08:25	09:05	09:35	10:05	10:35	11:05	11:35	12:05	12:35
Macarthur Square Shopping Centre, Campbelltown	08:30	09:10	09:40	10:10	10:40	11:10	11:40	12:10	12:40
Hurley St opp Campbelltown Mall, Campbelltown	08:35	09:15	09:45	10:15	10:45	11:15	11:45	12:15	12:45
Leumeah Station	ARR	08:43	09:23	09:53	10:23	10:53	11:23	11:53	12:23
Leumeah Station	DEP	08:43	09:23	09:53	10:23	10:53	11:23	11:53	12:23
Parkhill Ave before Burrinjuck St, Leumeah	08:48	09:28	09:58	10:28	10:58	11:28	11:58	12:28	12:58
Townson Ave after Westmoreland Rd, Minto	08:52	09:31	10:01	10:31	11:01	11:31	12:01	12:31	13:01
Brookfield Rd before Pembroke Rd, Minto	08:58	09:36	10:06	10:36	11:06	11:36	12:06	12:36	13:06
Ohlfsen Rd opp Longhurst Rd, Minto	09:04	09:41	10:11	10:41	11:11	11:41	12:11	12:41	13:11
Ingleburn Station	ARR	09:11	09:48	10:18	10:48	11:18	11:48	12:18	12:48
Ingleburn Station	DEP	09:11	09:48	10:18	10:48	11:18	11:48	12:18	12:48
Saywell Rd opp Pritchard Rd, Macquarie Fields	09:18	09:54	10:24	10:54	11:24	11:54	12:24	12:54	13:24
Evelyn St near Eucalyptus Dr, Macquarie Fields	09:24	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	09:30	10:06	10:36	11:06	11:36	12:06	12:36	13:06	13:36
Interline Bus Depot Atchison Rd, Macquarie Fields	09:33	10:09	10:39	11:09	11:39	12:09	12:39	13:09	13:39
Glenfield Station, Railway Pde, Glenfield	09:36	10:12	10:42	11:12	11:42	12:12	12:42	13:12	13:42
Glenfield Rd near Campbelltown Rd, Glenfield	09:43	10:19	10:49	11:19	11:49	12:19	12:49	13:19	13:49
Hume Hwy after Graham Ave, Casula	09:48	10:24	10:54	11:24	11:54	12:24	12:54	13:24	13:54
Liverpool Interchange, Liverpool	09:58	10:34	11:04	11:34	12:04	12:34	13:04	13:34	14:04

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Macquarie Fields**

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	13:05	13:35	14:05	14:35	15:00	15:40	16:13	16:45	17:13
Macarthur Square Shopping Centre, Campbelltown	13:10	13:40	14:10	14:40	15:05	15:45	16:18	16:50	17:18
Hurley St opp Campbelltown Mall, Campbelltown	13:15	13:45	14:15	14:45	15:10	15:50	16:23	16:55	17:23
Leumeah Station	ARR 13:23	13:53	14:23	14:53	15:18	15:58	16:31	17:03	17:31
Leumeah Station	DEP 13:23	13:53	14:23	14:55	15:18	15:58	16:31	17:03	17:31
Parkhill Ave before Burrinjuck St, Leumeah	13:28	13:58	14:28	15:00	15:23	16:03	16:36	17:08	17:36
Townson Ave after Westmoreland Rd, Minto	13:31	14:01	14:31	15:04	15:27	16:07	16:40	17:12	17:40
Brookfield Rd before Pembroke Rd, Minto	13:36	14:06	14:36	15:09	15:32	16:12	16:45	17:17	17:45
Ohlfsen Rd opp Longhurst Rd, Minto	13:41	14:11	14:41	15:15	15:38	16:18	16:51	17:23	17:50
Ingleburn Station	ARR 13:48	14:18	14:48	15:23	15:46	16:26	16:59	17:31	17:58
Ingleburn Station	DEP 13:48	14:18	14:48	15:26	15:46	16:26	16:59	17:31	17:58
Saywell Rd opp Pritchard Rd, Macquarie Fields	13:54	14:25	14:54	15:33	15:53	16:33	17:06	17:38	18:05
Evelyn St near Eucalyptus Dr, Macquarie Fields	14:00	14:31	15:00	15:40	15:59	16:39	17:12	17:44	18:11
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	14:06	14:38	15:06	15:47	16:05	16:45	17:18	17:50	18:17
Interline Bus Depot Atchison Rd, Macquarie Fields	14:09	14:41	15:09	15:49	16:08	16:48	17:21	17:53	18:20
Glenfield Station, Railway Pde, Glenfield	14:12	14:44	15:12	15:54	16:11	16:51	17:24	17:56	18:23
Glenfield Rd near Campbelltown Rd, Glenfield	14:19	14:51	15:19	16:02	16:19	16:59	17:31	18:03	18:30
Hume Hwy after Graham Ave, Casula	14:24	14:56	15:24	16:07	16:24	17:04	17:36	18:08	18:35
Liverpool Interchange, Liverpool	14:34	15:06	15:34	16:17	16:34	17:14	17:46	18:18	18:44

Monday to Friday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	17:45	18:20	18:40	19:10	19:35	20:00	20:30	21:34	22:30
Macarthur Square Shopping Centre, Campbelltown	17:50	18:25	18:44	19:14	19:39	20:04	20:34	21:37	22:33
Hurley St opp Campbelltown Mall, Campbelltown	17:55	18:30	18:49	19:18	19:43	20:08	20:38	21:41	22:37
Leumeah Station	ARR 18:03	18:38	18:55	19:25	19:50	20:15	20:45	21:47	22:43
Leumeah Station	DEP 18:03	18:38	18:55	19:25	19:50	20:15	20:45	21:47	22:43
Parkhill Ave before Burrinjuck St, Leumeah	18:08	18:43	18:59	19:29	19:54	20:19	20:49	21:50	22:46
Townson Ave after Westmoreland Rd, Minto	18:12	18:47	19:02	19:32	19:57	20:22	20:52	21:53	22:49
Brookfield Rd before Pembroke Rd, Minto	18:17	18:52	19:06	19:36	20:01	20:26	20:56	21:56	22:52
Ohlfsen Rd opp Longhurst Rd, Minto	18:22	18:57	19:11	19:41	20:06	20:31	21:01	22:00	22:56
Ingleburn Station	ARR 18:29	19:04	19:18	19:48	20:13	20:38	21:08	22:06	23:02
Ingleburn Station	DEP 18:29	19:04	19:18	19:48	20:13	20:38	21:08	22:06	23:02
Saywell Rd opp Pritchard Rd, Macquarie Fields	18:35	19:10	19:23	19:53	20:18	20:43	21:13	22:11	23:07
Evelyn St near Eucalyptus Dr, Macquarie Fields	18:41	19:16	19:29	19:59	20:24	20:49	21:19	22:16	23:12
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	18:47	19:21	19:34	20:04	20:29	20:54	21:24	22:21	23:17
Interline Bus Depot Atchison Rd, Macquarie Fields	18:50	19:23	19:36	-	20:31	-	21:26	-	-
Glenfield Station, Railway Pde, Glenfield	18:53	19:26	19:41	-	20:34	-	21:29	-	-
Glenfield Rd near Campbelltown Rd, Glenfield	19:00	19:32	-	-	20:40	-	21:35	-	-
Hume Hwy after Graham Ave, Casula	19:05	19:37	-	-	20:45	-	21:39	-	-
Liverpool Interchange, Liverpool	19:14	19:46	-	-	20:54	-	21:48	-	-

872**Campbelltown to Liverpool via
Macquarie Fields****B**

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	-	-	06:52	07:21	07:48	08:16	08:46	09:16	09:46
Macarthur Square Shopping Centre, Campbelltown	-	-	06:56	07:25	07:52	08:21	08:51	09:21	09:51
Hurley St opp Campbelltown Mall, Campbelltown	-	-	07:01	07:29	07:57	08:26	08:56	09:26	09:56
Leumeah Station	ARR	-	07:07	07:36	08:04	08:34	09:04	09:34	10:04
Leumeah Station	DEP	-	07:07	07:36	08:04	08:34	09:04	09:34	10:04
Parkhill Ave before Burrinjuck St, Leumeah	-	06:26	07:11	07:40	08:08	08:38	09:08	09:38	10:08
Townson Ave after Westmoreland Rd, Minto	-	06:29	07:14	07:43	08:11	08:42	09:12	09:42	10:12
Brookfield Rd before Pembroke Rd, Minto	-	06:33	07:18	07:47	08:16	08:47	09:17	09:47	10:17
Ohlfsen Rd opp Longhurst Rd, Minto	-	06:38	07:23	07:52	08:21	08:52	09:22	09:52	10:22
Ingleburn Station	ARR	-	06:45	07:30	07:59	08:28	08:59	09:29	09:59
Ingleburn Station	DEP	-	06:45	07:30	07:59	08:28	08:59	09:29	09:59
Saywell Rd opp Pritchard Rd, Macquarie Fields	05:49	06:50	07:35	08:04	08:34	09:05	09:35	10:05	10:35
Evelyn St near Eucalyptus Dr, Macquarie Fields	05:54	06:56	07:41	08:10	08:40	09:11	09:41	10:11	10:41
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	05:58	07:01	07:46	08:15	08:46	09:17	09:47	10:17	10:47
Interline Bus Depot Atchison Rd, Macquarie Fields	05:59	07:03	07:48	08:17	08:49	09:20	09:50	10:20	10:50
Glenfield Station, Railway Pde, Glenfield	06:02	07:06	07:51	08:20	08:52	09:23	09:53	10:23	10:53
Glenfield Rd near Campbelltown Rd, Glenfield	06:08	07:12	07:57	08:27	08:59	09:30	10:00	10:30	11:00
Hume Hwy after Graham Ave, Casula	06:13	07:17	08:01	08:32	09:04	09:35	10:05	10:35	11:05
Liverpool Interchange, Liverpool	06:22	07:25	08:10	08:42	09:14	09:45	10:15	10:45	11:15

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	10:16	10:46	11:16	11:46	12:16	12:46	13:16	13:46	14:11
Macarthur Square Shopping Centre, Campbelltown	10:21	10:51	11:21	11:51	12:21	12:51	13:21	13:51	14:16
Hurley St opp Campbelltown Mall, Campbelltown	10:26	10:56	11:26	11:56	12:26	12:56	13:26	13:56	14:21
Leumeah Station	ARR	10:34	11:04	11:34	12:04	12:34	13:04	13:34	14:04
Leumeah Station	DEP	10:34	11:04	11:34	12:04	12:34	13:04	13:34	14:04
Parkhill Ave before Burrinjuck St, Leumeah	10:38	11:08	11:38	12:08	12:38	13:08	13:38	14:08	14:33
Townson Ave after Westmoreland Rd, Minto	10:42	11:12	11:42	12:12	12:42	13:12	13:42	14:12	14:37
Brookfield Rd before Pembroke Rd, Minto	10:47	11:17	11:47	12:17	12:47	13:17	13:47	14:17	14:42
Ohlfsen Rd opp Longhurst Rd, Minto	10:52	11:22	11:52	12:22	12:52	13:22	13:52	14:22	14:47
Ingleburn Station	ARR	10:59	11:29	11:59	12:29	12:59	13:29	13:59	14:29
Ingleburn Station	DEP	10:59	11:29	11:59	12:29	12:59	13:29	13:59	14:29
Saywell Rd opp Pritchard Rd, Macquarie Fields	11:05	11:35	12:05	12:35	13:05	13:35	14:05	14:35	15:00
Evelyn St near Eucalyptus Dr, Macquarie Fields	11:11	11:41	12:11	12:41	13:11	13:41	14:11	14:41	15:06
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	11:17	11:47	12:17	12:47	13:17	13:47	14:17	14:47	15:12
Interline Bus Depot Atchison Rd, Macquarie Fields	11:20	11:50	12:20	12:50	13:20	13:50	14:20	14:50	15:15
Glenfield Station, Railway Pde, Glenfield	11:23	11:53	12:23	12:53	13:23	13:53	14:23	14:53	15:18
Glenfield Rd near Campbelltown Rd, Glenfield	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:25
Hume Hwy after Graham Ave, Casula	11:35	12:05	12:35	13:05	13:35	14:05	14:35	15:05	15:30
Liverpool Interchange, Liverpool	11:45	12:15	12:45	13:15	13:45	14:15	14:45	15:15	15:40

872**Campbelltown to Liverpool via
Macquarie Fields**

Saturday	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	14:46	15:16	15:46	16:16	16:46	17:16	17:46	18:16	18:46
Macarthur Square Shopping Centre, Campbelltown	14:51	15:21	15:51	16:21	16:51	17:21	17:51	18:21	18:51
Hurley St opp Campbelltown Mall, Campbelltown	14:56	15:26	15:56	16:26	16:56	17:26	17:56	18:26	18:56
Leumeah Station	ARR 15:04	15:34	16:04	16:34	17:04	17:34	18:04	18:34	19:03
Leumeah Station	DEP 15:04	15:34	16:04	16:34	17:04	17:34	18:04	18:34	19:03
Parkhill Ave before Burrinjuck St, Leumeah	15:08	15:38	16:08	16:38	17:08	17:39	18:08	18:38	19:07
Townson Ave after Westmoreland Rd, Minto	15:12	15:42	16:12	16:42	17:12	17:42	18:11	18:41	19:10
Brookfield Rd before Pembroke Rd, Minto	15:17	15:47	16:17	16:47	17:17	17:47	18:15	18:45	19:14
Ohlfsen Rd opp Longhurst Rd, Minto	15:22	15:52	16:22	16:52	17:22	17:52	18:20	18:50	19:19
Ingleburn Station	ARR 15:29	15:59	16:29	16:59	17:29	17:59	18:27	18:57	19:26
Ingleburn Station	DEP 15:29	15:59	16:29	16:59	17:29	17:59	18:27	18:57	19:26
Saywell Rd opp Pritchard Rd, Macquarie Fields	15:35	16:05	16:35	17:05	17:35	18:05	18:32	19:02	19:31
Evelyn St near Eucalyptus Dr, Macquarie Fields	15:41	16:11	16:41	17:11	17:41	18:11	18:38	19:08	19:37
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	15:47	16:17	16:47	17:17	17:47	18:16	18:43	19:13	19:42
Interline Bus Depot Atchison Rd, Macquarie Fields	15:50	16:20	16:50	17:20	17:50	18:18	18:45	19:15	19:44
Glenfield Station, Railway Pde, Glenfield	15:53	16:23	16:53	17:23	17:53	18:21	18:48	19:18	19:47
Glenfield Rd near Campbelltown Rd, Glenfield	16:00	16:30	17:00	17:30	18:00	18:27	-	19:24	19:53
Hume Hwy after Graham Ave, Casula	16:05	16:35	17:05	17:35	18:05	18:32	-	19:29	19:57
Liverpool Interchange, Liverpool	16:15	16:45	17:15	17:45	18:15	18:41	-	19:38	20:06

Saturday	♿	♿	♿	♿	♿
Campbelltown Hospital	19:20	19:40	20:40	21:35	22:35
Macarthur Square Shopping Centre, Campbelltown	19:24	19:44	20:44	21:39	22:39
Hurley St opp Campbelltown Mall, Campbelltown	19:28	19:48	20:48	21:43	22:43
Leumeah Station	ARR 19:35	19:55	20:55	21:50	22:50
Leumeah Station	DEP 19:35	19:55	20:55	21:50	22:50
Parkhill Ave before Burrinjuck St, Leumeah	19:39	19:59	20:59	21:53	22:53
Townson Ave after Westmoreland Rd, Minto	19:42	20:02	21:02	21:56	22:56
Brookfield Rd before Pembroke Rd, Minto	19:46	20:06	21:06	22:00	23:00
Ohlfsen Rd opp Longhurst Rd, Minto	19:51	20:11	21:11	22:04	23:04
Ingleburn Station	ARR 19:58	20:18	21:18	22:10	23:10
Ingleburn Station	DEP 19:58	20:18	21:18	22:10	23:10
Saywell Rd opp Pritchard Rd, Macquarie Fields	20:03	20:23	21:23	22:15	23:15
Evelyn St near Eucalyptus Dr, Macquarie Fields	20:09	20:29	21:29	22:20	23:20
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	20:14	20:34	21:34	22:25	23:25
Interline Bus Depot Atchison Rd, Macquarie Fields	-	20:36	21:36	-	-
Glenfield Station, Railway Pde, Glenfield	-	20:39	21:39	-	-
Glenfield Rd near Campbelltown Rd, Glenfield	-	20:45	21:45	-	-
Hume Hwy after Graham Ave, Casula	-	20:49	21:49	-	-
Liverpool Interchange, Liverpool	-	20:58	21:58	-	-

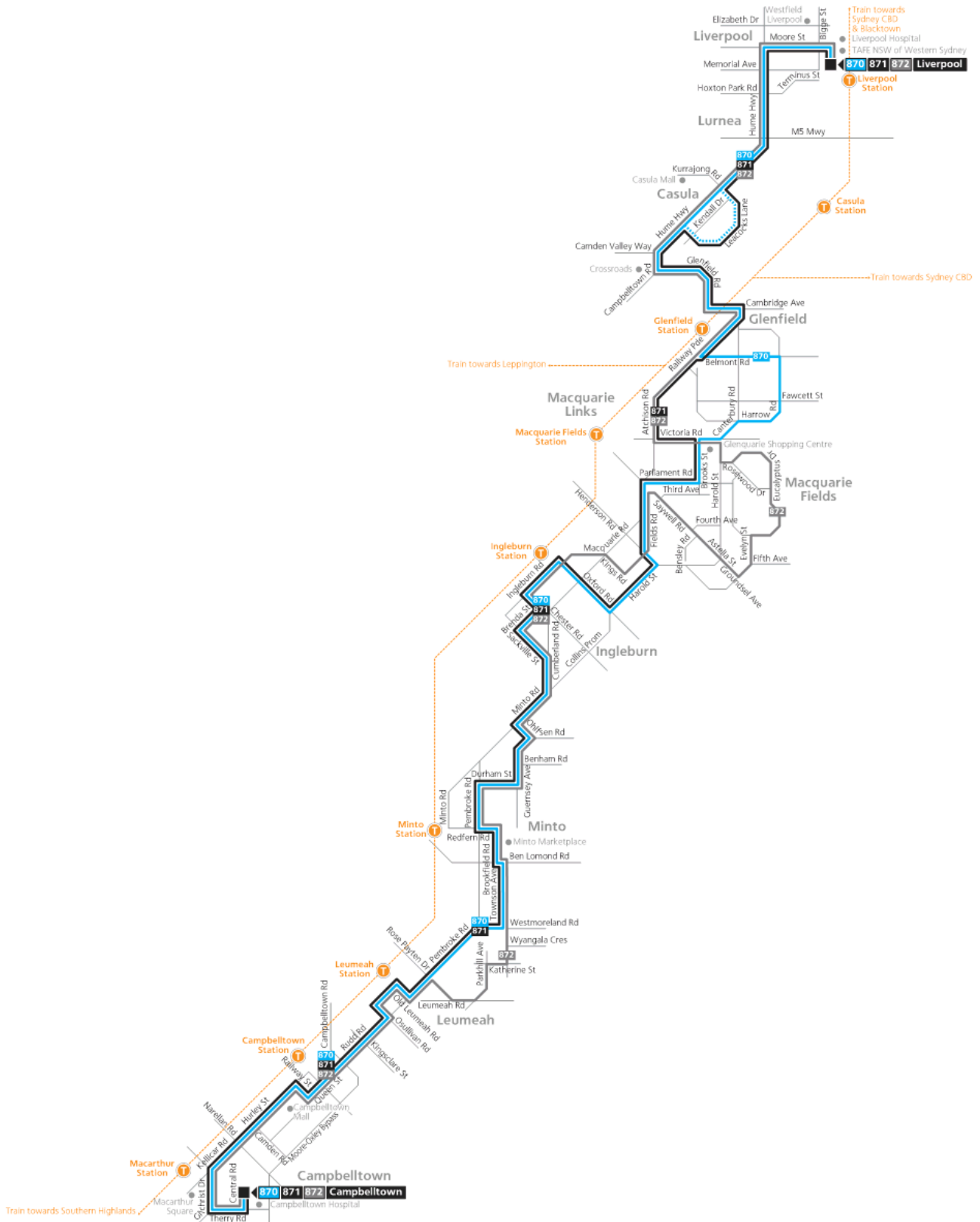
872**Campbelltown to Liverpool via
Macquarie Fields****B**

Sunday & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	-	-	-	07:23	08:21	09:21	10:21	11:21	12:21
Macarthur Square Shopping Centre, Campbelltown	-	-	-	07:27	08:25	09:25	10:25	11:25	12:25
Hurley St opp Campbelltown Mall, Campbelltown	-	-	-	07:31	08:30	09:30	10:30	11:30	12:30
Leumeah Station	ARR	-	-	07:37	08:37	09:37	10:37	11:37	12:37
Leumeah Station	DEP	-	-	07:37	08:37	09:37	10:37	11:37	12:37
Parkhill Ave before Burrinjuck St, Leumeah	-	-	-	07:41	08:41	09:41	10:41	11:41	12:41
Townson Ave after Westmoreland Rd, Minto	-	-	06:45	07:44	08:44	09:44	10:44	11:44	12:44
Brookfield Rd before Pembroke Rd, Minto	-	-	06:49	07:48	08:48	09:48	10:48	11:48	12:48
Ohlfsen Rd opp Longhurst Rd, Minto	-	-	06:53	07:52	08:53	09:53	10:53	11:53	12:53
Ingleburn Station	ARR	-	-	07:00	07:59	09:00	10:00	11:00	12:00
Ingleburn Station	DEP	-	-	07:00	07:59	09:00	10:00	11:00	12:00
Saywell Rd opp Pritchard Rd, Macquarie Fields	-	-	07:05	08:04	09:05	10:05	11:05	12:05	13:05
Evelyn St near Eucalyptus Dr, Macquarie Fields	-	-	07:11	08:10	09:11	10:11	11:11	12:11	13:11
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	-	-	07:16	08:15	09:16	10:16	11:16	12:16	13:16
Interline Bus Depot Atchison Rd, Macquarie Fields	-	-	07:18	08:17	09:18	10:18	11:18	12:18	13:18
Glenfield Station, Railway Pde, Glenfield	05:38	06:31	07:21	08:20	09:21	10:21	11:21	12:21	13:21
Glenfield Rd near Campbelltown Rd, Glenfield	05:43	06:38	07:27	08:26	09:27	10:27	11:27	12:27	13:27
Hume Hwy after Graham Ave, Casula	05:47	06:42	07:32	08:31	09:32	10:32	11:32	12:32	13:32
Liverpool Interchange, Liverpool	05:55	06:50	07:40	08:40	09:41	10:41	11:41	12:41	13:41
Sunday & Public Holidays	♿	♿	♿	♿	♿	♿	♿	♿	♿
Campbelltown Hospital	13:21	14:21	15:21	16:21	17:21	18:21	19:15	20:17	20:45
Macarthur Square Shopping Centre, Campbelltown	13:25	14:25	15:25	16:25	17:25	18:25	19:19	20:20	20:48
Hurley St opp Campbelltown Mall, Campbelltown	13:30	14:30	15:30	16:30	17:30	18:30	19:23	20:24	20:52
Leumeah Station	ARR	13:37	14:37	15:37	16:37	17:37	18:36	19:29	20:30
Leumeah Station	DEP	13:37	14:37	15:37	16:37	17:37	18:36	19:29	20:30
Parkhill Ave before Burrinjuck St, Leumeah	13:41	14:41	15:41	16:41	17:41	18:40	19:33	20:33	21:01
Townson Ave after Westmoreland Rd, Minto	13:44	14:44	15:44	16:44	17:44	18:43	19:36	20:36	21:04
Brookfield Rd before Pembroke Rd, Minto	13:48	14:48	15:48	16:48	17:48	18:47	19:40	20:40	21:08
Ohlfsen Rd opp Longhurst Rd, Minto	13:53	14:53	15:53	16:53	17:53	18:51	19:44	20:44	21:12
Ingleburn Station	ARR	14:00	15:00	16:00	17:00	18:00	18:58	19:50	20:50
Ingleburn Station	DEP	14:00	15:00	16:00	17:00	18:00	18:58	19:50	20:50
Saywell Rd opp Pritchard Rd, Macquarie Fields	14:05	15:05	16:05	17:05	18:05	19:03	19:55	20:55	21:23
Evelyn St near Eucalyptus Dr, Macquarie Fields	14:11	15:11	16:11	17:11	18:11	19:09	20:00	21:00	21:28
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields	14:16	15:16	16:16	17:16	18:16	19:14	20:05	21:05	21:32
Interline Bus Depot Atchison Rd, Macquarie Fields	14:18	15:18	16:18	17:18	18:18	19:16	20:07	21:07	-
Glenfield Station, Railway Pde, Glenfield	14:21	15:21	16:21	17:21	18:21	19:19	20:10	21:10	-
Glenfield Rd near Campbelltown Rd, Glenfield	14:27	15:27	16:27	17:27	18:27	19:25	-	21:15	-
Hume Hwy after Graham Ave, Casula	14:32	15:32	16:32	17:32	18:31	19:29	-	21:19	-
Liverpool Interchange, Liverpool	14:41	15:41	16:41	17:41	18:39	19:37	-	21:27	-

872**Campbelltown to Liverpool via
Macquarie Fields****Sunday & Public Holidays**

Campbelltown Hospital		21:45
Macarthur Square Shopping Centre, Campbelltown		21:48
Hurley St opp Campbelltown Mall, Campbelltown		21:52
Leumeah Station	ARR	21:58
Leumeah Station	DEP	21:58
Parkhill Ave before Burrinjuck St, Leumeah		22:01
Townson Ave after Westmoreland Rd, Minto		22:04
Brookfield Rd before Pembroke Rd, Minto		22:08
Ohlfsen Rd opp Longhurst Rd, Minto		22:12
Ingleburn Station	ARR	22:18
Ingleburn Station	DEP	22:18
Saywell Rd opp Pritchard Rd, Macquarie Fields		22:23
Evelyn St near Eucalyptus Dr, Macquarie Fields		22:28
Victoria Rd opp Macquarie Fields TAFE Campus, Macquarie Fields		22:32

Routes 870, 871, 872





Legend

- Bus route
- 870 Bus route number
- T Bus route start/finish
- T Train line/station
- Diagrammatic Map Not to Scale

transportnsw.info



ASBESTOS CLEARANCE CERTIFICATE

Job Number:	610.13718.00030	Document Ref:	610.13718.00030/01/CLR
Date of Issue:	20 June 2014		
Clearance Certificate Issued by:	Alex White	Signature:	
Clearance Inspection Undertaken by:	Alex White	Signature:	

1	Client Details		
1.1	Client Name:	CPA Contracting Pty Ltd	
1.2	Client Contact Name:	Craig Homans	
1.3	Client Telephone Number:	0419 411 896	
1.4	Client Address:	PO Box 49 Minto NSW 2566	

2	Asbestos Removal Details		
2.1	Date of Clearance Inspection:	20 June 2014	Time of Clearance Inspection: 14:30
2.2	Site Address:	5 Fields Road, Macquarie Fields NSW 2564	
2.3	Asbestos Removal Location:	5 Fields Road, Macquarie Fields NSW 2564	
2.4	Asbestos Removal Contractor Company:	CPA Contracting Pty Ltd	
2.5	Asbestos Removal Contractor Supervisor:	Craig Homans	

SLR Consulting Australia Pty Ltd 2 Lincoln Street Lane Cove NSW 2066 Australia
(PO Box 176 Lane Cove NSW 1595 Australia)

T: 61 2 9428 8100 F: 61 2 9427 8200 E: sydney@slrconsulting.com www.slrconsulting.com

ABN 29 001 584 612

2.6	Details of Asbestos Removal Activities:	<p>The following non-friable Asbestos Containing Materials (ACMs) have been removed:</p> <ul style="list-style-type: none"> • Fibre Cement Sheetting (FCS) eave panelling to main building; • FCS external wall panelling to main building; • FCS western gable panelling; • FCS ceiling panelling to western external veranda; • FCS ceiling panelling to eastern external veranda; • FCS internal/external wall panelling to amenities block; • FCS ceiling panelling to amenities block; • FCS internal/external wall panelling to storeroom; • FCS ceiling panelling to storeroom; and • Asbestos containing black electrical backing board.
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3 Clearance Inspection - Visual		
3.1	Visual Summary:	<p>It is the opinion of Alex White of SLR Consulting Australia Pty Ltd (SLR) that the ACMs as mentioned in Section 2.6 of this Clearance Certificate have been removed to a satisfactory standard.</p> <p>The areas immediately surrounding the former ACMs have been inspected, as far as reasonably practicable, and are considered to be free of visible suspect debris.</p>
3.2	Limitations:	<p>It should however be noted that:</p> <ul style="list-style-type: none"> • The timber framework to the former FCS panelling has been cleaned as far as reasonably practicable. • The ceiling cavity was not inspected at the time of the visual clearance by SLR. • The Visual Clearance Inspection and Clearance Certificate are limited to accessible visible above ground surfaces only. • Inspections are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or Clearance Certificate prepared and the cost of our services, is such that SLR cannot guarantee that all asbestos materials/issues of concern have been identified and/or addresses. • Unless specifically specified in this Clearance Certificate, this Clearance Certificate does not guarantee that the dust present in or around those areas mentioned in Section 2.3 and Section 2.6 of this Clearance Certificate are free of asbestos contamination. The inspection is only for visual asbestos containing materials. • It is possible that asbestos materials are present in areas that were inaccessible/visually obscured during the inspection. It is also possible that asbestos materials may be present beneath the ground surface. If any asbestos containing/suspected asbestos containing materials are encountered on site, access to the materials should be appropriately restricted and advice sought from a suitably qualified and experienced consultant such as SLR.

4	Clearance Inspection – Asbestos Airborne Fibre Monitoring	
4.1	Clearance Monitoring:	Clearance airborne fibre monitoring was not requested by the Client and does not form part of this Clearance Certificate.
4.2	Other Types of Monitoring:	Removal airborne fibre monitoring was during the asbestos removal works on 20 June 2014, in accordance with the Membrane Filter Method and SLR in-house technical procedures.
4.3	Results:	The analysis of all asbestos airborne fibre monitoring was undertaken by SLR at our NATA accredited laboratory. All airborne asbestos monitoring results showed less than the minimum detection limit of the method used which is 0.01 fibres/mL (refer to the SLR Airborne Asbestos Monitoring Report, ref: 610.13718.00030-GDM-1, dated 20 June 2014). See Appendix A for details.

5	Clearance Inspection – Dust Sampling	
5.1	Dust Sampling:	Dust sampling was not requested by the Client and was not considered necessary at the time of the Clearance Inspection by SLR. It therefore does not form part of this Clearance Certificate.

6	Re-occupation	
	<p>It is the opinion of SLR that the area as detailed in Section 2.3 of this Clearance Certificate is fit for re-occupation and for normal works to proceed.</p> <p>The asbestos removal work area and the surrounding area have been inspected, as far as reasonably practicable, and are considered to be free of visible suspect debris.</p> <p>The transit route & waste routes have been inspected, as far as reasonably practicable, and are considered to be free of visible suspect debris.</p> <p>Within the scope of works, all asbestos has been removed as per Section 2.6 of this Clearance Certificate (please note the limitations in Section 3.2).</p> <p>While SLR carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services provided to the Client and/or associated parties.</p> <p>This Clearance Certificate and/or information produced by SLR should not be reproduced and/or presented/reviewed except in full.</p>	

Appendix A
Airborne Asbestos Monitoring Report



SLR Consulting Australia Laboratory Services - Sydney Office
 ABN: 29 001 584 61
<http://www.slrconsulting.com>

2 Lincoln Street, Lane Cove NSW 206
 T: 61 2 9427 8100 F: 61 2 9427 820

Airborne Asbestos Monitoring Report

Test method in accordance with NOHSC:3003(2005) & AP-01

Reference: 610.13718.00030-GDM-1

Date: Friday, 20 June 2014

Removal Contractor: CPA Contracting Pty Ltd

Job Location: 5 Fields Road, Macquarie Fields, NSW 2564

Client: CPA Contracting Pty Ltd

PO Box 49

Minto

NSW 2560

Date of Test	Sample Code	Type	Mon	Loc'n	Airflow (L/min)			TIME			Factor	Count		CONC'N (fibres/mL)	REM
					ON	OFF	AVGE	ON	OFF	TOTAL(min)		Fields	Fibres		
20/06/2014	Blank			0				N/A	N/A		100	0	N/A		
20/06/2014	GDM-1	1	1	1.20	1.20	1.20	07:35	14:40	425	481	100	2.5	<0.01		
20/06/2014	GDM-2	1	2	1.20	1.20	1.20	07:37	14:41	424	481	100	1	<0.01		
20/06/2014	GDM-3	1	3	1.20	1.20	1.20	07:39	14:43	424	481	100	0	<0.01		
20/06/2014	GDM-4	1	4	1.20	1.20	1.20	07:41	14:45	424	481	100	0	<0.01		

Monitoring Locations :

- 0 Blank
- 1 North of work area
- 2 East of work area
- 3 South of work area
- 4 West of work area

Sample Types: Remarks:

1 Removal

Notes On Sampling:

The above results only relate to the samples tested. This report confirms preliminary report _N/A



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Approved Fibre Counter: Holly Levinson

Approved Fibre Signatory: Holly Levinson

4.6 Review of Campbelltown Local Environmental Plan 2015

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.9 - Create places where people feel good, are likely to stay, to return to and tell others about their experience

Referral Criteria

The Local Planning Panel must have given its advice on the draft Planning Proposal before Council considers whether or not to forward it to the Minister or Greater Sydney Commission under section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Executive Summary

- In March 2018 the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan together with five supporting district plans.
- The Campbelltown Local Government Area (LGA) has been included in the Western City District Plan along with the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.
- The Western District Plan identifies planning priorities that Councils are required to meet as part of the review of the Campbelltown Local Environmental Plan 2015.
- The NSW Governments Affordability Strategy has provided \$2.5m in funding to a number of Councils including Campbelltown to undertake the review of their individual LEP within two years.
- This report proposes amendments to Campbelltown Local Environmental Plan 2015 (LEP2015) as well as the repeal of the Campbelltown (Urban Areas) Local Environmental Plan 2002 (LEP2002) and the repeal of Interim Development Order No. 15 to provide better alignment with the Western City District Plan.
- The recommended changes to the LEP2015 written instrument and mapping tiles will provide a more accurate and up to date document. The changes include the provision of planning controls for the deferred areas, the expansion of the terrestrial biodiversity map, the mapping and establishment of additional assessment criteria for the scenic hills, an increase in the maximum height of buildings for industrial zones from 12m to 19m, the inclusion of public health objectives and the amendment of clauses 4.1B, 4.1C, 4.1D and 4.4 to improve the usability of the plan and reduce the risk of misinterpretation and errors when applying the instrument.

Officer's Recommendation

That the Campbelltown Local Planning Panel provide advice to Campbelltown City Council on the proposed amendments to Campbelltown Local Environmental Plan 2015.

Purpose

The purpose of the report is to inform and seek the advice of the Campbelltown Local Planning Panel on a draft Planning Proposal to be forwarded to the Campbelltown City Council for its consideration.

Property Description	Planning Proposal applies to various parts of the LGA.
Applicant	Campbelltown City Council
Owner	Various property owners
Provisions	Campbelltown Local Environmental Plan 2015 Campbelltown (Urban Areas) Local Environmental Plan 2002 Interim Development Order No. 15 Section 9.1 Ministerial Directions SEPP 55 – Remediation of lands SEPP 64 – Advertising and Signage SEPP (Building Sustainability Index: BASIX) 2004 SEPP (Educational Establishments and Child Care Facilities) 2017 SEPP (Affordable Rental Housing) 2009 SEPP (Infrastructure) 2007 SEPP (State and Regional Development) 2011 SEPP (Vegetation in Non-Rural Areas) 2017 Greater Sydney Region Plan Western City District Plan Glenfield to Macarthur Urban Renewal Corridor Strategy Campbelltown Community Strategic Plan 2027 Campbelltown Residential Development Strategy 2014 Campbelltown (Sustainable City) Development Control Plan 2015

History

In March 2018 the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan, together with five supporting district plans which establish a clear future vision for Greater Sydney to 2056.

The Campbelltown Local Government Area (LGA), along with the LGA's of the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly, have been included in the Western City District Plan. The following themes have been identified as critical for the successful functioning of Campbelltown in line with the Plan.

The NSW Governments Affordability Strategy has provided \$2.5m in available funding to a number of Councils including Campbelltown to undertake the review of their individual LEP's within two years.

- **Infrastructure and Collaboration**

Major transport, health and education investments are underway across the District. The Western City Deal will aim to optimise infrastructure, investments and employment opportunities.

- **Livability**

The Western City District will grow over the next 20 years with demand for an additional 185,500 dwellings. In the context of the Campbelltown LGA the majority of new dwellings will be created in urban release lands such as Menangle Park, Gilead and South Campbelltown and within urban renewal areas and existing centres such as Campbelltown, Ingleburn, Minto and Leumeah.

- **Productivity**

The District will need to include expansive industrial and urban services lands to the north and east of the Western Sydney Aerotropolis which would be supported by a freight link to serve Greater Sydney's long term freight, logistics and industrial needs.

- **Sustainability**

Producing an integrated approach to green infrastructure through waterways, bushland and open spaces, cooling of suburbs and the urban tree canopy will look to improve sustainability and amenity and quality of life as the District transforms.

The Western City District Plan identifies a number of planning priorities that Councils are required to meet as part of the review of their LEPs.

At the Extraordinary Meeting of Campbelltown City Council on 30 October 2018, Council supported the need to undertake a review (LEP Review) of the Campbelltown Local Environmental Plan 2015, and proceed to forward the Report and draft Project Plan to the (GSC) for endorsement in accordance with the legislative requirements outlined in the *Environmental Planning and Assessment Act 1979*.

The preparation and exhibition of a Local Strategic Planning Statement (LSPS) was an important first step in this process. Campbelltown's LSPS has been prepared and publicly exhibited. This draft Planning Proposal is considered to be consistent with the LSPS as exhibited.

Report

1. Summary of Planning Proposal

Recent amendments to the *Environmental Planning and Assessment Act 1979* (EP&A Act) require all Councils to review and amend their LEPs to ensure consistency with the direction of the District Plan. In summary, the draft Planning Proposal attached to this report seeks to amend LEP2015 to ensure consistency with Directions outlined in the Western City District Plan.

A copy of the draft Planning Proposal is included at attachment 1.

2. Justification

The NSW Department of Planning and Environment's (DPE) A Guide to Preparing Planning Proposals – issued under s3.33 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides guidance and information for preparing planning proposals. The preparation of the draft planning proposal has been undertaken in accordance with the latest version of the guide.

2.1 Consideration of Section 9.1 Ministerial Directions

Section 9.1 (formerly Section 117) of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to provide direction to Council in relation to the preparation of draft local environmental plans.

The directions that are most relevant to this proposal are listed below.

- Direction 1.1 Business and Industrial Zones
- Direction 2.1 Environment Protection Zones
- Direction 3.1 Residential Zones

These are addressed in the draft Planning Proposal at attachment 1.

2.2 Consideration of State Environmental Planning Policies (SEPPs)

The following SEPPs are applicable to the Proposal and have been discussed below.

- SEPP 19 – Bushland in Urban Areas
- SEPP 44 – Koala Habitat Protection
- SEPP 55 – Remediation of Lands
- SEPP 65 – Design Quality of Residential Apartment Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Affordable Rental Housing) 2009
- SEPP (Infrastructure) 2007
- SEPP (Housing for Seniors or People with a Disability)
- SEPP (Vegetation in Non-Rural Areas) 2017
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

Further detail in relation to the relevant SEPPs is outlined in the draft Planning Proposal which is located in attachment 1 to this report.

2.3 Consideration of the Campbelltown Local Environmental Plan 2015

The proposal to amend the LEP2015 is a result of a strategic direction from the NSW Government for all Sydney Metropolitan Councils to maintain consistency with objectives outlined in the Western City District Plan and the Greater Sydney Region Plan. The amendments to the LEP2015 include the following:

- Expansion of the terrestrial biodiversity mapping so that it applies to the whole LGA
- Amendment to the height of building maps for IN1 and IN2 zones from 12m to 19m
- A like for like transition to LEP2015 from the Campbelltown (Urban Areas) LEP 2002 (LEP2002) and Interim Development Order 15 for deferred matters including the

amendment of the maps to provide zones, minimum lot size and maximum height of buildings standards under LEP2015 for these locations

- Mapping of a Scenic Hills Preservation Area and establishment of additional assessment criteria for this area
- Amendments to address functional and operational issues
- Inclusion of health objectives for certain zones

The proposed amendments to the LEP2015 are separate to other Council and proponent led planning proposals. Proposals to rezone land in the Greater Macarthur Growth Area or consistent with the Glenfield to Macarthur Urban Renewal Corridor Strategy will progress separately to this proposal. Owner initiated planning proposals will also progress separately to this proposal.

A more detailed discussion of the amendments is below in section 3.1 of this report. Further information relating to the detail of proposed amendments is located in the draft Planning Proposal at attachment 1.

3.1 Proposed to LEP 2015

- **Expansion of Biodiversity Mapping**

As part of the LEP Review it is proposed to expand the terrestrial biodiversity mapping so that it applies to the whole Local Government Area. It currently only applies to land at Menangle Park, Gilead and the Glenfield Waste site. The extent of the terrestrial biodiversity mapping is attached to the Planning Proposal. The purpose of including the biodiversity mapping is to protect the Campbelltown LGAs natural and environmental corridors and areas with threatened ecological communities which are highly contributory to the scenic landscape of Campbelltown. The inclusion of biodiversity mapping into the LEP2015 is consistent with Planning Priority W14 and W15 of the Western City District Plan.

- **Amendment to the height of buildings map for Industrial zones**

An amendment is proposed to the Height of Building maps for all land zoned IN1 General Industrial and IN2 Light Industrial under the LEP2015. Currently the maximum permissible building height for Industrial zones is 12m. A review of clause 4.6 variation requests has found that it is common for Development Applications received by Council for lots in Industrial Zones to include a height variation particularly where they are for the construction of warehouses and factory units or ancillary structures.

The proposed amendment is to increase the permissible height limit to 19m. This is consistent with other local government areas and consistent with Planning Priority W9 in the Western City District Plan. This would ensure that typical warehouses and factories would meet the height limits and would negate the need for the lodgment of Clause 4.6 variation.

The proposed building height map for industrial lots is attached to the planning proposal located at attachment 1.

- **Transformation of deferred matters into LEP2015**

There are a number of deferred matters under LEP2015. These are all locations that are subject to either LEP2002 or IDO 15. It is proposed to repeal these old planning instruments and transfer the deferred areas in a like for like manner to LEP2015. This will include the adoption of zoning, minimum lot size and maximum height of buildings maps for these sites.

In the case of land at Gilead it will also include the transfer of the heritage listing from IDO 15 to LEP2015.

In the case of deferred land at the UWS site it is also proposed to rezone a small portion of land adjoining the deferred area to reflect the current/proposed use of the land.

- **Inclusion of the Scenic Hills Preservation Area**

It is proposed to identify and map the boundary area of the Scenic Hills in order to protect and promote the scenic and natural landscape character of Campbelltown.

A Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands was produced by Paul Davies Pty Ltd and Geoffrey Britton, Environmental Design Consultant in 2011 and adopted by Council at its meeting on 18 October 2011 in preparation of draft LEP 2015 (then known as draft CLEP 2014).

The Visual and Landscape Analysis identified that Campbelltown had numerous scenic and landscape qualities which would benefit in the future planning of a compact City. The Council Report and Visual and Landscape Analysis are attached to the planning proposal which located at attachment 1 of this report. It is proposed that the LEP2015 include additional assessment criteria for development on any land within the mapped scenic hills.

This is consistent with Action 70 and Planning Priority W16 of the Western City District Plan.

- **Amendments to address functional and operational issues of LEP2015**

A number of issues have been identified in terms of readability and interpretation of the LEP2015. These are detailed in attachment 1. The intent is to amend the instrument to improve interpretation and understanding when assessing development applications particularly in relation to narrow lots, multi-dwelling housing, dual occupancies and attached dwellings and when assessing applications for certain uses in environmental zones by making alterations to Clauses 4.1B, 4.1C, 4.1D and 4.4.

- **Inclusion of health objectives in the LEP2015**

Council Staff in conjunction with the Centre for Health Equity Training Research and Evaluation (CHETRE) UNSW Sydney, South Western Sydney Local Health District (SWSLHD) Population Health and Health Promotion and Allied Health and South Western Sydney Primary Health Network (SWSPHN) undertook a series of 'learning by doing' training session regarding Health Impact Assessments (HIA).

Health Impact Assessment (HIA) is defined as a combination of procedures, methods and tools by which a policy, program or project may be assessed and judged for its potential effects on the health of the population and the distribution of these impacts within the population

The Health Impact Assessment (HIA) for Campbelltown seeks to promote positive health outcomes whilst reviewing the LEP2015 particularly in relation to proposed density changes. The HIA that was developed for Campbelltown is currently being finalised. The HIA is not yet a Council Policy although it is intended to be included as a reference for all Council Planning Proposals in the future. The HIA, once adopted is intended to be used for future rezoning applications (panning proposals) and as a mechanism to promote positive health outcomes

for the community and support healthy living for amendments to the LEP2015 and will be given assessment weight through the Local Strategic Planning Statement.

Aligned with this it is proposed to include health objectives in residential and business zones. Further detail regarding the inclusion of health objectives is located in the Planning Proposal in attachment 1. This is consistent with Planning Priority X7 in the Western City District Plan.

4. Strategic Context – Relationship to State and Local Policies

The following state and local planning policies are relevant to the proposal as discussed below.

4.1 Greater Sydney Region Plan

The Greater Sydney Region Plan has been prepared by the NSW State Government to guide land use planning decisions over the next 40 years in order to achieve a common goal of having a metropolis of three cities, Eastern, Central and Western. The plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 725,000 additional homes and create 817,000 jobs by 2036. The plan identifies that the most suitable locations are in locations close to jobs, public transport, community facilities and services.

The Planning Proposal is consistent with the requirements of the Plan.

4.2 Western City District Plan

As part of the NSW State Government's Greater Sydney Region Plan, Campbelltown is identified as a metropolitan cluster and health and education precinct in the Western City District Plan. The plan provides guidance in relation to job creation, housing supply and sustainability.

The Western City District Plan identifies (in part), the following priorities for the Campbelltown LGA:

- Planning Priority W4 – Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority W9 – Growing and Strengthening the Metropolitan Cluster
- Planning Priority W11 – Growing investment, business opportunities and jobs in strategic centres
- Planning Priority W14 – Protecting and enhancing bushland and biodiversity
- Planning Priority W15 – Increasing urban tree canopy cover and delivering green grid connections
- Planning Priority W16 – Protecting and enhancing scenic and cultural landscapes
- Planning Priority W21- Preparing local strategic planning statements informed by local strategic planning
- Planning Priority W22 – Monitoring and reporting on the delivery of the plan

Further detail about the consistency of the draft planning proposal with the planning priorities is outlined within the draft Planning Proposal at attachment 1.

Greater Macarthur 2040

The Greater Macarthur 2040 Plan was released for public exhibition in November 2018. The Plan sets a long term vision and will be reviewed as information becomes available. The document provides a framework for two features of the Greater Macarthur Growth Area. The primary aim of the Plan is to focus on the urban renewal of the Glenfield to Macarthur rail corridor and the development of land for release areas from Menangle Park to Appin. The Plan aims to:

- Provide new homes and local centres
- Create local jobs
- Collaborative Planning
- Improve transport connections
- Provide open spaces and parks
- Protect the koala population

Through the aims, the Greater Macarthur 2040 Plan also sets out actions that will help meet the vision identified within the document.

The Planning Proposal is not inconsistent with Draft Greater Macarthur 2040 as it includes the mapping of terrestrial biodiversity which will help protect the koala population and increases the height limit for industrial zones will reduce a potential barrier to creating local jobs.

4.3 Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Corridor Strategy aims to provide better connections between homes, jobs and open space close to seven train stations between Glenfield and Macarthur. The NSW Government finalised most of the Strategy in December 2017. The Glenfield precinct plan was not finalised. The Corridor Strategy outlines that implementation would be initiated through the lodgement of either owner or Council initiated planning proposals. Council has prepared a draft Planning Proposal for the Ingleburn CBD which is waiting on a Gateway determination and will be preparing further proposals for the other centres along the railway line.

As part of the draft Planning Proposal the subject of this report it is proposed to provide zoning consistent with the Standard Instrument for land that is located to the east of Glenfield Railway Station which is currently identified as a deferred matter under LEP2015. It is possible that during the process the State Government will either finalise the Glenfield precinct plan, put a revised plan for the Glenfield precinct on exhibition or lead a SEPP process to apply relevant zonings to the deferred area east of Glenfield Railway Station. Should this occur, it may be necessary to either amend this proposal insofar as it relates to the land east of the railway at Glenfield or remove this land from the planning proposal.

4.4 Campbelltown Community Strategic Plan 2027

The Campbelltown Community Strategic Plan 2027 (CSP2027) will guide Campbelltown over the next ten years through a series of goals and strategies including, but not limited to housing choice, strengthening the local economy and promoting the use of public spaces.

The subject draft Planning Proposal would assist in promoting and protecting Campbelltown's natural environment. More specifically, the Planning Proposal would be consistent with Strategies 2.1 and 2.4 of the CSP2027 as the incorporation of biodiversity

mapping within the LEP2015 would protect areas that are considered to have high biodiversity values.

The mapping of the Scenic Hills Preservation area and provision of additional assessment criteria within the LEP2015 is also consistent with the CSP2027.

4.5 Campbelltown Residential Development Strategy 2014

The 2014 strategy is a background document which informed the preparation of the LEP2015. The proposal does not include any changes that are inconsistent with this strategy.

Council is in the process of procuring a consultant to undertake an updated housing strategy which would assist in the improvement of housing affordability across the LGA particularly with a focus on greater accessibility to existing transport nodes.

The updated housing strategy is likely to be finalised in 2020 and will inform future changes to LEP2015 particularly in relation to land within the draft Greater Macarthur Strategy 2040 and the Glenfield to Macarthur Urban Renewal Corridor. This may result in the need to further review the LEP2015 at that time.

4.6 Re-imagining Campbelltown CBD

On 14 March 2018 the Re-imagining Campbelltown CBD strategy was announced. The Strategy promotes a green city and a healthy local economy. As part of the strategy, new buildings are urged to incorporate and adopt sustainable energy solutions and encourage growth along existing transport corridors. The strategy uses six key indicators to assess and measure the progress of a project:

- No grey to be seen
- City and bush
- Connected place
- Confident and self-driven
- Centre of opportunity
- The good life.

Council is currently in the process of preparing Reimagining Campbelltown CBD Phase 2. The next phase includes establishing frameworks to ensure smooth strategic planning and delivery of the vision. This includes an integrated suite of plans that cover economic viability, sustainability and resilience, infrastructure requirements and physical and spatial requirements.

The Planning Proposal is considered to be consistent with Reimagining Campbelltown CBD, particularly the objectives identified within the city and bush and no grey to be seen sections of the strategy. The biodiversity mapping proposed as part of this proposal seeks to incorporate and protect vegetation (greenery) within the LGA including the Campbelltown CBD will provide opportunities for the residents of Campbelltown to engage with areas of high environmental value.

The proposal also seeks to promote healthier living by seeking to include health objectives within the zone objectives for residential and business zones in LEP2015. For any development application the consent authority must consider whether the proposed

development is consistent with the zone objectives. The inclusion of these objectives will therefore have a positive impact on the residents of Campbelltown over the long term.

4.7 Individual Planning Proposals – Blairmount

Council has received a planning proposal request for Blairmount which relates to land within one of the deferred matter areas under LEP2015 and is still subject to LEP2002.

The draft planning proposal subject of this report would not prevent the progression of the separate planning proposal request for Blairmount, should Council so choose. The completion of this planning proposal as part of the LEP Review however will simplify the Blairmount Planning Proposal request by converting the planning controls that apply to the site in a like for like fashion to the LEP2015 and by repealing the older planning instrument. This would provide a more streamlined process for the review of the Blairmount Planning Proposal Request, and any others that are received by Council, for a deferred area.

The existence of the planning proposal request for Blairmount is not considered to justify leaving this land under LEP2002. Further it is not appropriate to incorporate the Planning Proposal Request for Blairmount into the LEP Review as it needs to undergo a more detailed planning assessment through its own process just like any other owner initiated planning proposal.

4.8 Draft Campbelltown Local Strategic Planning Statement

On 12 June 2019 Council publically exhibited the draft Campbelltown (LSPS). The LSPS provides context and direction for land use decision making within the Campbelltown LGA over 20 years and aims to achieve the following:

- Provide a 20 year land use vision
- Outline the characteristics that make our city special
- Identify shared values to be enhanced and maintained
- Direct how future growth and change will be managed
- Prioritise changes to planning rules in the LEP2015 and DCP
- Implement the Region and District Plans as relevant to the LGA
- Identify where further detailed strategic planning may be needed

The Planning Proposal satisfies a number of actions identified in the draft LSPS. The proposal satisfies Actions 6.19 and 8.25 of the draft LSPS which seeks greater protection of existing trees within urban areas. Additionally, the proposal is also on track to meet the requirements of Action 6.20 to retain agricultural opportunities in the Scenic Hills which will be promoted through the mapping and identification of the Scenic Hills Preservation Area.

4.9 Savings provision

It is proposed that the amendment to the LEP2015 will include a savings provision. The intention is to allow any development application submitted before the commencement of the amendment to the LEP2015 to be assessed against the planning rules that were in place at the date the application was submitted.

5. Public Participation

The next steps in the process will be to review the proposal following the advice from the Campbelltown Local Planning Panel and then report the proposal to Council. If Council supports the proposal, or amends it, it will be forwarded for a Gateway Determination.

At this stage community consultation will be undertaken in accordance with section 3.34 of the EP&A Act. The specific requirements for community consultation will be listed in the Gateway Determination.

6. Conclusion

Council is required to align its planning instruments to the Western City District Plan. This draft Planning Proposal aims to achieve consistency with the directions outlined in the Western City District Plan. It aims to have one LEP apply to the whole LGA and repeal old planning instruments. The draft Planning Proposal seeks to achieve a simplified and easy to read LEP2015. It aims to expand terrestrial biodiversity mapping and provide additional assessment criteria for development applications in the identified scenic hills. It aims to help reduce barriers to local jobs by increasing the maximum height of buildings in industrial zones.

Due to the limited time frame to complete the LEP Review, tasks that rely on the completion of additional studies and strategies such as the housing strategy and employment lands study have not formed part of this review. Both of these will inform future amendments to the LEP2015.

As part of this draft Planning Proposal it is proposed to include a savings provision for the purposes of development applications that are submitted prior to the public exhibition of the planning proposal for this LEP Review so that they are assessed on the basis of the planning instrument in force at the time the application was/is submitted.

It is a requirement of section 3.34 of the *Environmental Planning and Assessment Act 1979* that Council must consider the advice of the Campbelltown Local Planning Panel on a draft Planning Proposal before it considers whether or not to forward it for a Gateway Determination. This report seeks the advice of the Panel.

Attachments

1. Draft Planning Proposal - LEP Review (due to size) (distributed under separate cover)

Reporting Officer

Executive Manager Urban Centres