



**CAMPBELLTOWN  
CITY COUNCIL**

# **LOCAL PLANNING PANEL**

**27 MAY 2020**

## 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, 27 May 2020 at 3.00pm.**

## 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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4.1 Subdivision into two allotments - Lot 104 Hephher Road, Campbelltown

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4.2 Civil works and subdivision of land to create 255 residential lots and seven superlots - Menangle Park

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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 five 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, advice and determination if the report is for a development application.

After the panel has considered submissions made by interested parties, the panel will make recommendations to the Council if the report relates to a planning proposal and determination if the report relates to a development application. The panel's recommendations/determinations become public by 4.30 the Friday following the Local Planning Panel meeting.

### **Information**

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

The following report is referred to the Local Planning Panel Panel for its consideration and recommendation.

Lindy Deitz  
General Manager

## 4. REPORTS

### 4.1 Subdivision into two allotments - Lot 104 Hepher Road, Campbelltown

#### Community Strategic Plan

Objective	Strategy
2 Outcome Two: A Respected and Protected Natural Environment	2.5 - Plan for and ensure that development in our city is sustainable and resilient

#### Referral Criteria

The site that is the subject of this development application is owned by Council. Therefore, the determining authority under Section 4.8 of *the Environmental Planning and Assessment Act, 1979* (EP&A Act) is the Local Planning Panel.

#### Executive Summary

- This application has been lodged by Council, and proposes the subdivision of a Council-owned drainage reserve into two allotments.
- A separate development application (2117/2019/DA-DE) for a Community Recycling Centre has been lodged by Council, and would be situated within proposed lot 13.
- The purpose of the subdivision is to allow the proposed Community Recycling Centre to be situated on its own allotment and be excised from the surrounding land.
- The application is fully compliant with the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and Campbelltown Sustainable City Development Control Plan 2015.
- The application is recommended for approval, subject to the attached conditions.

#### Officer's Recommendation

That 2465/2019/DA-S for subdivision of Lot 104 DP 1056782, Hepher Road, Campbelltown into two allotments be approved subject to the attached conditions of consent.

<b>Property Description</b>	Lot 104 DP 1056782, Hepher Road, Campbelltown
<b>Application No</b>	2465/2019/DA-S
<b>Applicant</b>	Campbelltown City Council
<b>Owner</b>	Campbelltown City Council
<b>Provisions</b>	Campbelltown Local Environmental Plan 2015

## Campbelltown Sustainable City Development Control Plan 2015

**Date Received** 5 August 2019

### **Background and History**

In July 2019, a development application was lodged by the Waste Management section of Council for the construction and operation of a waste management facility in the form of a Community Recycling Centre on the subject site (2117/2019/DA-DE).

### **Purpose**

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

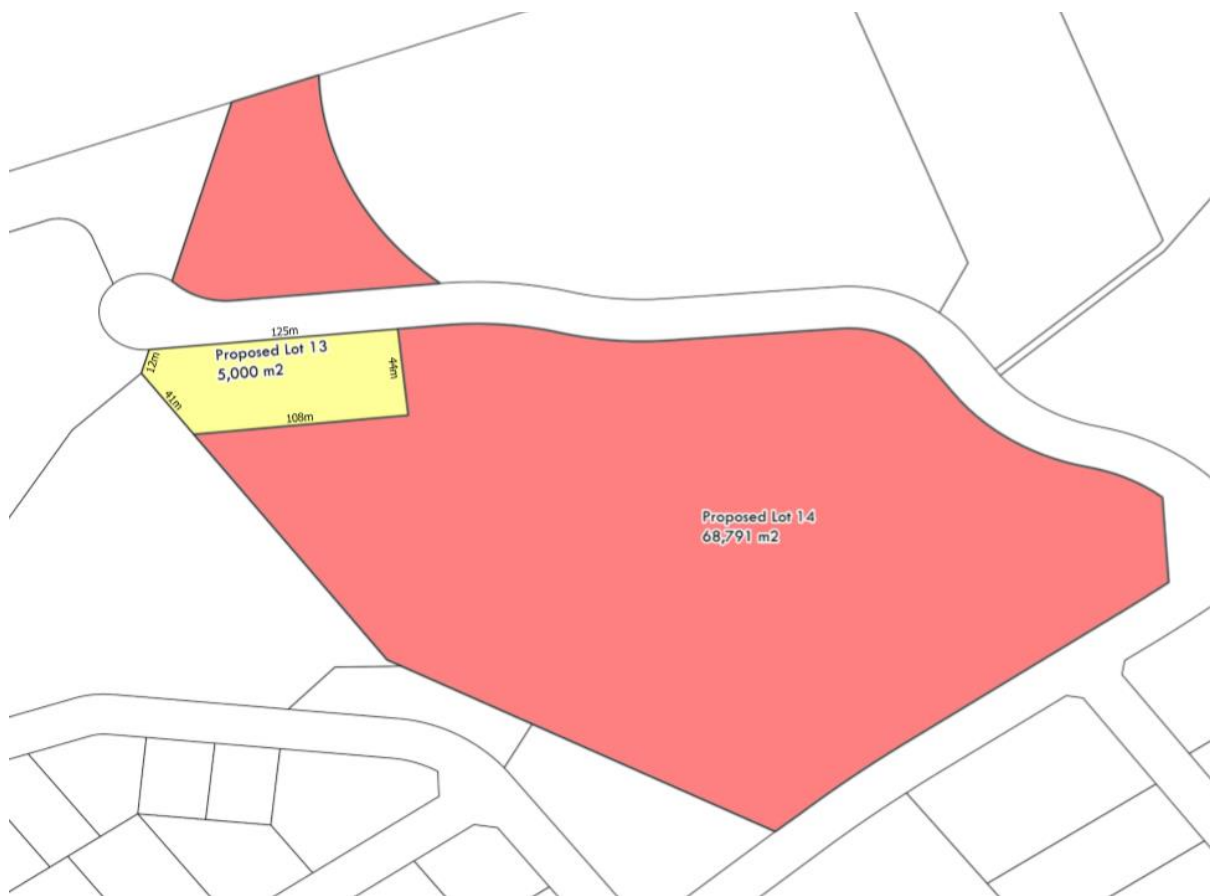
### **Report**

This application proposes the subdivision of the subject site into two allotments. The purpose of the subdivision is to allow the Community Recycling Centre proposed under 2117/2019/DA-DE to be situated on its own allotment and be excised from the surrounding land.

The subject site is a drainage reserve that has an area of 73,791sqm, and is situated on both the northern and southern sides of Hepher Road. The smaller portion of the site is located on the northern side of Hepher Road and has an area of 6,831sqm, while the larger portion of the site is located on the southern side of Hepher Road and has an area of 66,960sqm. The site is vacant with the exception of several clusters of vegetation.

Hepher Road is located within an established industrial area. The site is adjoined on its western side by land that is also used as a drainage reserve, to the north by the Hume motorway, and on all other sides by industrial development.

The application proposes to subdivide the site into two allotments. One of the allotments would have an area of 5,000sqm and is intended to accommodate the proposed Community Recycling Centre. This allotment would be situated entirely on the southern side of Hepher Road. The other allotment would contain the remainder of the subject site and would continue to accommodate the drainage reserve. This allotment would have an area of 68,791sqm and would be situated on both the north and south sides of Hepher Road.



## 1. Campbelltown 2017-2027 Community Strategic Plan

This document establishes a set of strategic directions to guide decision making and development outcomes. These directions are broad in nature and form a prelude to a new statutory town plan for the City.

The 2017-2027 Community Strategic Plan is a vision statement of broad town planning intent for the longer term future of the City of Campbelltown that contributes to the community objectives of:

- A vibrant, liveable city
- A respected and protected natural environment
- A thriving, attractive city
- 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 Campbelltown.

## 2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the EP&A Act, and having regard to those matters the following issues have been identified for further consideration.

## 2.1 Campbelltown Local Environmental Plan 2015 (CLEP2015)

### Subdivision

Clause 2.6 of the CLEP 2015 provides that the subject land may be subdivided, but only with development consent. Development consent for subdivision is sought under this application and therefore the application satisfies the provisions of this clause.

### Zone objectives

The subject site is zoned IN2 Light Industrial and SP2 Infrastructure (Drainage) under the provisions of Campbelltown Local Environmental Plan 2015. The part of the site to the north of Hepher Road is zoned IN2 whilst the part of the site to the south of Hepher Road is zoned SP2.

The objectives of the IN2 zone are as follows:

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- 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.

The objectives of the SP2 zone are as follows:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To encourage activities involving research and development.
- To optimise value-adding development opportunities, particularly those associated with research.
- To provide for the retention and creation of view corridors.
- To preserve bushland, wildlife corridors and natural habitat.
- To maintain the visual amenity of prominent ridgelines.

The proposed subdivision would be consistent with these objectives.

### Minimum lot size

The part of the site to the north of Hepher Road has a minimum lot size of 4,000sqm, whilst the part of the site to the south of Hepher Road does not have a minimum lot size. Proposed lot 13, which would span both sides of Hepher Road (as the current allotment does) would have an area of 8.4 hectares and therefore would comply with the applicable minimum lot size.



## Essential Services

In accordance with clause 7.10 of the CLEP 2015, development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water
- (b) the supply of electricity
- (c) the disposal and management of sewage
- (d) stormwater drainage or on-site conservation
- (e) suitable road and vehicular access
- (f) telecommunication services
- (g) the supply of natural gas

The site has adequate road and vehicular access as well as adequate stormwater drainage. In terms of the availability of utilities as required by this clause, a recommended condition of consent requires the applicant to demonstrate that utilities are available to the proposed allotments prior to the issue of a subdivision certificate.

## 2.2 Campbelltown (Sustainable City) Development Control Plan 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:

**Stormwater Management** - Both of the proposed allotments are able to drain their stormwater independently, and therefore no easements for stormwater drainage are required.

### 3. Public Participation

The application was not required to be publicly notified pursuant to Part 9 (Public Consultation) of the Campbelltown Sustainable City DCP 2015, which was applicable at the time of the lodgement of the application.

### 4. Conclusion

Having regard to the matters for consideration under Section 4.15 of the EP&A Act, the application is considered to be generally consistent with the relevant planning legislation. The proposed subdivision is considered to be appropriate having regard to the applicant's intention to have the proposed Community Recycling Centre and the existing drainage reserve on separate allotments.

## **Attachments**

1. Recommended Conditions of Consent (contained within this report)
2. Subdivision Plan (contained within this report)

## **Reporting Officer**

Executive Manager Urban Centres

**ATTACHMENT 1**  
**2465/2019/DA-S**  
**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 Detail	Job Number	Prepared by	Date
Proposed lot layout	218439	Premise	2020

**PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE**

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

**2. Section 73 Certificate – Subdivision Only**

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

Application must be made through an authorised Water Servicing Coordinator.

For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

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

**3. Public Utilities**

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

**4. Service Authorities**

Prior to Council 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.

### **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. Subdivision Certificate Application and Plan Copies**

As part of a subdivision certificate application, the following documents shall be submitted electronically for Council's assessment:

- A cover letter that details how each condition relevant to issue of a subdivision certificate has been addressed,
- A copy of each required service authority certificate,
- A draft plan administration sheet (including subdivision certificate),
- A draft deposited plan drawing, and
- A Section 88B instrument (where required).

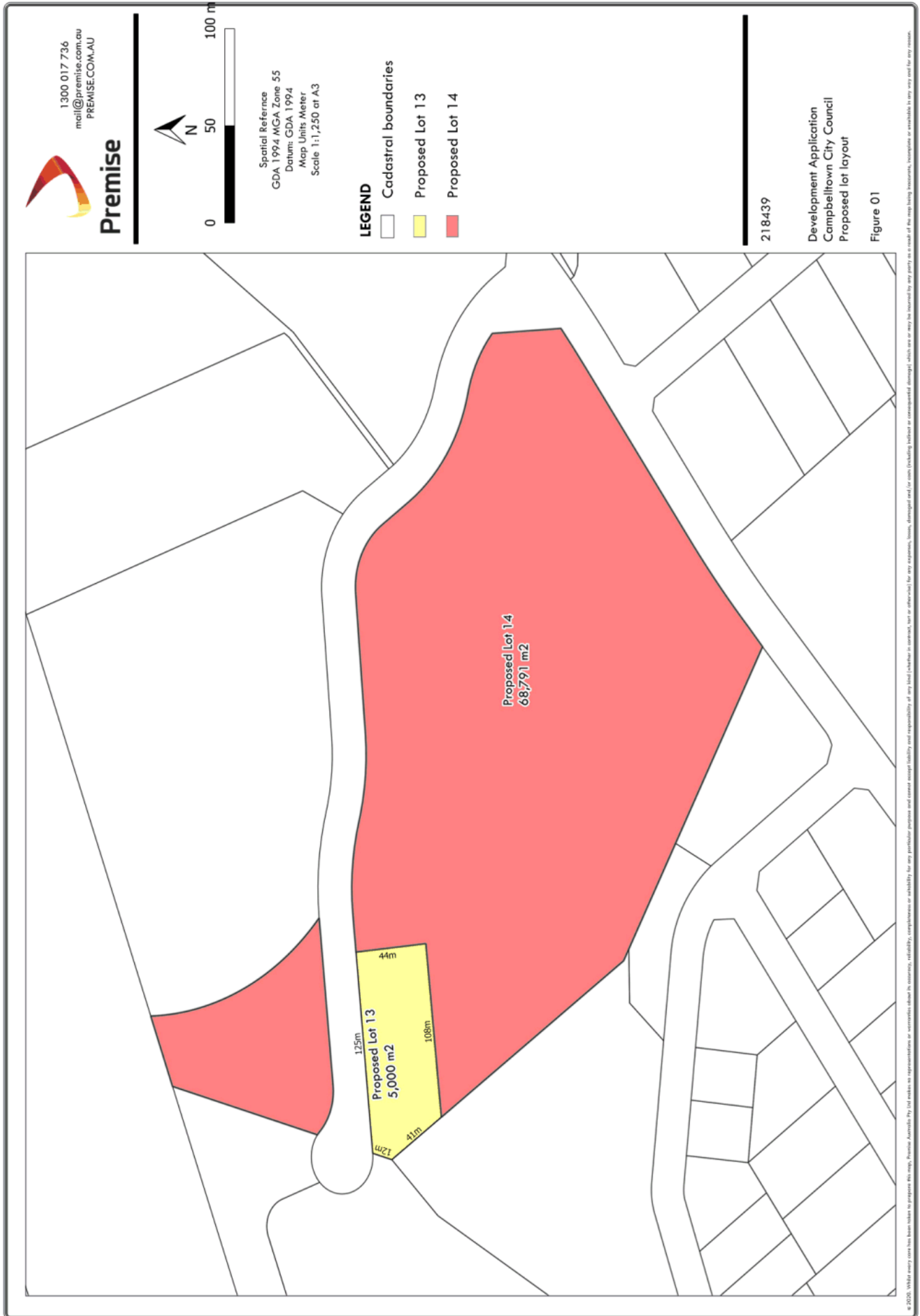
Upon Council's direction, the applicant must supply seven final hard copy documents for affixing of signatures and stamps.

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

#### **Advice 2. Linen Plan Checking Fee**

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

**END OF CONDITIONS**



## 4.2 Civil works and subdivision of land to create 255 residential lots and seven superlots - Menangle Park

### Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.8 - Enable a range of housing choices to support different lifestyles

### Executive Summary

- Council has received a development application for the civil works and subdivision of land to create 255 residential lots and seven superlots. The proposal represents Stage 1 of Dahua's development of the Menangle Park Urban Release Area (MPURA).
- The land was rezoned on 18 November 2017 from rural land to urban purposes, accommodating approximately 3,500 residential lots, a commercial centre, employment lands and community and recreational facilities.
- The subject area is zoned R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation under the provisions of Campbelltown Local Environmental Plan 2015 (CLEP 2015).
- The proposed development will involve subdivision and civil works both of which are considered to be permitted with consent in accordance with CLEP 2015. The proposed development is also consistent with the zone objectives of R2, R5 and RE1, zones.
- The application was publicly notified and exhibited from the 2 February 2018 to the 26 March 2018. The extended exhibition was in line with the statutory requirements and the Council's notification policies. Two submissions were received, with one being in support of the proposal.
- The proposal was externally referred to:
  - The Rural Fires Service for a Bushfire Safety Authority in accordance with section 100B of the *Rural Fires Act 1997* as the site is identified as bushfire prone land.
  - The Department of Primary Industries in accordance with section 91 of the *Water Management Act 2000* as there are works proposed within 40m of a natural water course.
  - The Department of Planning, Infrastructure and Environment in accordance with Section 90 of the *National Parks and Wildlife Act 1974* as the proposal requires an Aboriginal Impact Permit.
  - The Subsidence Advisory Board in accordance with section 15 of the *Coal Mine Subsidence Compensation Act 2017* as the site is within Campbelltown Mines Subsidence District.

- Transport for NSW (formerly the Roads and Maritime Services) in accordance with State Environmental Planning Policy (Infrastructure) 2007 as the development is considered traffic generating development.
- Development of the subject land is subject to a Satisfactory Arrangement provision pursuant to Clause 6.1, of the CLEP 2015, and as such consent must not be granted for the subdivision of land unless the Secretary has certified in writing that satisfactory arrangements. Council received such notice from the Secretary, on 24 January 2020, which allows a consent to be issued for the subject development application.
- The developer has offered to enter into a planning agreement with Campbelltown City Council to construct works, dedicate open space and provide monetary contributions in relation to the initial stages of the Menangle Park development. The offer generally reflects contributions that would otherwise be required under Council's Menangle Park Contributions Plan, which is not yet deemed an IPART reviewed contributions plan, as amendments to implement required changes to the Plan are currently in progress. Until the IPART reviewed Contributions Plan is exhibited and adopted, Council cannot condition monetary contributions in excess of \$20,000 per lot.
- In accordance with Section 4.8 of Environmental Planning and Assessment Act 1979 (EP&A Act) and the Minister for Planning's direction dated 23/02/2018, the application shall be determined by the Local Planning Panel on Council's behalf.
- An assessment under Section 4.15 of the EP&A Act has been undertaken and the application is recommended for approval subject to the recommended conditions.

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## Officer's Recommendation

That development application 3885/2017/DA-SW for the proposed civil works and subdivision of land to create 255 residential lots and seven superlots for future subdivision at Menangle Road, Menangle Park be approved subject to the conditions in attachment 1.

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## Purpose

To assist Council in its determination of the subject application in accordance with the provisions of the EP&A Act.

<b>Property Description</b>	Lot 1 in DP 598067, Lot 1002 in DP 1234642, Lot 1 in DP 1091474, Lots 31 and 32 in DP 101983, Lot 1001 in DP 1219028, Lot 641 in DP 600334 and Lot 2 in DP 554242
<b>Application No</b>	3885/2017/DA-SW
<b>Applicant</b>	Benaiah
<b>Owner</b>	Dahua/Landcom
<b>Provisions</b>	<i>Environmental Planning and Assessment Act 1979</i> <i>Roads Act 1993</i>

*Water Management Act 2000*

*Rural Fires Act 1997*

*Coal Mine Subsidence Compensation Act 2017*

*National Parks and Wildlife Act 1974*

*Threatened Species Conservation Act 1995 (Repealed)*

*Biodiversity Conservation Act 2016*

*Biodiversity Conservation (Savings and Transitional) Regulation 2017*

*Native Vegetation Act 2003*

State Environmental Planning Policy No.55 – Remediation of Land

State Environmental Planning Policy No. 44 – Koala Habitat Protection

State Environmental Planning Policy (Infrastructure) 2007

Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Campbelltown Local Environmental Plan 2015

Campbelltown (Sustainable City) Development Control Plan 2015

Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 Part 8: Menangle Park

**Date Received** 1 December 2017

## **History**

Menangle Park was rezoned as part of a Planning Proposal submitted to Council on behalf of UrbanGrowth NSW in December 2011. The land was rezoned on 18 November 2017 from rural land to urban purposes, accommodating approximately 3,500 residential lots, a commercial centre, employment lands and community and recreational facilities.

On 1 December 2017, the subject development application (3885/2017/DA-SW) was lodged with Council.

On 19 November 2018, Dahua lodged a further planning proposal request to amend the current planning controls for land under their control. The planning proposal request seeks to:

- Amend the land use zones and principle development standards relating to minimum lot size, building height, floor space ratio, land acquisition and subdivision requirements for certain forms of development. Further detail is provided in Section 1.9 below.
- Relocate and expand the local centre from around 15,000sqm of Gross Floor Area (GFA) to permit 30,000sqm of GFA of commercial uses within the northern portion of the site with access to and from Stage 1 of the Spring Farm Parkway.



- Introduce a new neighbourhood centre (adjacent to the proposed new school and open space) to permit 3500sqm of GFA for commercial uses.
- Relocate and provide for a two-hectare primary school site adjacent to the proposed neighbourhood centre and associated open space.
- Adjust the provision of public open space consisting of sporting fields and local parks from 31.37 hectares to 43.77 hectares.

The planning proposal request seeks to deliver a more diverse range of housing types and densities in proximity to the proposed local centre, neighbourhood centre and local open spaces to facilitate approximately 4000 dwellings (an increase of 1000 dwellings on land under the control of Dahua).

At its Ordinary Meeting of 10 March 2020, Council considered a report on a draft Planning Proposal relating to the request lodged by the applicant and resolved, in part, to progress the proposal for Gateway Determination. The proposal was submitted via the NSW Planning Portal on 9 April 2020 for Gateway Determination.

The proposed development remains consistent with CLEP 2015 and there is no reliance on any of the proposed provisions within the draft Planning Proposal.

On 24 July 2019, Council approved, under delegation, development application 2807/2018/DA-CW for the construction of a four-leg roundabout at the intersection of Cummins and Menangle Roads, Menangle Park. Transport for NSW (TfNSW), formerly, Roads and Maritime Services (RMS) have required that this roundabout be constructed prior to the release of residential allotments.

On 3 December 2019, The Minister for Planning and Public Spaces executed a State Voluntary Planning Agreement (SVPA) with Dahua to facilitate the delivery of critical state infrastructure. The SVPA applies to all the land under the care and control of Dahua within the Menangle Park Urban Release Area (MPURA) and represents the developer's obligation to satisfy Clause 6.1 of CLEP 2015. A copy of the Secretary's Certificate, demonstrating satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure is provided under attachment 11.

On 14 April 2020, at the Ordinary Council, Council resolved to amend the Menangle Park Development Control Plan to include a table addressing the provisions of Clause 6.3 of the CLEP 2015.

### **The Site and Locality**

The MPURA is located within the Greater Macarthur Priority Growth Area. The area covers a total area of approximately 958 hectares and is bordered by the Nepean River to the south and west, the Hume Highway (M31) to the east and the Australian Botanic Gardens to the north. The urban centres of Macarthur and Campbelltown are situated approximately 7km and 9km to the north east, respectively. Of this area, 498 hectares is under the control of Dahua, the developer of the subject allotments.

The Site is comprised of eight lots with a total land area of 100 hectares (as illustrated in figure 1 of attachment 2). The identification and site area of each lot is provided below:

- Lot 1 in DP 598067 (462,600sqm)
- Lot 1002 in DP 1234642 (102,900sqm)
- Lot 1 in DP 1091474 (64,590sqm)
- Lots 31 and 32 in DP 1101983 (31: 95,670sqm and 32: 32,700sqm)
- Lot 1001 in DP 1219028 (70,500sqm)
- Lot 641 in DP 600334 (59,430sqm)
- Lot 2 in DP 554242 (101,200sqm)

The site is bordered by Hume Highway (M31) (State Road-TfNSW) to the east, Menangle Road (State Road-TfNSW) to the south, Cummins Road (Local Road-Council) to the west and Hawes Creek to the north.

The site is currently accessed via Menangle and Cummins Roads, and there is no lawful access from the Hume Motorway.

Menangle Park Station is situated, approximately, 800 metres west of the Site

The site is within 40 metres of a natural watercourse, being, Hawes Creek, mapped as bushfire prone land and located within a Mine Subsidence District.

Lot 2 in DP 598067 (Mount Pleasant) is not included in the land, to which, the proposed development relates and is under separate ownership. Access to this site is currently via an existing driveway and Right of Carriageway burdening Lot 1 in DP 598067. The proposed development will provide new access via two street frontages to the south and east of Mount Pleasant. No physical works are proposed on Mount Pleasant and access to and from the property will be provided throughout the proposed development. The owners of Mount Pleasant are aware of the proposed development and have provided a letter in support of the subdivision, which is attached as attachment 13.

To the west of Cummins Road is the Village of Menangle Park, which also forms part of the Menangle Park URA. The Village is characterised by rural residential allotments, with a strong connection to Menangle Park Paceway on the western side of the Village. The Village is expected to undergo urban redevelopment in a more fragmented manner consistent with its smaller land holdings.

### **The Proposal**

The proposal seeks to subdivide Lot 1 in DP 598067, Lot 11 in DP 584016, Lot 1 in DP 1091474, Lots 31 and 32 in DP 1101983, Lot 1001 in DP 1219028, Lot 641 in DP 600334 and Lot 2 in DP 554242 into:

- a) 255 residential lots (Lots 1001-1255); and
- b) Seven residue lots, including:
  - Lot 1256 (future Stage 2 residential subdivision, currently under assessment with Council)
  - Lot 1257 (future Hilltop Park, currently under assessment with Council)
  - Lot 1258 (future sales centre)
  - Lot 1259 (drainage basin – proposed to be constructed in this DA)

- Lot 1260 (future Linear Park)
- Lots 1261 and 1262 (future residential stages) (as illustrated in figure 2 of attachment 2 and attachments 4 and 5)

In facilitating the subdivision, the following works are included as part of the proposal:

- tree/vegetation removal
- earthworks
- erosion and sediment control
- physical infrastructure roads, stormwater drainage and utility services/connections
- landscaping of the road reserves

Access to the Site will be via two connections onto Cummins Road. There is no provision for any vehicular or pedestrian connections onto, over or under Menangle Road or the Hume Motorway. One connection will be towards the north of the Site while one will be towards the south. The northern connection would be informal and for construction vehicles only, whereas, the southern connection would be used for construction vehicles and would, eventually, connect the subdivided allotments to the wider/existing street network.

Stormwater drainage pipes would be provided within the proposed street network and easements to drain water would be created through residential lots, where applicable.

Stormwater will be discharged via the bio-retention basins towards the north east of the subdivision.

Utilities such as water, electricity, gas and NBN, would also be within the proposed street network and will connect to the wider network, with easements, where applicable.

## Report

### 1. Strategic Context

#### 1.1 Greater Sydney Regional Plan

The Greater Sydney Region Plan (GSRP), is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. In the transformation of Greater Sydney, the needs of a growing and changing population have been broken into three metropolis cities:

- Western Parkland City
- Central River City
- Eastern Harbour City

The GSRP identifies the need for an additional 725,000 dwellings to be delivered across Greater Sydney between 2016-2036. Approximately 25 percent of this growth will come from the Western Parkland City, which the Campbelltown LGA is a part of.

The proposal is consistent with the GSRP in that it seeks to deliver some 255 residential allotments that will help contribute to the GSRP's projected needs by 2036.

## 1.2 Western City District Plan

The Western City District Plan (the District Plan) sets out more detail with respect to the anticipated growth in housing and employment in the Western City over the next 20 years.

The District Plan identifies future growth of an additional 184,500 dwellings to be provided in land release areas and urban renewal of existing areas close to existing centres. The development of Menangle Park 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 Menangle Park.

The proposal is consistent with the draft Plan as it forms part of the wider MPURA which has potential for up to 3,500 lots. The proposal forms Stage 1 of Dahua's land holdings for the MPURA with 255 residential allotments planned.

## 1.4 Local Strategic Planning Statement

On 31 March 2020, the Campbelltown Local Strategic Planning Statement (LSPS) came into force when it was published on the NSW Department of Planning, Industry and Environment's Planning Portal.

The LSPS responds to a number of key strategic documents produced by the Federal and NSW State Governments, as well as by Council, to provide a 20 year land use vision for the Campbelltown LGA. The LSPS delivers four key themes, which are consistent with the Council's Community Strategic Plan.

The themes that are most relevant to the proposed development are:

1. A vibrant, liveable city, and
2. A respected and protected natural environment.

The planning priorities, within these themes, that are applicable to the proposed development are:

- Planning Priority 2 - Creating high quality, diverse housing
- Planning Priority 6 - Respecting and protecting our natural assets

The proposed development facilitates a range of residential allotments that would support high quality and diverse housing, whilst, respecting the natural assets of Menangle Park.

## 1.5 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

The key outcome most relevant to the proposed development is Outcome 1: A vibrant liveable city.

The strategy most relevant to this application is:

- 1.8 - Enable a range of housing choices to support different lifestyles

The proposed development facilitates a range of residential allotments that would support different lifestyles and deliver a vibrant and liveable city.

## 2. Planning Provisions

The development has been assessed in accordance with the heads of consideration under section 4.15 of the EP&A Act, and having regard to those matters, the following have been identified for further consideration.

### 2.1 *Rural Fires Act 1997*

Section 100B of the *Rural Fires Act 1997* requires a bushfire safety authority for:

- (a) a subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or
- (b) development of bush fire prone land for a special fire protection purpose

The site is identified as bushfire prone land and involves subdivision. Accordingly, the proposed development is considered to be integrated development within the provisions of section 4.46 of EP&A Act.

The NSW Rural Fire Service provided a bushfire safety authority, dated 11 July 2019 (Ref: D18/5869) (attachment 6) which have been include as a condition within the recommended conditions of 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 40 metres of the top of the bank of the natural watercourse in the land.

The proposal involves works within 40m of the top of the bank of a natural watercourse. Accordingly, the proposed development is considered integrated development within the provisions of section 4.46 of EP&A Act.

The Natural Resources Access Regulator provided general terms of approval, dated 20 September 2018 (Ref: IDAS1109660) (attachment 7) which have been included within the recommended conditions of consent.

### **2.3 Coal Mine Subsidence Compensation Act 2017**

Section 22 of the *Coal Mine Compensation Act 2017* requires approval from the Chief Executive:

- to alter or erect improvements, or to subdivide land, within a mine subsidence district

The Menangle Park URA is mapped as a mine subsidence area and the proposal involves the improvements to the land by way of civil works and subdivision. Accordingly, the proposed development is considered integrated development within the provisions of section 4.46 of EP&A Act. The applicant has applied to the Subsidence Advisory Board for approval.

The Subsidence Advisory Board provided the general terms of approval, dated 13 February 2018 (Ref: TSub17-03621P1) (attachment 8) which have been included in the recommended conditions of consent. It is noted that the subdivision plans were amended slightly after the general terms of approval were issued and Subsidence Advisory NSW confirmed, via email (dated 1 August 2019), that the general terms of approval remain valid.

### **2.4 National Parks and Wildlife Act 1974**

Section 90 of the *National Parks and Wildlife Act 1974* requires an Aboriginal Heritage Impact Permit (AHIP) issued by the Chief Executive for any development:

- in relation to a specified Aboriginal object, Aboriginal place, land, activity or person or specified types or classes of Aboriginal objects, Aboriginal places, land, activities or persons

The Assessment of Impact on Aboriginal Cultural Heritage, prepared by Keller Nightingale, identified one archaeological site containing Aboriginal objects, within the Site. The report concludes the need for an AHIP. The applicant has commenced the AHIP process in accordance with the guide *Applying for an Aboriginal Heritage Impact Permit: Guide for applicants* (2011). The application was referred to DPIE in accordance with Division 4.8 of the EP&A Act and they responded on 23 October 2019, providing the following general terms of approval:

- 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*.
- Long term management of Aboriginal objects must be considered as part of the AHIP application.

For the sake of clarity, the GTA's (attachment 9) apply to works that will impact Aboriginal objects and not any works, which have been included as a condition within the recommended conditions of consent.

## **2.5 Roads Act 1993**

Section 138 of the *Roads Act 1993* requires consent to carry out a work in, on or over a public road.

The proposal would utilise Cummins Road to access the Site, which is not a classified road. The road connection between the Site and Cummins Road, would involve work in and on the public road of Cummins Road.

There would be no direct vehicular access to or from Menangle Road or the Hume Motorway (both classified roads).

Accordingly, a condition is recommended that requires the applicant obtain a Section 138 approval.

## **2.6 Threatened Species Conservation Act 1995**

The *Threatened Species Conservation Act 1995* was repealed in August 2017 by the *Biodiversity Conservation Act 2016*, although, as detailed in the Biodiversity Conservation (Savings and Transitional) Regulation 2017, the Campbelltown LGA is subject to the transitional arrangements. Accordingly, the *Threatened Species Conservation Act 1995* applies to all applications lodged before the 24 November 2019. As the proposed development was lodged in December 2017, the *Threatened Species Conservation Act 1995* applies.

Where possible, the proposed development has been designed to avoid biodiversity impacts. However, not all impacts were able to be avoided and the proposed development will require the removal/modification of 0.12ha of the Critically Endangered Ecological Community, Cumberland Plain Woodland, an additional 0.16ha of Cumberland Plain Woodland Derived Native Grasslands will also be removed from the development footprint. In addition, 1.37ha of Acacia Regrowth that largely falls within the proposed development footprint will also be removed. If these areas were to be avoided completely they would impact the efficiency and viability of the development, whilst creating fragmented and environmentally unsustainable areas of vegetation.

Noting Clause 7.20 of CLEP 2015 applies, a condition of consent is recommended that requires the retirement of eight credits relating to HN529 Grey Box – Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion within the meaning of the *Biodiversity Conservation Act 2016*. This credit obligation was determined using the Biobanking Banking Assessment Methodology noting that the development application was assessed under the now repealed *Threatened Species Conservation Act 1995*.

## 2.7 State Environmental Planning Policy (Infrastructure) 2007

Clause 101 of the State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) provides that the consent authority must not grant consent unless it is satisfied that:

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and
- (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, or
  - (ii) the emission of smoke or dust from the development, or
  - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and
- (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.

In addition, Clause 104 of SEPP Infrastructure provides for traffic generating development and requires the consent authority to:

- (a) give written notice of the application to RMS within 7 days after the application is made, and
- (b) take into consideration:
  - (i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, RMS advises that it will not be making a submission), and
  - (ii) the accessibility of the site concerned, including:
    - (a) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and
    - (b) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and
  - (iii) any potential traffic safety, road congestion or parking implications of the development

The proposed development includes subdivision resulting in more than 200 allotments, which triggers the threshold for traffic-generating development to be referred to TfNSW (formerly RMS).

The site has a frontage to Menangle Road and the Hume Motorway, which are classified roads. There would be no direct vehicular access to or from the Site onto Menangle Road or the Hume Motorway, instead, access is provided via Cummins Road, a local road.



The Traffic Impact Assessment detailed that the safety, efficiency and ongoing operation of Menangle Road and the Hume Motorway will not be adversely affected by the development. Additionally, the accessibility of the site is efficient and will not result in safety or road congestion concerns for the surrounding local or classified roads.

The proposed development would be sensitive to noise associated with the vehicular movement along Hume Motorway. A Noise Impact Assessment, prepared by TTM Consulting, has been submitted in support of the application and identified that individual houses will require specific acoustic designs but the use of an acoustic barrier as a noise mitigation measure is unfeasible and unreasonable. The consideration of an acoustic barrier is in line with the NSW Road Noise Policy, which considers the noise benefits of a barrier against the overall adverse social, economic and environmental effects and indicates barriers should reduce the noise levels by at least 5 dB. The modelling suggests these thresholds are not achieved, as such, it is considered unfeasible and unreasonable. A condition is recommended that ensures that future dwellings are afforded the appropriate acoustic mitigation measures and these measures should be included on the Title of the affected allotments.

The emissions are not expected to present a concern given the existing traffic movements and the buffers between the classified roads and the proposed development. It is noted that there will be additional landscaping provided between the proposed development and the classified roads, in the form of the Hilltop and Linear Parks, which are currently under assessment.

On 6 January 2020, TfNSW provided concurrence and issued GTA's (attachment 10) which have been included as a condition within the recommended conditions of consent.

Additionally, a condition requiring a Construction Management Plan is recommended prior to works commencing.

## **2.8 State Environmental Planning Policy No.55 – Remediation of Land**

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed.

The proposal is supported by a Preliminary Site Investigation, prepared by Douglas Partners. The investigation concluded that contamination levels across the site were low and would not preclude the proposed development on the site.

The Old Fireworks Factory site, known as Lot 59 DP 10718 is located to the north west of the subject site and is identified as contaminated land. While the Old Fireworks Factory site does not form part of the site, lead in works for the delivery of Sydney Water infrastructure are required. The assessment and determination of the lead in works, including consideration of contamination, will be considered as a part of the REF process.

In light of the findings detailed in the Douglas Partners report, Council is satisfied that the site is capable of being used in the proposed manner. A condition is recommended for a Site Auditor and an unexpected finds protocol to be included in the determination.

## **2.9 State Environmental Planning Policy No. 44 – Koala Habitat Protection**

State Environmental Planning Policy No. 44 – Koala Habitat Protection (SEPP 44) encourages the conservation and management of natural vegetation that provides habitat for koalas. The proposed development includes the removal of 20.25ha of vegetation including 19.32ha of exotic dominated grassland and 1.37ha of Acacia regrowth. The proposed vegetation that is identified for removal is not identified as core or potential koala habitat and the presence of koalas has not been identified during the onsite surveys in preparing the supporting documentation. This being the case, further consideration of SEPP 44 is not required.

## **2.10 Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River**

Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (SREP 20) seeks to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The proposed development will have a negligible impact on the surrounding watercourses. It is recommended that a condition be included in the determination to ensure that appropriate erosion and sediment control measures are in place for the lifecycle of the development. The Natural Resources Access Regulator has reviewed the proposal and provided General Terms of Approval which are recommended to be included in the conditions attached to this report.

In addition, consistent with the findings of the Preliminary Site Investigation, prepared by Douglas Partners, a condition is recommended for a Site Auditor and an unexpected finds protocol be included in the determination.

## **2.11 State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

On 6 December 2019, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (GC SEPP) was amended by the NSW State Government to include the Greater Macarthur. As there are no savings provisions associated with the amendment, the GC SEPP applies to the subject application.

The GC SEPP was originally drafted for lands that were not already zoned urban/commercial under the applicable Local Planning Instrument. As outlined in this report, the urban rezoning of Menangle Park occurred more than two years before the amendment to the GC SEPP which is not reflected by the instrument. Notwithstanding, as outlined in attachment 3, the proposal is consistent with the aims of the GC SEPP and has been designed to satisfy the statutory provisions particularly in relation to the environmental constraints.

Attached to this report as, attachment 3, is a detailed assessment against the relevant provisions of the GC SEPP.

The proposed development is subject to a State Infrastructure Contribution (SIC) and the applicant has entered into a Stage Voluntary Planning Agreement (SVPA) with the NSW Minister for Planning and Public Spaces. In delivering the SVPA, the proposal promotes orderly and economic use of the land.

## 2.12 Campbelltown Local Environmental Plan 2015

The proposed development will occur on land partly zoned R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation under the provisions of CLEP 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
- to facilitate diverse and sustainable means of access and movement

**Comment:** The proposed development would provide low density residential allotments that provide for the housing needs of the community.

The proposal would provide footpaths, shared paths and roads to facilitate a diverse, safe and sustainable means of access and movement for pedestrians and vehicles.

### Zone R5 Large Lot Residential

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future

**Comment:** The proposed development provides larger residential allotments along the road corridors of Menangle Road and Hume Motorway, so as appropriate buffers can be established between the environmental constraints and the future residences. The larger residential allotments integrate seamlessly to the adjacent low density residential zoned land, promoting orderly development.

### Zone RE1 Public Recreation

- To enable land to be used for public open space or recreational purposes.

**Comment:** The proposed development would impact a portion of the Site is zoned RE1 Public Recreation, this area of the site is being retained within residue lots and will be delivered as open space under future development applications.

### Clause 2.6 Subdivision – Consent Requirements

Pursuant to Clause 2.6 of CLEP 2015, subdivision of land must only occur with development consent.

**Comment:** The proposed development seeks development consent for the subdivision of 255 residential allotments and seven residue lots.

### Clause 4.1 Minimum Subdivision Lot Size

Pursuant to Clause 4.1 of CLEP 2015, the size of any lot resulting from subdivision must not be less than what is shown on the Lot Size Map.

The Lot Size Map identifies two areas with differing minimum allotment sizes, being 420sqm for the land zoned R2 and 950sqm for land zoned R5. There are no provisions for subdivision within the land zoned RE1.

**Comment:** The proposed development provides for allotments that are not less than 420sqm on the land zoned R2 and 950sqm on the land zoned R5.

### **Clause 5.10 Heritage Conservation**

Pursuant to clause 5.10 require the consent authority to consider the impacts of the proposal on Aboriginal and European heritage within Campbelltown.

**Comment:** The proposed development would occur on land that is not burdened by any know European heritage items. The closest European heritage item is the locally listed item, Riverview (Lot 2 DP 589899), located to the south of the site on the opposite side of Menangle Road. The proposed development would not have any impact on the heritage significance of the item. The Statement of Heritage Impact, prepared by Extent Heritage Advisors submitted in support of the application reinforces such.

The Assessment of Impact on Aboriginal Cultural Heritage, prepared by Kelleher Nightingale, identified one archaeological site containing Aboriginal objects. The assessment concludes that an AHIP be obtained. As discussed previously, DPIE have provided general terms of approval which are included in the recommended conditions in the determination.

A condition is recommended should there be any unexpected finds in relations to heritage, works cease and Council and appropriate experts are to be consulted prior to works commencing again.

### **Clause 6.1 Arrangements for designated State public infrastructure**

Pursuant to Clause 6.1 of the CLEP 2015, 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.

**Comment:** The proposed subdivision would have lots that are smaller than what was permissible before the site was zoned for urban release. The owner of the Site and the Minister for Planning and Public Spaces have executed a State Voluntary Planning Agreement (SVPA) for the Site, which provides for the payment of development contributions, special infrastructure contributions and the carrying out of works.

The SVPA has been registered against the land titles in accordance with the requirements of the agreement. On 24 January 2020, the Secretary certified in writing, that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land.

Conditions have been recommended that incorporate the provisions of the SVPA to the critical stages relating to the Dahua/Landcom Menangle Park Release Area. The SVPA does not require the delivery of works to support the approval of the development application.

### Clause 6.2 Public Utility Infrastructure

Pursuant to Clause 6.1 of the CLEP 2015, development consent must not be granted for development on land in an urban release area unless the Council 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.

**Comment:** The proposed development is capable of being appropriately serviced by reticulated sewer, potable mains water, electricity and telecommunications with connections, likely, via Cummins Road. The applicant has been liaising with Sydney Water, Endeavour Energy, Jemena and NBN Co. who have provided assurances connections would be available for the proposed development which have been included as a conditions within the draft consent, to ensure adequate arrangements for utility infrastructure are made before the release of any subdivision certificate.

### Clause 6.3 Development Control Plan

Pursuant to Clause 6.3 of the CLEP 2015, development consent must not be granted for development on land in an urban release area unless a development control plan (DCP) has been prepared for the land. The DCP must include details of staging, transport movement, landscaping, recreation areas, water management, environmental hazards, urban design, higher density living, commercial uses and public facilities.

**Comment:** The site specific Menangle Park Development Control Plan and the Campbelltown (Sustainable City) Development Control Plan 2015 apply to the subject land. The Menangle Park DCP commenced at the same time the land was rezoned for urban development. An amendment to the Menangle Park DCP was adopted by Council, at the Ordinary Council meeting on the 14 April 2020 and included a table addressing the provisions of Clause 6.3. In light of this amendment, the following table provides an assessment against the provisions of Clause 6.3 and their adoption within the amended Menangle Park DCP:

CLEP 2015 Clause 6.3 Requirement	Relevant Provision/Control	Comment
(a) a staging plan for the timely and efficient release of urban land, making provision for necessary infrastructure and sequencing,	Development may be undertaken in a single stage (as shown in Figure 1.1A, staging plan) or in any number of sub stages provided that development reflects the progressive delivery of road, utility and local infrastructure over the land. Development may be undertaken pursuant to several development applications with an explanation of how this is compatible with the delivery of infrastructure.	The proposed development forms one of numerous applications that will occur across the MPURA. The applicant has engaged with the relevant service and utility providers and the proposed development is consistent with the provisions that are currently available and what will be made available to the individual allotments prior to the issue of a subdivision certificate.
(b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple	This infrastructure shall be provided in accordance with Sections 1.7 and 1.8.	The proposed development is generally consistent with Sections 1.7 and 1.8, although, the street network is more permeable and provides for greater connections throughout the site for pedestrians and cyclists.

and safe movement system for private vehicles, public transport, pedestrians and cyclists,		
(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,	All development shall be undertaken in accordance with Section 1.9 and Appendix 1.	The proposed development is generally consistent with Section 1.9 and Appendix 1. A condition is recommended for an amended landscape plan to be provided for approval from Council's Executive Manager Open Space to ensure the species selected are appropriate for all street plantings within the proposed development. The applicant has also committed to the retention/revegetation of previously unidentified endangered ecological communities, as part of future applications.
(d) a network of active and passive recreation areas,	All development shall be undertaken in accordance with Section 1.9.	The proposed development is generally consistent with Section 1.9, the permeable street layout and the provisions for pedestrian and cycle paths represent passive recreation areas whilst providing connections to future, larger scale, recreation areas.
(e) stormwater and water quality management controls,	All development shall be undertaken in accordance with: Campbelltown City Council Engineering Design Guide for Development Clause 2.18 of Volume 1 of this DCP Work on Land Adjacent to the Upper Canal Corridor Volume 1	The proposed development includes two water quality basins that are capable of satisfying Council's standards and conditions have been recommended to ensure they constructed and maintained to such standards.
(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,	<p><b>Bushfire</b> The development precincts (Figure 1.2) have been informed by the bushfire risks associated with the site. All future development is to comply with the Section 1.12 and the NSW Rural Fire Service's Planning for Bushfire Protection (PBP). This includes the provisions of suitable asset protection zones and maintenance of vegetated open space areas.</p> <p><b>Flooding</b> The development precincts (Figure 1.2) have been informed by the flooding characteristics of the site. All future development is to comply with Council's</p>	<p><b>Bushfire</b> The proposed development was referred to the NSW RFS, who provided GTA's that ensure compliance with PBP.</p> <p><b>Flooding</b> The proposed development is supported by a flood model that reinforces compliance with Council's standards.</p>

	<p>Engineering Design Guide for Development.</p> <p><b>Contamination</b> All future development is to comply with State Environmental Planning Policy No 55 – Remediation of Land.</p> <p><b>Mine Subsidence</b> All future development is to comply with the requirements of the NSW Mine Subsidence Board.</p>	<p><b>Contamination</b> The proposed development is supported by a Contamination Report that satisfies the provisions of SEPP 55.</p> <p><b>Mine Subsidence</b> The proposed development was referred to the NSW Subsidence Advisory Board, who provided GTA's.</p>
(g) detailed urban design controls for significant development sites,	This precinct does not contain any significant development sites.	N/A
(h) measures to encourage higher density living around transport, open space and service nodes,	All development shall comply with the Urban Structure Plan (Figure 1.2)	The proposed development is consistent with the Urban Structure Plan. Discussed later in the Report.
(i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,	All development shall comply with the Urban Structure Plan (Figure 1.2)	The proposed development is consistent with the Urban Structure Plan. Discussed later in the Report.
(j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.	Public facilities and services are to be provided in the B2 Local Centre Zone and shall be provided in accordance with Council's Engineering Design Guide for Development.	The proposed development is capable of being consistent with Council's Engineering Design Guide for Development and conditions have been recommended to enforce such.

### Clause 7.1 Earthworks

Pursuant to Clause 7.1 of the CLEP 2015, in deciding whether to grant development consent the consent authority must consider:

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

**Comment:** The proposed works would involve the re-contouring of the site to facilitate appropriate gradients for infrastructure delivery and residential development. The creation of two bio-retention basins respond to changes in the natural landform and drainage patterns. Any excess flows would be directed towards the existing riparian corridors which form part of the natural system.

The works would result in 7,500 cubic metres of excess soil which would be stored on the northern part of the site and would be integrated into the future development stages. The proposed development also includes mitigation measures to prevent detrimental impacts on

the drainage patterns and soil stability, including erosion and sediment control and planting of native endemic vegetation.

A condition has been included within the recommended conditions to ensure the stockpiled area is appropriately screened from the public domain and entire Site is treated in a manner that does not cause interference with the existing ecological communities.

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

**Comment:** The proposal would facilitate the release of residential allotments.

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

**Comment:** The proposal would not result in any imported fill, although, there will be 7,500 cubic metres of excess soil excavated/stockpiled on the site. A condition is recommended that ensures quality of all soils is of a residential standard. It is noted that a separate development application would be required to deal with any contamination, in accordance with SREP 20 and SEPP 55.

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

**Comment:** The proposal would likely impact on the amenity of adjoining properties. Such impacts are not unreasonable and conditions are recommended to ensure the amenity of adjoining properties is maintained.

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

**Comment:** The proposal attempts to balance the cut and fill across the site with 7,500 cubic metres residual material that would be stockpiled in the northern part of the site away from the existing/proposed roads and out of public view. A condition is recommended to ensure that appropriate erosion and sediment control is provided around any stockpiled material.

(f) the likelihood of disturbing relics

**Comment:** The applicant has begun the process of obtaining an AHIP, which may not be issued until development consent is issued for the application. The DPIE has reviewed the proposal and issued General Terms of Approval, as detailed above which have been included in the recommended conditions.

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

**Comment:** The proposal includes works that are within 40m of a natural waterway. The Natural Resources Access Regulator has reviewed the proposal and provided General Terms of Approval which have been included in the recommended conditions, to ensure appropriate erosions and sediment control measures are in place for the life of the development.

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

**Comment:** The proposal seeks to utilise existing levels, where possible, throughout the site to avoid the requirement for earthworks. A condition is recommended that ensures



appropriate erosions and sediment control measures are in place for the life of the development.

### Clause 7.2 Flood Planning

Pursuant to Clause 7.2 of The CLEP 2015, development consent must not be granted unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land, and

**Comment:** The proposal is compatible with the flood hazard associated with the land. The Engineering Design Report, prepared by SMEC, indicates that the subdivision is compatible flooding hazard across Menangle Park.

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

**Comment:** The proposal has incorporated bio-retention basins to deal with water quality and the modelling indicates that the proposed allotments or the surrounding properties will not be impacted by flooding as a result of the proposed development.

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

**Comment:** The proposal has been designed so that as no residential allotments are impacted by the 100 year ARI flood level.

- (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, and

**Comment:** The proposal includes appropriate mitigation measures to ensure the existing natural environment is not adversely affected. The use of bio-retention basins and erosion and sediment control measures will assist in significantly reducing the environmental implications of the development.

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

**Comment:** The proposal is unlikely to result in unsuitable costs to the community as a consequence of flooding, particularly, given the modelling provided and the implementation of the bio-retention basins.

### Clause 7.3 Riparian Land and Watercourses

Pursuant to Clause 7.3 of the CLEP 2015, in deciding whether to grant development consent the consent authority must consider:

- (a) whether or not the development is likely to have any adverse impact on the following:
- (i) the water quality and flows within the watercourse
  - (ii) the aquatic and riparian species, habitats and ecosystems of the watercourse
  - (iii) the stability of the bed and banks of the watercourse

- (iv) the free passage of fish and other aquatic organisms within or along the watercourse
- (v) any future rehabilitation of the watercourse and its riparian areas
- (vi) the underlying and surrounding groundwater resources and groundwater dependent ecosystems

**Comment:** The proposal would unlikely have any adverse impact on the riparian land and watercourse of Howes Creek. Subsequently, it is also unlikely to have an adverse impact on aquatic species, ecosystems and their habitats, free fish passage or the stability of the bed and banks of the watercourse.

A preliminary assessment has been undertaken to investigate impacts on groundwater resources and groundwater dependent ecosystems (GDEs) the outcomes of which, indicate that impacts are unlikely in association with the proposed development. The majority of the site is underlain with Bringelly Shale which has a low infiltration rate. While development of these areas will increase the impervious surfaces across the site, due to the already low infiltration rate, it will have little impact on groundwater. As such, more detailed groundwater and GDE investigations are not deemed warranted for the proposed development.

In addition, the proposed development was referred to the Natural Resources Access Regulator which has reviewed the proposal and provided General Terms of Approval. These have been included in the recommended conditions.

- (b) whether or not the development is likely to increase water extraction from the watercourse, and

**Comment:** The proposed development would not increase water extraction.

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

**Comment:** The proposal has been designed around the existing riparian land and watercourses, with appropriate buffers and measures put in place to mitigate any impacts. It is also noted that the Natural Resources Access Regulator has reviewed the proposal and provided General Terms of Approval which have been included in the recommended conditions.

#### **Clause 7.4 Salinity**

Pursuant to Clause 7.3 of the CLEP 2015, in deciding whether to grant development consent the consent authority must consider:

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

**Comment:** The proposal is supported by a Salinity Investigation and Management Plan, prepared by Douglas Partners (Ref: 76744.03). The site contains soils that range from non-saline to moderately saline, with the majority of the soils also being sodic. The Salinity Investigation and Management Plan includes appropriate mitigation measures to avoid the salinity impacts on the development. A condition is recommended that the mitigation measures are implemented throughout the development.

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

**Comment:** Salinity would have an impact on the proposed development. The Salinity Investigation and Management Plan includes appropriate mitigation measures to avoid the salinity impacts on the development which have been included in the recommended conditions.

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

**Comment:** The Salinity Investigation and Management Plan includes appropriate mitigation measures to avoid the salinity impacts on the development which have been included in the recommended conditions.

Pursuant to Clause 7.4(4) of the CLEP 2015, development consent must not be granted unless the consent authority is satisfied that:

- (a) The development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- (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:** The measures contained within the Salinity Investigation and Management Plan, are considered to ensure the proposed development will be designed and managed to minimise any significant adverse environmental impact.

A condition has been recommended requiring all residential lots to be classified in accordance the Australian Standard AS2870 - Residential Slabs and Footings, prior to the issue of a subdivision certificate.

#### **Clause 7.5 Preservation of the natural environment**

Pursuant to Clause 7.5 of the CLEP 2015, development consent must not be granted for the removal of soil from any land zoned RE1.

**Comment:** The proposal involves cut through the land zoned RE1, although, the provisions of Clause 7.5 (4) allows the soil to be relocated within the Site. The cut material will be used throughout the Site, as fill, to facilitate the finished levels.

#### **Clause 7.10 Essential services**

Pursuant to Clause 7.5 of the CLEP 2015, development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water
- (b) the supply of electricity
- (c) the disposal and management of sewage

- (d) stormwater drainage or on-site conservation
- (e) suitable road and vehicular access
- (f) telecommunication services
- (g) the supply of natural gas

**Comment:** The proposal includes provisions for the future connections to all essential services. It is recommended that conditions form part of the determination that ensures adequate arrangements for essential services are made before the release of a subdivision certificate. The applicant has already been provided with assurances from Sydney Water, Endeavour Energy, Jemena and NBN Co. that their services would be available for a connection.

The proposed development does not seek approval for works associated with the delivery of essential services. The applicant will bring the essential services to the Site via a Review of Environmental Factors (REF) under Part 5 of the EP&A Act. The Old Fireworks Factory site is located to the north but as part of the REF and assessment as part of remediation works for that site, the works will not be required to go through any contaminated land.

#### **Clause 7.17 Development in Zone RE1**

Pursuant to Clause 7.17 of the CLEP 2015, development consent must not be granted on land zoned RE1 Public Recreation that will be owned or controlled by Council unless the consent authority has considered the following:

- (a) the need for the development of the land
- (b) the impact of the development on the existing or likely future use of the land, and prevailing natural systems
- (c) the need to retain the land for its existing or likely future use

**Comment:** The proposal would partly occur on land that is zoned RE1. The proposal would provide contouring across the land zoned RE1 to facilitate the delivery of infrastructure as well as setting appropriate levels for the future use of the land as a public recreation area. The further embellishment of the land zoned RE1 would be subject to a future application.

#### **Clause 7.20 Terrestrial Biodiversity**

Clause 7.20 of CLEP 2015 requires the consent authority to consider the proposal's ability to maintain terrestrial biodiversity through:

- (a) protecting native fauna and flora
- (b) protecting the ecological processes necessary for their continued existence
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats,
- (d) maximising connectivity and minimising habitat fragmentation

Pursuant to Clause 7.20(4) of CLEP 2015, development consent must not be granted to development on land to which this clause applies unless the consent authority:

- (a) has taken into account the objectives of this clause, and is satisfied that the development is sited, designed, constructed and managed to void adverse impacts on native biodiversity or, if an adverse impact cannot be avoided:
  - the development minimises disturbance and adverse impacts to remnant vegetation communities, threatened species populations and their habitats

- 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
- the development includes measures to offset the loss of biodiversity values

**Comment:** The proposed development footprint has largely sought to avoid direct impacts to native ecological communities and fauna. However, not all impacts were able to be avoided and the proposed development will require the removal/modification of 0.12 hectares of the Critically Endangered Ecological Community Cumberland Plain Woodland from the periphery of an existing remnant for Asset Protection Zone purposes, an additional 0.16 hectares of Cumberland Plain Woodland Derived Native Grasslands will also be removed from the development footprint. In addition, 1.37 hectares of Acacia Regrowth that largely falls within the proposed development footprint will also be removed.

Accordingly, a condition of consent is recommended that requires the retirement of eight credits relating to HN529 Grey Box – Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion within the meaning of the *Biodiversity Conservation Act 2016*. This credit obligation was determined using the Biobanking Assessment Methodology noting that the development application was assessed under the now repealed *Threatened Species Conservation Act 1995*.

A range of other mitigation measures are also recommended in order to reduce impacts to terrestrial fauna, particularly threatened species. In this regard, it is recommended that the following requirements are incorporated into the conditions of consent:

- delineation of the clearing area
- fencing all existing remnants of native ecological communities that are to be retained;
- undertaking appropriate preclearance and clearance surveys
- development and implementation of a hollow offset replacement strategy and threatened species relocation plan
- the development and implementation of a Construction Environmental Management Plan and associated monitoring program

It is considered that the assessment and findings detailed in the Environmental Assessment and associated Addendum Report supporting the subject application appropriately addresses and satisfies the provisions of Clause 7.20, subject to the recommended conditions being adopted.

## **2.13 Campbelltown (Sustainable City) Development Control Plan 2015**

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

The following considerations from the SCDCP are relevant:

### **Part 2.5 Landscaping**

The proposal is supported by a landscape plan, although, the subdivision plan has changed slightly during the assessment. A condition is recommended to be included that requires a landscape plan be submitted to Council's Executive Manager – Open Space (or equivalent) for approval prior to work commencing.

## **Part 2.7 Erosion and Sediment Control**

The proposal involves earthworks and is supported by appropriate erosions and sediment control measures. A condition is recommended that ensures that appropriate erosion and sediment control measures are in place throughout the lifecycle of the development.

## **Part 2.10 Water Cycle Management**

The proposal is supported by an Engineering Design Report, prepared by SMEC. The report concludes the proposal's stormwater quality and quantity are feasible and achieve compliance with the regulatory requirements. The civil works results in a design that collects and discharges stormwater in a controlled manner that is similar to pre-development levels. Council's City Delivery team have reviewed the design and believe that it is capable of containing the stormwater and disposing of it appropriately. There is a condition recommended that requires Council's Executive Manager – Infrastructure (or equivalent) approve a final design prior to the issue of a construction certificate.

## **Part 2.11 Heritage**

The proposal would have no impact on any known European Heritage items.

The proposal has identified that there will be potential harm to an Aboriginal object. The proposal was referred to DPIE in accordance with *National Parks and Wildlife Act 1974* and GTA were received on the 23 October 2019 which have been included as recommended conditions.

## **Part 2.12 Retaining Walls**

The proposal includes provisions for retaining walls between the proposed residential allotments in order to provide a level building platform. The retaining walls would be masonry and have a maximum height of 1.2 metres. A condition is recommended that appropriate restrictions/easements be placed on the title to ensure that the proposed walls are maintained and protected, prior to the release of a subdivision certificate.

## **Part 2.14 Risk Management**

The site is identified as being affected by Mines Subsidence. The Subsidence Advisory Board has provided GTA, as previously discussed within this report.

The site is mapped as bushfire prone land. The NSW Rural Fire Service has provided GTA, as previously discussed within this report.

The site has a low likelihood of contamination, as detailed in the contamination assessment prepared by Douglas Partners. The recommendations indicate site is capable of being used for residential purposes through the inclusion of appropriate conditions.

The proposal is supported by a Salinity Investigation and Management Plan, prepared by Douglas Partners. The recommendations indicate the site is capable of residential development and they should be incorporated in the determination.

### Part 2.15 Waste Management

A waste management plan has been provided in support of the application and a condition is recommended that ensures appropriate waste provisions are provided throughout the lifecycle of the development.

### Part 2.16 Provision of Services

The proposal would facilitate provisions to extend services so that the works integrate seamlessly into the existing service network. It is recommended that a condition be included in the determination that ensures that the appropriate service authorities are involved throughout the development to ensure that the services are not disrupted. The applicant has already had discussions with the relevant service authorities and there has been agreements/provisions put in place to ensure that all proposed allotments would be fully serviced.

### Part 2.19 Development Near or on Electricity Easements

Overhead electrical easements are located within the Menangle Park area, however none of the easements are located within the area of the development.

### Part 2.20 Development on Land Adjacent to, or Affected by a Gas Easement

Gas easements associated within the coal seam gas wells are located within the Menangle Park area, however none of the easements are located within the area of the development.

### Part 3.8 Residential Subdivision

Part 3.8 of SCDCP 2015 contains requirements that apply to residential subdivision. Compliance with the relevant controls is outlined in the table below:

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
3.8.1 (a) Residential Subdivision	Subdivision shall have appropriate regard to orientation, slope, aspect and solar access.	Subdivision has appropriate regard to orientation, slope, aspect and solar access.	Yes
3.8.1 (b) Residential Subdivision	Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development	Condition of consent is recommended to ensure compliance.	Yes
3.8.1 (c) Residential Subdivision	Where relevant, roads shall be designed to provide satisfactory level of services for the evacuation of occupants in the event of emergency.	Road design allows evacuation in the event of emergency.	Yes
3.8.1 (d) Residential Subdivision	Subdivision shall promote through street access and minimise the number of cul-de-	Subdivision pattern promotes through street access. Temporary turning	Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
	sacs.	heads provided, that will be removed once future subdivisions are delivered.	
3.8.1 (e) Residential Subdivision	Roads/access handles shall be provided to separate allotments from any park, reserve, waterway and the like.	Roads provided to separate allotments from riparian corridors and parks.	Yes
3.8.1 (f) Residential Subdivision	All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with Council's Engineering Design Guide for Development to ensure adequate sight distances and maintain footpath widths.	All residential allotments within the subdivision that are located adjacent to an intersection are provided with a splay.	Yes
3.8.1 (g) Residential Subdivision	Residential subdivision shall be designed to address the public domain.	Residential subdivision designed to address the public domain.	Yes
3.8.1 (h) Residential Subdivision	Wherever possible, subdivision design shall avoid the creation of allotments that have rear boundaries (and fencing) that adjoin the public domain.	The subdivision design has provided an appropriate regard to the adjoining public domain.	Yes
3.8.1 (i) Residential Subdivision	For the purpose of calculating the minimum allotment size and dimensions under the Plan, any land that is part of an environmental corridor as specified by the Office of Environment and Heritage or any other government agency shall not be included within the calculated area of land unless the relevant public agency is satisfied that that part of the allotment is capable of being developed.	All residential lots satisfy the minimum lot size and are capable of being developed. No land forms part of an environmental corridor as specified by the Office of Environment and Heritage.	Yes
3.8.1 (j)	For the purpose of calculating the	The land is bushfire prone and the NSW	Yes



<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
Residential Subdivision	minimum allotment size and dimensions under the Plan, any land that is subject to bushfire, flooding or other risk (excluding mine subsidence) shall not be included within the calculated area of land unless it is demonstrated to Council's satisfaction that the site can be appropriately managed in a manner that retains the ability to be developed for the purpose to which it is intended under the zone.	Rural Fire Service has issued General Terms of Approval. Council is satisfied the site can be developed for residential purposes. Further, the applicant has submitted a bushfire report indicating the BAL levels of each allotment.	
3.8.1 (k) Residential Subdivision	Access to residential subdivisions shall not be permitted to any classified road where alternative access can be made available via the non-classified road network.	Access to subdivision is via a non-classified road.	Yes
3.8.1 (l) Residential Subdivision	Extensive use of battle-axe configuration in the subdivision of new areas shall be avoided, where possible.	No battle-axe lots.	Yes
3.8.2 (a) Torrens Title Subdivision	Any residential allotment created by Torrens Title subdivision for the purpose of a dwelling house development in areas zoned R2 and R3 shall satisfy the following standards:  i) a minimum width of 15 metres measured along the side boundaries at a distance of 5.5 metres from the front property boundary  ii) a minimum width of 7 metres measured between the extended	The proposal includes allotments down to 9.18 metres.  All lots have a minimum width of 7 metres measured	No, justified below.  Yes

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
	<p>property side boundaries where they intersect with the kerb line</p> <p>iii) a minimum depth of 25 metres</p>	<p>between the side boundaries at the kerb line</p> <p>All lots have a minimum depth of 25 metres (excluding corner splays)</p>	Yes
3.8.9 (a) Subdivision and Waste Management	<p>Subdivision shall be designed and constructed so that upon completion:</p> <p>i) kerbside waste collection vehicles are able to access bins from the kerbside at a minimum distance of 300mm, and a maximum distance of 1500mm from the left side of the vehicle to the bin</p> <p>ii) adequate space behind the kerb is provided for the occupant of each premises to present 1 x 140 litre bin and 1 x 240 litre bin side-by-side, a minimum 300mm apart</p> <p>iii) where it is not possible to provide bin collection points immediately in front of each allotment, a concrete pad shall be constructed at the closest practical location to the allotment for garbage collection</p> <p>iv) the location for kerbside presentation provides a minimum 4 metres overhead clearance for the operation of the collection vehicle (eg. no trees or transmission lines)</p>	<p>Waste collection vehicles capable of accessing bins from the kerb-side.</p> <p>Adequate space available for presentation of bins to kerb.</p> <p>Collection points available in front of each lot.</p> <p>Adequate overhead clearance space for collection vehicle.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>			
<b>Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
	overhanging the bins)  v) waste collection vehicles are not required to make a reverse movement to service bins	Reserve movement not required to service bins.	Yes

### **Justification - Minimum Allotment Width**

Part 3.8.2 (a) i) of the SCDCP requires that residential subdivision facilitate allotments that have a minimum lot width of 15 metres, measured at the building line. The proposed development includes numerous allotments that would be less than the prescribed 15 metres. In maintaining consistency with other urban release areas, the assessing officers have conveyed to developers that a frontage of 12.5 metres is acceptable. Despite this, there are still eight allotments that would have a frontage of less than 12.5 metres. These allotments with a reduced frontage generally widen towards the rear and all satisfy the numerical controls relating to allotment depth and size. The reduction in frontages is the result of the environmental site constraints, provision of a permeable street layout and public open space whilst remaining economically viable. These lots are likely to encourage variation in the built form, whilst maintaining a streetscape where garages are not a dominant feature.

Notwithstanding the numerical non-compliance, the reduced allotment width would not result in a negative impact on the desired visual character of the streetscape or the overall amenity of the area, and as such, the proposed variations are considered capable of being supported in this circumstance.

### **Part 11 Vegetation and Wildlife Management**

As the proposed development site contains native vegetation and fauna habitat, the provisions of Volume 1 Section 11.2 of the Campbelltown (Sustainable City) DCP 2015 apply.

The objectives of Section 11.2 are:

- Protect and conserve the City's biodiversity through the retention of native vegetation.
- Maintain, enhance and/or establish corridors, which enable existing plant and animal communities to survive and range in their natural habitat.
- Protect habitat resources including hollow-bearing trees and hollow logs within Campbelltown LGA.
- Provide appropriate measures to compensate for the loss of hollow-bearing trees within the LGA.

In summary in order to deliver the above objectives, Section 11.2 requires:

- Development to be sited, designed, managed and constructed in a manner that seeks to avoid and minimise impacts on biodiversity as much as practicable (11.2.1 a.).
- Appropriate ecological assessment to be undertaken (11.2.2 b.)
- The loss of tree hollows to be offset (11.2.1 c.)

As previously indicated, the proposed development footprint has largely sought to avoid direct impacts to native ecological communities and fauna. However, not all impacts were able to be avoided and the proposed development will require the removal/modification of 0.12ha of the Critically Endangered Ecological Community Cumberland Plain Woodland from the periphery of an existing remnant for Asset Protection Zone purposes, an additional 0.16ha of Cumberland Plain Woodland Derived Native Grasslands will also be removed from the development footprint. In addition, 1.37ha of Acacia Regrowth that largely falls within the proposed development footprint will also be removed.

Impacts associated with the development were appropriately assessed within the Ecological Assessment and associated Addendum Report that were submitted with the development application.

The loss of hollow bearing trees will be addressed through the development and implementation of a Hollow Offset Replacement Strategy. It is also recommended that other appropriate mitigation measures and offset requirements are incorporated into the conditions of consent, as previously outlined, to achieve an appropriate outcome in relation to Part 11.

## **2.14 Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 Part 8: Menangle Park**

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015, Volume 2 Part 8: Menangle Park (MPDCP) is to:

- Identify the planning, design and environmental objectives and controls against which Campbelltown City Council will assess future development applications in Menangle Park.
- Promote high quality urban design outcomes for the release area within the context of environmental, social and economic sustainability.

Menangle Park will provide for a mix of housing types, ranging from mixed use, medium density and small lot housing in and around the town centre through to medium and large lot dwellings elsewhere. Particular care will be taken with the lot layout and siting of dwellings in areas of high visual and environmental sensitivity.

The following considerations from the MPDCP are considered relevant:

### **Part 1.5 Urban Structure**

The proposed development works are generally consistent with the Urban Structure Plan (USP) identified in Figure 1.2 of the MPDCP. The proposed development generally follows a grid-like pattern that results in an interconnected street network, which would integrate into future releases of residential land within Menangle Park. The proposed layout results in a development that is sensitive to the existing features within and adjoining the Site.

### **Part 1.6 Residential Dwelling Targets**

The MPURA seeks to release 3,500 dwellings under the current zoning provisions. In facilitating this yield the proposed development is generally consistent with the current provisions of the MPURA and would result in 255 residential allotments and seven super lots that would be subject to future subdivision, under separate development applications. The allotment sizes of the 255 residential allotments would be broken into the following:

Area	Number of Lots	Percentage
420sqm – 449sqm	187	73%
450sqm – 499sqm	57	22%
500sqm – 949sqm	4	2%
950sqm +	7	3%
TOTAL	255	100%

The breakdown is consistent with the Standard and Traditional lot dwelling targets within the MPURA.

### Part 1.7 Street Network and Design

The proposed development generally complies with the Street Network and Design provisions detailed in Part 1.7 and Figure 1.3. There are some minor differences that improve the interface between the subdivision of the Hume Highway, increase pedestrian and cycle connections as well as providing wider road verges to facilitate streetscape planting.

The Site would connect to the existing street network via Cummins Road, which links to Menangle Road, via a roundabout, and the wider vehicular network. The roundabout was approved under development consent 2870/2018/DA-CW and is nearing 10 percent design with TfNSW. As part of the requirements from TfNSW, a subdivision certificate cannot be issued until the construction of the roundabout is complete.

The proposed development would have two connections onto Cummins Road, one to the north of the site and one to the south. The northern connection would be utilised by construction vehicles only and would not be a formalised road with appropriate erosion and sediment control measure required and would allow vehicles to work throughout the Site whilst reducing impact on Cummins Road.

The southern connection known as Road 21, will initially be used for construction vehicles and once the development is completed, will allow the public and owners of the subdivided allotments vehicular and pedestrian access to the wider network. This southern connection, would be a formalised 20m road reserve with a six metre carriageway for two way vehicular movement, as illustrated in figure 3 of attachment 2.

After discussions with the applicant, it has been agreed, via a condition, that the road reserve be amended in to include a 2.5m shared path on the southern side of the road, as illustrated in figure 4 of attachment 2.

This shared path will provide a strong connection between the site and surrounding networks, as well as, connecting with the proposed Hilltop and Linear Parks, which are currently under assessment. Road 21 would be a temporary road and would be decommissioned once other developments come on-line and the signalised intersection is constructed connecting Menangle Road to the future Spring Farm Parkway.

There is no intention to upgrade Cummins Road as part of the current proposal and would be addressed under a separate application in the future. A condition is recommended that requires a dilapidation report be prepared for Cummins Road, to ensure that any damage that occurs, as a result of the proposed development, can be rectified at the applicant's expense.

The internal road network consists predominately of local roads and/or minor local roads, both of which are consistent with cross-sections associated with Part 1.7, as illustrated in figures 5 and 6 of attachment 2.

There are three roads which do not comply with the provisions of Part 1.7 and they are Road 03, Road 04 between CH224.718 and CH619.22 and Road 07A.

Road 03 is not consistent with any of the section plans within Part 1.7, instead the applicant has sought to increase the Typical Local Road reserve from 17.4 metres to 19.4 metres. This increase allows for 4.9 metres road verges which will allow for larger tree species within the road reserve, as illustrated in figure 7 of attachment 2.

The applicant has agreed, via a condition, that a 2.5 metres shared path be provided on the on the southern side of Road 03, where it runs east west and on the eastern side where the road runs north-south. This additional shared path will provide an additional north-south connection throughout the site and would be advantageous for the entire MPURA.

The road reserves for both Road 04 and Road 07A are 12.8m with a footpath only being located on one side of the road reserve, as illustrated in figure 8 of attachment 2. This is considered acceptable as both roads front public open space, which will include a 2.5m shared path directly adjacent to the road reserve. This design is consistent with the structure plan and the provision of the shared paths is reflected in the development application 2393/2018/DA-CW (Liner Park), which is currently under assessment.

There is no agreed public transport route established for the MPURA, although the proposed road network would allow for bus movements throughout the Site, when/if bus connections are required through the site. The higher order roads that connect through the proposed development are all capable of meeting the minimum provisions associated with the NSW Bus Infrastructure Guide.

Although, not strictly aligning with the network set out in Part 1.7, the proposed development is considered an improvement over the existing DCP street network and would create more permeable and functional connections throughout the MPURA. In addition, the proposed street network is consistent with a proposed new structure plan submitted in support of the planning proposal that has recently been submitted for Gateway Determination.

### **Part 1.8 Pedestrian and Cycle Network**

The proposed development provides due consideration for the pedestrian and cycle networks. As discussed above, the network does not strictly comply with the CSCDCP but the proposed network allows for more shared path connections, which link directly to future schools, shops, local community and recreation facilities. The proposed networks are supported and would encourage future residents to walk and/or cycle throughout the MPURA.

### **Part 1.9 Public Domain, Landscape and Open Space**

The proposed development would facilitate linkages and connections to future public open space areas within Menangle Park. Although not specifically developing any public open space, the subject application makes allowances to ensure that the future residents would all be provided with appropriate linkages within the public domain to appropriate public open space once it comes online.

## **Part 1.10 Heritage**

### **Part 1.10.1 Aboriginal Heritage**

The proposed development is supported by an Assessment of Impact on Aboriginal Cultural Heritage, which was referred to DPIE in accordance with Division 4.8 of the EP&A Act and general terms of approval were provided as outlined above. Council recommends a condition of consent to ensure compliance with the general terms of approval.

### **Part 1.10.2 Non-Indigenous Heritage**

The proposed development is not believed to have a detrimental impact on any known non-indigenous heritage items.

## **Part 1.11 Environmental Management**

### **Part 1.11.1 Riparian Corridors**

The proposed development has considered and mitigated against impacts on the nearby riparian corridors. As addressed above, in Clause 7.3 of CLEP 2015, the application gives appropriate regard to riparian corridors and the recommended conditions reinforce the protection as well as, the ability for the community to interact with the areas via future pedestrian and cycleway links.

### **Part 1.11.2 Flora and Fauna Conservation**

The proposed development has sought to minimise the disturbance of native flora and fauna and where this is unavoidable, appropriate offsetting had been established, as detailed above. In addition, the following actions are recommended to be included into the conditions of consent: delineation of the clearing area, fencing all existing remnants of native ecological communities that are to be retained, undertaking appropriate preclearance and clearance surveys, development and implementation of a hollow offset replacement strategy and threatened species relocation plan and the development and implementation of a Construction Environmental Management Plan and associated monitoring program.

With this in mind and the supporting Ecological Assessment and associated Addendum Report, the proposed development is satisfactory in regards to Part 1.11.2.

## **Part 1.12 Bushfire Management**

The site is mapped as being bushfire prone land, as discussed above. The proposed development was referred to the NSW RFS in accordance with 100B of the *Rural Fires Act 1997* and a Bushfire Safety Authority has been provided, dated 11 July 2019 (Ref: D18/5869).

## **Part 1.13 Air Quality**

Throughout Menangle Park there are coal seam gas wells, as well as, sand quarrying activities. There is at least 200m between the nearest coal seam gas well and sand extraction activity which, is more than sufficient. Accordingly, there is no need for specific mitigation measures.

A condition is recommended for appropriate erosion and sediment control measures throughout the subdivision works to ensure that air quality is maintained to the surrounding residents.

#### **Part 1.14 Noise Management**

Menangle Park is boarded by the Southern Railway to the west and the Hume Motorway to the east, meaning the environmental noise levels must be considered as part of any development.

The proposed development will occur adjacent to the Hume Motorway and is supported by a Noise Impact Assessment (NIA), prepared by TTM Consulting. The NIA looked at the inclusion of a 6m acoustic wall along the residential interface with the Hume Motorway, the results concluded that the inclusion of such a wall would only reduce the impact on the future residences by 4dB. In accordance with the NSW Road Noise Policy, an acoustic barrier should be able to reduce the noise levels by at least 5dB. This being the case, the report concludes that barrier is not considered feasible and/or reasonable and has included recommendations that should be included in the design of future residential dwellings.

The recommendations provided in the NIA would be transferred onto the Title of subsequent allotments to ensure all future residents are afforded the appropriate acoustic measures. It is noted that Council is currently assessing a development application for a park that includes tree plantings between the Hume Motorway and the residential allotments which would also reduce noise impact on future residences.

#### **Part 1.15 Night Sky Protection**

Menangle Park is currently afforded good night sky visibility, Council shall ensure that development gives due regard to maintaining the quality of the night sky.

The proposed subdivision would have a minimal impact on the existing night sky afforded to Menangle Park. A condition is recommended that the street lighting be designed in a manner that projects light downwards and do not cause nuisance to future residents and maintains the existing night sky visibility.

#### **Part 1.16 Residential Subdivision**

The proposed subdivision creates a permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles. The layout will encourage a range dwelling types, whilst promoting pedestrian movement throughout the MPURA.

#### **Part 1.17 Residential Development**

Although there are no dwellings proposed as part of the subject application, the subdivision layout will enable future dwellings to make a positive contribution to the streetscape and wider neighbourhood.



### **3. Planning Assessment**

#### **3.1 Section 4.15 (1)(b) of the *Environmental Planning and Assessment Act 1979* – Likely Impacts**

Section 4.15 (1)(b) of the EP&A Act requires that the consent authority must consider the development's potential impacts on the natural and built environment, as well as, potential social and economic impacts of the development.

The key matters for consideration when considering the potential impacts on the natural and built environment are as follows:

##### **Context and Setting**

The proposed development is consistent with the zoning provisions and what one would expect of an URA that is transitioning from rural lands to urban/residential. The proposed development forms Stage 1 of Dahua's holdings and will link with several other similar style developments, throughout the MPURA. The proposed networks promote efficient movements throughout the area whilst been economically and environmentally conscious.

##### **Construction**

The construction of the development will see construction vehicles accessing the Site via Cummins Road. The works will be carried out a several hundred metres from existing residential dwellings with the exception of one allotment. The applicant has been in contact with the resident in close proximity to the development and measures have been put in place to try and minimise the impacts of construction upon them.

The proposal includes several erosion and sediment control measures that will seek to alleviate any nuisance to any residents as well as the surrounding road network.

A condition is recommended that the applicant develop a Community Information Plan to ensure that the residents and general public are keep abreast of the status of the development.

The owners of Mt Pleasant (Lot 2 in DP 598067) have been constantly engaged by the developer, throughout the proposal, and they have issued a letter in support of the proposed development. The developer has committed to continue this communication throughout the works and has incorporated provisions, for such, within the contracts tendered to the contractors.

##### **Social and Economic Impacts**

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

Socially, the proposal would deliver vacant residential allotments that would facilitate an increase of housing supply that would help to improve housing choice and affordability. The proposed development will also facilitate active and passive recreation areas that would promote social interactions and passive surveillance.

Economically, the proposal would be beneficial to the overall local economy with workers being employed during the construction phase of the development and future residents spending in the local economy once the allotments contain dwelling houses.

### **3.2 Section 4.15 (1)(c) of the *Environmental Planning and Assessment Act 1979* – Suitability of the Site**

Section 4.15 (1)(c) of the EP&A Act requires that the consent authority must consider the suitability of the site when determining a development application. The site is considered suitable for the proposed residential subdivision. The land is mapped as an urban release area and has been zoned to provide for future residential development.

The proposed dimensions, areas and orientation of the allotments are considered to be adequate to facilitate the siting, design and construction of future residential development.

The land once subdivided would contribute positively to the desired future character of the locality by enabling the construction of future dwellings within the residential zone.

### **3.3 Local Voluntary Planning Agreement**

The Menangle Park Contributions Plan (the Plan) commenced on 24 April 2018 with a capped rate levy of 20,000 per dwelling or lot pursuant to the Minister's Direction under the EP&A Act (September 2010). Since this time, the Plan has been reviewed by the Independent Pricing and Regulatory Tribunal (December 2018) and advice has been received from the Minister for Planning and Public Space (March 2020), enabling Council to undertake final amendments to achieve the status of an IPART reviewed contributions plan in accordance with Clause 5(3) of the EP&A Act (Local Infrastructure Contributions) Amendment Direction dated 28 July 2017. An amendment to the Plan is currently underway and is not expected to be finalised until July 2020.

Noting the timeframe and uncertainty of the above process, in July 2018, the applicant submitted a Letter of Offer (the Offer) to enter into a Voluntary Planning Agreement (VPA). The offer was updated on 7 May 2020 (attachment 12) to reference the outcome of the IPART and Minister's advice which has been reviewed by Council's legal representative who advises the Offer satisfies Clause 7.7(3) of the EP&A Act and has been included as a condition within the recommended conditions of consent.

In summary, the irrevocable offer proposes to:

- pay money, construct works and dedicate land for public purposes in relation to the initial stages of Dahua's Menangle Park development
- enable Council to receive a development contribution that has a value that reflects the full residential contributions rates included in the Menangle Park Contributions Plan (CP) dated March 2018, following a formal IPART review process (Final Report dated December 2018) as amended in accordance with the Minister's advice dated 23 March 2020 (Ministerial Advice)

Should the Panel support the recommendation of approval, the next step would involve finalisation of the draft Voluntary Planning Agreement, public exhibition and adoption by Council. Satisfaction of the proposed conditions of development consent would only be met upon execution and registration of a VPA on the title of the land pursuant to Section 7.6 of the EP&A Act prior to the issue of a subdivision certificate.

#### 4. Public Participation

Section 4.15 (1)(d) of the EP&A Act requires that the consent authority must consider any submissions made in relation to a development proposal.

The application was publicly notified and exhibited from the 2 February 2018 to the 26 March 2018. The extended exhibition was in line with the statutory requirements and the Council's notification policies. Two submissions were received, with one being in support of the proposal.

The submission in support of the proposed development, from the owner of Mt Pleasant, indicates that the developer, Dahua, has been in regular correspondence about the proposal and any concerns have been alleviated and they look forward to the subdivision progressing.

The other submission raised a concern about the stormwater associated with the proposed development and how it would be discharged.

The stormwater will be captured via the stormwater drainage network and disposed of via bioretention/water quality basins, to protect downstream ecosystems. These basins have been designed to the relevant standards and Council's Engineering Design for Development Guide. Council has reviewed the data supplied in relation to stormwater disposal and is satisfied that the proposed development will maintain predevelopment flows, with regards to both quality and quantity. There are conditions recommended to ensure that these basins are appropriately constructed and maintained.

#### Conclusion

The development application has been assessed against the relevant matters for consideration under section 4.15 of the EP&A Act, the Campbelltown Local Environmental Plan, Campbelltown (Sustainable City) Development Control Plan 2015, site specific Menangle Park Development Control Plan and Menangle Park Contributions Plan.

The proposed development, subject to the recommended conditions, is considered to satisfy relevant State legislation and State Environmental Planning Policies including the *Rural Fires Act 1997*, *Coal Mine Subsidence Compensation Act 2017*, *National Park and Wildlife Act 1974*, *Water Management Act 2000*, SEPP 55 Remediation of Land, Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River, SEPP (Sydney Region Growth Centres) 2006, and SEPP (Infrastructure) 2007 and other relevant legislation.

As the State VPA has been executed and registered against the land titles in accordance with the requirements of the agreement. The Secretary has certified in writing that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land.

The proposed variations to the street cross sections, minimum lot width and subdivision design are considered to be of minimal environmental impact and capable of being supported in this instance.

The site is considered to be suitable for the proposed development, as the land is located within an urban release area and has been zoned to provide for future residential development. The proposed allotments are adequate in size to support the construction of future dwellings that would contribute positively to the desired future character of the residential estate.

Dahua, the owners/developer, has provided Council with a Letter of Offer to enter into a Planning Agreement. Under the terms of the Letter of Offer, development contributions will be made that reflect the full residential contributions required by the Menangle Park Contributions Plan.

Accordingly, the application is recommended for approval, subject to the attached conditions.

## **Attachments**

1. Recommended Conditions of Consent (contained within this report)
2. Referenced Figures (contained within this report)
3. State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Assessment (contained within this report)
4. Subdivision Plans (contained within this report)
5. Civil Plans (contained within this report)
6. Rural Fire Services Approval (contained within this report)
7. Natural Resource Access Regulator Approval (contained within this report)
8. Subsidence Advisory Approval (contained within this report)
9. Aboriginal Impact Permit Approval (contained within this report)
10. Transport for NSW Approval (contained within this report)
11. Satisfactory Arrangements Certificate (contained within this report)
12. Dahua letter of offer Council VPA (contained within this report)
13. Letter of support from resident (contained within this report)

## **Reporting Officer**

Executive Manager Urban Release and Engagement

**Recommended Conditions – 3885/2017/DA-SW****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 Reference	Drawing No.	Rev	Prepared by	Date
Plan of Subdivision	1786G L02 [05] - Sheet 1 of 4	3	Craig & Rhodes	27/11/2017
Plan of Subdivision	1786G L02 [05] - Sheet 2 of 4	3	Craig & Rhodes	27/11/2017
Plan of Subdivision	1786G L02 [05] - Sheet 3 of 4	3	Craig & Rhodes	27/11/2017
Plan of Subdivision	1786G L02 [05] - Sheet 4 of 4	3	Craig & Rhodes	27/11/2017
Cover Sheet & Locality Plan	300178115.01.DA001	5	SMEC	10/05/2019
Sheet Schedule & Notes	300178115.01.DA002	5	SMEC	10/05/2019
General Arrangement Plan	300178115.01.DA031	6	SMEC	10/05/2019
Typical Cross Section Sheet 1	300178115.01.DA041	5	SMEC	10/05/2019
Typical Cross Section Sheet 2	300178115.01.DA042	5	SMEC	10/05/2019
Cut and Fill Plan	300178115.01.DA051	5	SMEC	10/05/2019
Civil Works Plan Sheet 1	300178115.01.DA101	5	SMEC	10/05/2019
Civil Works Plan Sheet 2	300178115.01.DA102	5	SMEC	10/05/2019
Civil Works Plan Sheet 3	300178115.01.DA103	5	SMEC	10/05/2019
Civil Works Plan Sheet 4	300178115.01.DA104	5	SMEC	10/05/2019
Civil Works Plan Sheet 5	300178115.01.DA105	5	SMEC	10/05/2019
Civil Works Plan Sheet 6	300178115.01.DA106	5	SMEC	10/05/2019
Civil Works Plan Sheet 7	300178115.01.DA107	5	SMEC	10/05/2019

Civil Works Plan Sheet 8	300178115.01.DA108	5	SMEC	10/05/2019
Civil Works Plan Sheet 9	300178115.01.DA109	5	SMEC	10/05/2019
Longitudinal Road Sections Road 03	300178115.01.DA201	5	SMEC	10/05/2019
Longitudinal Road Sections Road 03	300178115.01.DA202	5	SMEC	10/05/2019
Longitudinal Road Sections Road 03	300178115.01.DA203	5	SMEC	10/05/2019
Longitudinal Road Sections Road 04	300178115.01.DA204	5	SMEC	10/05/2019
Longitudinal Road Sections Road 04	300178115.01.DA205	5	SMEC	10/05/2019
Longitudinal Road Sections Road 04 & Road 05	300178115.01.DA206	5	SMEC	10/05/2019
Longitudinal Road Sections Road 05	300178115.01.DA207	5	SMEC	10/05/2019
Longitudinal Road Sections Road 07A	300178115.01.DA208	5	SMEC	10/05/2019
Longitudinal Road Sections Road 07A	300178115.01.DA209	5	SMEC	10/05/2019
Longitudinal Road Sections Road 07B	300178115.01.DA210	5	SMEC	10/05/2019
Longitudinal Road Sections Road 07B	300178115.01.DA211	5	SMEC	10/05/2019
Longitudinal Road Sections Road 09	300178115.01.DA212	5	SMEC	10/05/2019
Longitudinal Road Sections Road 10	300178115.01.DA213	5	SMEC	10/05/2019
Longitudinal Road Sections Road 10	300178115.01.DA214	5	SMEC	10/05/2019
Longitudinal Road Sections Road 11	300178115.01.DA215	5	SMEC	10/05/2019
Longitudinal Road Sections Road 12	300178115.01.DA216	5	SMEC	10/05/2019

Longitudinal Road Sections Road 16	300178115.01.DA217	5	SMEC	10/05/2019
Longitudinal Road Sections Road 17	300178115.01.DA218	5	SMEC	10/05/2019
Longitudinal Road Sections Road 18	300178115.01.DA219	5	SMEC	10/05/2019
Longitudinal Road Sections Road 20	300178115.01.DA220	5	SMEC	10/05/2019
Longitudinal Road Sections Road 21	300178115.01.DA221	5	SMEC	10/05/2019
Longitudinal Road Sections Road 21	300178115.01.DA222	5	SMEC	10/05/2019
Longitudinal Road Sections Road 22	300178115.01.DA223	5	SMEC	10/05/2019
Longitudinal Road Sections Road 23 & Road 24	300178115.01.DA224	5	SMEC	10/05/2019
Catchment Plan	300178115.01.DA501	5	SMEC	10/05/2019
Water Quality Basin 01 Plan	300178115.01.DA551	5	SMEC	10/05/2019
Water Quality Basin 02 Plan	300178115.01.DA552	5	SMEC	10/05/2019
Water Quality Basin 01 Sections	300178115.01.DA556	5	SMEC	10/05/2019
Water Quality Basin 02 Sections	300178115.01.DA557	5	SMEC	10/05/2019
Retaining Wall Plan	300178115.01.DA601	5	SMEC	10/05/2019
Retaining Wall Details	300178115.01.DA651	5	SMEC	10/05/2019
Retaining Wall Notes	300178115.01.DA655	5	SMEC	10/05/2019
Sign & Line Marking Plan Sheet 1	300178115.01.DA801	5	SMEC	10/05/2019
Sign & Line Marking Plan Sheet 2	300178115.01.DA802	5	SMEC	10/05/2019
Sign & Line Marking Plan Sheet 3	300178115.01.DA803	5	SMEC	10/05/2019
Soil and Water Management Plan Sheet 1	300178115.01.DA851	5	SMEC	10/05/2019

Soil and Water Management Plan Sheet 2	300178115.01.DA852	5	SMEC	10/05/2019
Soil and Water Management Plan Sheet 3	300178115.01.DA853	5	SMEC	10/05/2019
Soil and Water Management Details Sheet 1	300178115.01.DA861	5	SMEC	10/05/2019
Soil and Water Management Details Sheet 2	300178115.01.DA862	5	SMEC	10/05/2019

### Associated Documentation

Document	Author	Date
IDAS1109660	Natural Resource Access Regulator	20 September 2018
D18/5869	NSW Rural Fire Service	11 July 2019
TSUB17-03621P1	Subsidence Advisory Board	13 February 2018
Aboriginal Heritage Impact Permit	Department of Planning, Infrastructure and Environment	23 October 2019
RMS General Terms of Approval	Roads and Maritime Services	6 January 2020
Ecological Assessment	Cumberland Ecology	November 2017
Assessment of Proposed Impacts on Groundwater Dependent Ecosystems on Land Owned by Dahua Group	Cumberland Ecology	6 June 2019
Transport Impact Assessment	GTA Consultants	29/11/17
Urban Design Report	Roberts Day	November 2017
Bushfire Protection Assessment	Eco Logical	October 2018
Geotechnical Investigation	Douglas Partners	April 2017
Preliminary Report in Geotechnical and Salinity Assessments	Geotechnique	February 2019
Statement of Heritage Impact	Extent	November 2017
Assessment of Impact on Aboriginal Cultural Heritage	Keller Nightingale	30 November 2017
Aboriginal Cultural Heritage Assessment Report	Keller Nightingale	October 2019
Landscape DA Report	Place Design Group	November 2017
Preliminary Site Investigation	Douglas Partners	April 2017
Salinity Investigation and Management Plan	Douglas Partners	April 2017
Waste Management Plan	APP Corporation	
Engineering Design Report	SMEC	29.11.17
Noise Impact Assessment	TTM	30/11/2017

## 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 issuing of a Construction Certificate:



- Driveway Location Plan showing the location of the driveway crossovers. There shall be no conflict with any services, drainage infrastructure, street lighting, electrical infrastructure, telecommunications infrastructure and street plantings.
- Landscape Plan that reflects the current subdivision layout. The Landscape Plan shall maximises the use of locally endemic species as the first preference and Australian Native species as the second preference (within the constraints of the approved Menangle Park Streetscape Master Plan) and does not propose the use of Chinese Tallowood (*Triadica sebifera*). The revised Landscape Plan must be approved by Council's Executive Manager Open Space (or equivalent) in writing prior to the issuing of any construction certificate or the commencement of physical development works (whichever occurs first).
- Stockpile Plan that clearly indicates the location of the proposed stockpile. The stockpile shall only be in a location that is not clearly visible from the public domain and is appropriately screened. The plan shall include appropriate erosion and sediment control measures to prevent the spread of sediment.
- Road 07A shall be provided with a 2.5m shared path on the eastern side of the road and the western side of the water quality basins. The road corridor width shall be widened accordingly.
- Road 12 shall be provided with a 2.5m shared path on the northern side of the road and shall provide a connection to the 2.5m shared path on the eastern side of Road 07A.
- Road 21 and Road 03 shall be provided with a 2.5m shared path on the southern side of the proposed roads, where they run east west and on the eastern side of Road 03 where the road runs north south.
- A 2.5m shared path connection shall be provided between Road 03 and the future Linear Park on the southern side of Road 04 that runs east to west.

### 3. Voluntary Planning Agreement SVPA – 2017-8774

- a) A copy of the Secretary's Certificate (Satisfactory Arrangements for designated State public infrastructure) dated 24 January 2020 forms Attachments A to this development consent.
- b) Prior to the release of a Subdivision Certificate, the persons having the benefit of this consent shall provide Council with documentary evidence that works and/or contributions the subject of the Secretary's Certificate and SVPA- 2017-8774 have been undertaken and/or paid in full

### 4. Voluntary Planning Agreement – Council

In accordance with the Letter of Offer dated 7 May 2020 made by the developer to prepare a Planning Agreement in connection with this development application, a Planning Agreement pursuant to Section 7.4 of the Environmental Planning and Assessment Act 1979 shall be prepared by the applicant and submitted to Council for public exhibition.

The Planning Agreement shall articulate a commitment by the developer to complete all Development and Infrastructure Works, Dedications of Land and the provision of all necessary monetary contributions required in relation to development of the land.

Prior to the Council or the Principal Certifying Authority issuing a subdivision certificate, the Planning Agreement shall be executed to the satisfaction of the consent authority (Council) and all Development and Infrastructure Works, Dedications of Land and Monetary Contributions listed within the executed agreement are to be finalised, or otherwise guaranteed, to the satisfaction of the consent authority (Council).

**5. Electrical Substations**

Substations are not permitted to be installed on land to be dedicated to Council as a part of this determination. If the applicant is to pursue the installation of substations on land to be dedicated to Council, the applicant is required to obtain separate approval and relevant licence from Council's Executive Manager Property (or equivalent).

**6. 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.

**7. 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.

**8. Vegetation Clearance**

The clearance of hollow bearing trees and native ecological communities, with the exception of CPW Derived Native Grasslands shall only occur outside of winter (June, July and August) when fauna are most likely to self-relocate during the clearing process.

**9. Vegetation Clearance Methodology and Preclearance /Clearance Surveys****a) Preclearance Surveys**

Prior to the commencement of any works:

**i). Preclearance surveys are to be undertaken by a suitably qualified ecologist.**

Preclearance surveys must be undertaken that will:

- Detect roosting and nesting threatened and non-threatened fauna
- Be carried out within two weeks prior to the Cumberland Plain Woodland (CPW) being cleared
- Include targeted surveys for microchiropteran bats using harp traps for a minimum of four nights without heavy rain, with the age, sex and reproductive status of captured bats being assessed and recorded (not required in areas of CPW Derived Native Grasslands)
- Include roost searches for microchiropteran bats by using a torch to shine in holes, cracks and crevices, and by using a handheld bat detector to locate and identify bats that may call (not required in areas of CPW Derived Native Grasslands)
- Include spotlighting, stag watching and hollow watching on the evening before the CPW will be cleared, for a minimum of one hour prior to dusk, and for at least one hour after dusk (not required in areas of Derived Native Grasslands)
- Include targeted searches for the Cumberland Plain Land Snail
- Include targeted survey for nesting or roosting threatened Woodland Birds (not required in areas of CPW Derived Native Grasslands)
- Safely relocate non-threatened fauna to nearby woodlands before CPW is cleared. (refer to point iii) below for threatened species relocation process)
- Include the demarcation of all hollow-bearing trees and fallen logs (with the latter being >10cm diameter), along with any other key habitat features

- ii). Upon the completion of preclearance surveys a report outlining all of the preclearance surveys carried out, including survey effort, results and outcomes must be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent).
- iii). To guide the relocation of threatened species that are located in any habitat to be removed, a detailed threatened species relocation plan must be developed and submitted to Council's Executive Manager Urban Release and Engagement (or equivalent). This plan must be approved in writing by Council's Executive Manger Urban Release and Engagement (or equivalent) prior to the issuing of a construction certificate or the commencement of any on ground works.
- iv). As part of the preclearance survey work, and following clearing, an appropriately qualified ecologist must identify any trees and logs or parts thereof, that would be appropriate for use as fauna habitat within the proposed conservation areas in the Menangle Park Urban Release Area. Where relevant, specifications for felling/removal (to enable retention of features for fauna habitat) must also be specified.

b) Clearance Surveys

- i). To minimise impacts to native fauna species, clearing must be undertaken in accordance with the following two staged process (with the exception of clearing of Derived Native Grasslands) under the supervision of a suitably qualified ecologist with:
  - The initial phase of clearing will involve clearing around the habitat features demarcated in a) i) above and leaving these habitat features overnight.
  - The second stage will involve clearing of the habitat features left overnight followed by an inspection. Prior to felling, habitat trees will be nudged using an excavator to promote any resident fauna to self-relocate. No habitat tree is to be felled without the attending ecologist providing approval to the excavator/machine operator.
- ii). During any vegetation clearing, no habitat tree is to be felled without the attending ecologist providing approval to the excavator/machine operator.
- iii). All fallen trees should be investigated by the attending project ecologist for the presence of hollows not detected prior to clearing. Inspections should be undertaken of these hollows for native fauna.
- iv). Provisions to protect any native fauna encountered during clearing activities are to include:
  - Briefing all people involved in the clearing works about the possibility of fauna being present
  - Any animals disturbed or dislodged during clearance but not injured should be assisted to move into the adjacent bushland or other specified locations; and
  - If any animals are injured during vegetation clearance, appropriate steps must be taken to humanely treat the animal under the advice of the attending ecologist (either taken to the nearest veterinary clinic for treatment, or if the animal is unlikely to survive taken to the vet to be humanely euthanized).

c) Reuse of felled trees

Salvaged material suitable for use in proposed conservation areas as per a) iv) above must be stockpiled in an appropriate place with appropriate signage, to ensure it can be reused at a later date. A report outlining how salvaged material has been/will be reused must be prepared and submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) prior to the principal certifying authority issuing an occupation (Final compliance) certificate.

## 10. Protection of Retained Vegetation

- a) Prior to Council or an accredited certifier issuing a construction certificate or the commencement of any works (whichever occurs first):
  - i). All native ecological communities that are to be retained and/or not removed in association with the Stage 1 development as well as all areas earmarked for revegetation works on the proponents holdings to the North of Menangle Road must be fenced. The location of the proposed fences must be mapped in consultation with the project ecologists and the location improved in writing by Council's Executive Manager Urban Release and Engagement prior to the installation of fencing. Fences must be installed in a manner that does not cause harm to native ecological communities in the approved location. Following installation the location of the fencing must be signed off by the project ecologist and arborist. Appropriate signage identifying fenced areas as vegetation protection areas must also be installed.
  - ii). The area of Stage 1 works must be clearly demarcated.
  - iii). An arboricultural assessment report must be prepared to outline mitigation measures for any works that fall within the Tree Root Protection Zones of trees that are to be retained and/or not removed in association with Stage 1 works and approved in writing by Council's Executive Manager Urban Release and Engagement (or equivalent).
  - iv). Contractor inductions required that address vegetation protection areas and mitigation measures to protect retained vegetation and vegetation not affected by Stage 1.
  - v). All access to and from Stage 1 must occur within the identified boundaries of Stage 1 or designated access route.
- b) Prior to the commencement of construction works:
  - i). All staff and contractors who will be working on the site must be briefed about the vegetation protection areas and associated mitigation measures as well as other environmental controls outlined in the CEMP
- c) During construction works:
  - i). No vegetation clearance or tree removal is permitted to occur outside of the Stage 1 boundary as identified on the approved plans referenced in Condition 1, prepared by SMEC.
  - ii). Any works adjacent to existing trees/vegetation that is to be retained and/or not removed in association with Stage 1 works must be supervised by an appropriately qualified ecologist and arborist.
  - iii). Retained trees must be protected in accordance with *Australian Standard 4970-2009: Protection of Trees on Development sites* and the recommendations of the arboricultural impact assessment report prepared in accordance with a) iii above must be implemented.
  - iv). There must be regular inspections and ongoing maintenance of vegetation/tree protection fencing during the construction phase of the development.
  - v). Vegetation and tree protection measures must be discussed at daily toolbox meetings along with other environmental control requirements.
  - vi). Ancillary facilities such as stockpile sites, site compounds and construction zones must be located in existing cleared areas.
- d) Following the completion of construction works:

- i). A report must be prepared by a suitability qualified ecologist and arborist detailing the success of vegetation and tree protection measures, any breaches and how such breaches will be rectified must be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent).

**11. Access Denied**

No vehicular access to or from Menangle Road or the Hume Highway shall be permitted to any lots fronting these roads. A suitable Restriction as to User to this effect shall be included in the 88B Instrument for the subdivision.

**12. 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.

**13. Existing Easements**

Changes to existing easements and their physical infrastructure shall not occur without the written approval of the authority benefitting from such.

**14. Office of Water**

The proposed development must be carried out in accordance with the provisions of the Natural Resource Regulator's General Terms of Approval (IDAS1109660), dated 20 September 2018.

**15. RFS Requirements**

The proposed development shall be carried out in accordance with the Bush Fire Safety Authority (D18/5869), dated 11 July 2019.

**16. 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.

**17. Engineering Design Works**

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

**18. Construction Certificate**

Prior to the commencement of any works that require a construction certificate:

- a) the applicant shall obtain a construction certificate for the particular works;
- b) the applicant shall appoint a principal certifying authority; and
- c) the private certifying authority shall notify Council of their appointment no less than two days prior to the commencement of any works.

**PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

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

**19. Construction Environmental Plan of Management**

Prior to the commencement of works / issue of a construction certificate (whichever occurs first) A site-specific Construction Environmental Management Plan (CEMP) must be prepared addressing prescriptions for the mitigation of environmental impacts and associated monitoring requirements. The CEMP must be approved in writing by Council's Executive Manager Urban Release and Engagement (or equivalent) prior to the issuing of any construction certificate or the commencement of physical development works whichever comes first.

At a minimum the CEMP must include/address in detail:

- Required Sediment and Erosion Control Measures/stockpile management as per *Managing Urban Stormwater: Soils and Construction (Landcom, 2004) – The Blue Book*.
- Noise control measures and hours of operation.
- Air quality control measures (including dust management).
- Water management (including maintaining/monitoring water quality in nearby dams/waterways).
- Measures to mitigate impacts to areas of retained native vegetation.
- Measures to prevent the spread of priority and environmental weeds including African Love Grass and other weed species, including spread via machinery movements both within the development site and offsite via the relocation of fill material including top soil.
- Details of required preclearance and clearance surveys.
- Hazardous material management protocols (ie. fuel etc) addressing storage, use, refuelling etc.
- Details of how fill will be stored on site (ie. proposed number of piles, proposed location of piles, sedimentation and erosion control treatment measures, and an estimate of how long the fill will be stockpiled, inspection and monitoring requirements).
- Incident and emergency response protocols.
- Competence, training and awareness procedures (ie. Environmental inductions, Toolbox talks, training and awareness).
- Roles and responsibilities for implementing, monitoring and reviewing CEMP requirements.
- An overview of relevant environmental management documentation.

- Waste Management Procedures in accordance with the submitted Waste Management Plan.
- Inspection, monitoring and auditing requirements for all environmental controls and adaptive management to ensure environmental mitigation measures remain effective.
- Community Consultation and Liaison.

The environmental controls outlined in the CEMP are to form part of the site induction process and daily toolbox meetings.

## 20. Biodiversity Offset Requirements

### a) Ecosystem Credits

Prior to Council or an accredited certifier issuing a construction certificate or the commencement of any works (whichever occurs first) the class and number of ecosystem credits in Table X below must be retired to offset the residual biodiversity impacts of development within the meaning of the *Biodiversity Conservation Act 2016*. The credit requirement in Table X has been calculated using the BBAM.

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition (a) i. above must be provided to Council's Executive Manager Urban Release and Engagement (or equivalent) and written acknowledgement received prior to Council or an accredited certifier issuing a construction certificate or the commencement of any works (whichever occurs first).

**Table X Ecosystem Credits required to be retired – like for like**

Plant Community Type	Number of ecosystem Credits to be retired	IBRA subregion
PCT 850: Grey-box-Forest Red Gum Grassy Woodland on Shale of Southern Cumberland Plain, Sydney Basin / HN529 Grey Box – Forest Red Gum grassy woodland on shale of the Cumberland Plain, Sydney Basin Bioregion	8	Cumberland

### b) Hollow Offsets

Prior to the commencement of any works or the issuing of a construction certificate (whichever occurs first), a Hollow Offset Replacement Strategy and associated monitoring and maintenance program must be prepared and submitted to Council's Executive Manager Urban Release and Community Engagement (or equivalent) for approval in accordance with Section 11.2.2 of the Campbelltown (Sustainable City) DCP 2015 and written approved received.

## 21. 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.

## 22. Utility Servicing Provisions

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall obtain correspondence from Sydney Water, Endeavour Energy, Jemena and the relevant

telecommunications authority stating that the relevant services can be made available to service the 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.*

### 23. **NBN Co**

Prior to the issue of a Construction Certificate, the Principal Certifying Authority shall be satisfied that telecommunications infrastructure may be installed to service the premises which complies with the following:

- The requirements of the Telecommunications Act 1997;
- For a fibre ready facility, the NBN Co's standard specifications current at the time of installation; and
- For a line that is to connect a lot to telecommunications infrastructure external to the premises, the line shall be located underground.

Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary pits and pipes, and conduits to accommodate the future connection of optic fibre technology telecommunications.

### 24. **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.

### 25. **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.

### 26. **Dilapidation Report**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a dilapidation report for Cummins Road, to Council's Executive Manager Infrastructure (or equivalent) for approval.

### 27. **Road Construction (New)**

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

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

Road No.	Category	Traffic Loading
3	E(i)	1 x 10 <sup>6</sup>
04, 05, 07A, 07B, 09, 10	D	3 x 10 <sup>5</sup>
11, 16, 18, 22, 23, 24	D	3 x 10 <sup>5</sup>
21	I	1 x 10 <sup>6</sup>

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



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

#### **28. Temporary Residential Cul-de-sac Heads**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit design details for approval for the temporary residential cul-de-sac heads proposed at the western ends of Road No.s 05, 7B and 16 to the certifying authority for approval. The pavement compositions shall be the same as that constructed for the respective roads.

Construction of the cu-de-sac heads shall be undertaken in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide.

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

#### **29. Traffic**

Prior to Council or an accredited certifier issuing a construction certificate, the following shall be addressed and submitted to Council's Executive Manager Infrastructure (or equivalent) for approval:

- a. The temporary access road (Road 21) is to be maintained by the applicant and will not be dedicated to Council in short term. The applicant needs to advise Council's Executive Manager Infrastructure (or equivalent) about the time frame when Road 21 will be constructed in accordance with the master plan and dedicated as a public Road.

#### **30. Road Safety Audit**

- Prior to Council or an accredited certifier issuing a construction certificate, a detailed road safety audit (RSA) shall be carried out for the design of the proposed roadworks and traffic facilities by an independent road safety auditor. The audit must address (but not limited to) the following: Sight line obstruction at the road corners by the proposed retaining wall for lot 2 DP 598067.
- Grade difference at the interface of road corridor and open space/riparian corridor.

#### **31. Vehicle turning movements**

Prior to Council or an accredited certifier issuing a construction certificate, vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking and provided to Council's Executive Manager Infrastructure (or equivalent) for approval.

In this regard the Vehicle Tracking files and associated development proposal shall be submitted in .dwg/ .dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.

Garbage collection vehicles with three axles and up to 10.4 metres in length shall be considered as part of the above assessment.

#### **32. Construction Traffic Management Plan**

Prior to the commencement of works / issue of a construction certificate (whichever comes first), a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control, shall be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) for approval.

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.

**33. Signage and Line Marking Concept Plan**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall submit a Concept Plan detailing the installation of regulatory/advisory line marking, for Council's records.

In this regard, "Give way" signs are not required for typical T-intersection for local-local type roads. Give-way pavement marking would be adequate to use.

**34. Traffic Device Approval**

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 proposal that includes the construction of prescribed traffic control devices and traffic control facilities.

**35. Street Lighting**

Prior to Council or an accredited certifier issuing a construction certificate, street lighting plans shall be prepared by an appropriate qualified engineer, certified by a Level 2 ASP and submitted to Council's Executive Manager Infrastructure (or equivalent) for endorsement and shall comply with the following:

- a) All street lighting is to be LED "Smart" lighting to Council's specification. The lighting of residential roads and public places must comply with AS/NZS1158 Residential Street Lighting Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements 2005, using the appropriate categories.
- b) The design and installation of the street lighting is to be such that Council can take ownership of the street lighting in this subdivision (ie. separate circuit to residential supply).
- c) The power supply to the street lighting shall meet the load requirements of Campbelltown City Council.
- d) The location of meters to service the street lighting network.
- e) The street lighting plan must consider the impact of street tree planting (at planting and mature height and form) on the lighting.
- f) The street lighting and associated infrastructure in this subdivision is to be dedicated to Council and not be handed over to the energy supplier.

**36. Retaining Structures**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design all proposed retaining structures exceeding 800mm in height.

All retaining structures shall be constructed of a masonry material and shall be constructed wholly within the property boundary, including footings and agricultural drainage lines.

**37. Stormwater Management Plan (Green Field Subdivision)**

Prior to Council or an accredited certifier issuing a construction certificate, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchment, shall be submitted to Council's Executive Manager Infrastructure (or equivalent) for approval.

The applicant is advised that the following issues will need to be addressed as part of the aforementioned approval:

- a) The overland flow (OLF) on road may exceed the kerb height across the intersection of Road 11 and 07A during a 1% AEP flood event. The drainage design must be revised in order to comply with Section 4.13.4 of Council's *Engineering Design for Development* (as amended) guide.
- b) The 1% AEP water level is to be shown on all plans as relevant.
- c) Basin cross-sections are not acceptable. The batter marks shown on section 01 of plan DA551 is not consistent with sections in plan DA556. More details are required for the basin demonstrating correct levels and the grade of the batter needs to be maximum 1 in 6.
- d) There is no defined spillway proposed for the Basin 1 on Plan No. 551. The spillway must be demonstrated.
- e) The applicant needs to submit a long section of the major drainage outlets in the drainage corridor demonstrating that it will be graded to natural surface at 1%.
- f) Structural design of all major drainage outlets and custom made stormwater pits shall be submitted to Council's Executive Manager Infrastructure (or equivalent) for review and approval prior to issue of a construction certificate. The DRAINS model will be needed to be reviewed and updated if any design parameter is changed due to the structural design.

All proposals shall comply with the requirements detailed in Council's *Engineering Design for Development (as amended)*, *Australian Rainfall and Runoff (current version)* and the *NSW Floodplain Development Manual*.

### 38. Water Quality

Prior to Council or an accredited certifier issuing a construction certificate, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to the water quality treatment of stormwater from the site and adjacent catchment, shall be submitted to Council's Executive Manager Infrastructure (or equivalent) for approval.

The applicant is advised that the following issues will need to be addressed as part of the aforementioned approval:

- a) Turfed rain garden (ref. Section 1 phase 3 plan no. D551 Rev 04) is not acceptable. The rain garden needs to have garden bed with suitable species of plants. The plans must be revised prior to issue of a construction certificate. Further, the proposed turf is inconsistent with the parameters used in MUSIC model. The model has been done considering effective nutrient removal plants in the rain garden.
- b) Detention basin is not required for the subject site however section 1 phase 2 in Plan No. DA551 Rev 04 shows detention basin with 100mm thick sand/course sand material. The purpose of the detention basin is not clear. The applicant needs to clarify the requirement of the detention basin.
- c) The rain garden needs to be lined with suitable impermeable membrane. There are inconsistencies in the MUSIC model in terms of impervious lining and assumption of exfiltration rate. The basin is modelled as "unlined" but exfiltration rate is estimated as zero (0). The model and plan need to be updated prior to issue of a CC.
- d) The GPT of Basin 1 needs to be relocated away from the road corner in order to gain maintenance access.
- e) Each of the proposed GPT's needs to have a concrete hardstand area which is clear of the footpath which can be accessed by vehicles of a size suitable for maintaining the GPT's
- f) The plans and details for all GPT's shall be submitted to Council's Executive Manager Infrastructure (or equivalent) for review and approval prior to issue of a construction certificate.
- g) Maintenance details for the water quality devices are to be provided. The details are to be provided in the form of an *Operation and Maintenance Manual* and *Maintenance Schedule* which must be submitted to Council's Executive Manager Infrastructure (or

equivalent) for approval prior to issue of a construction certificate. The Manual and Schedule are to be updated and discussed with Infrastructure Section prior to handover of these assets to Council.

All proposals shall comply with the relevant guidelines of the Office of Environment and Heritage – NSW (OEH), Council's *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plan*.

#### **39. Sediment/water Quality Basin Design & Certification**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall engage a suitably qualified geotechnical engineer to prepare the structural and geotechnical design for the water quality basins.

The design documentation must include, but not limited to, the following:

- a. Design of keying into natural soil.
- a) Certification on batter stability.
- b) Specification of soil/fill material.
- c) Construction method.
- d) Construction hold points.

A copy of all documentation shall be submitted to Council for its records.

#### **40. Landscape Requirements**

Prior to Council or an accredited certifier issuing a construction certificate for civil works, the applicant shall submit detailed landscape plans for approval by Council's Executive Manager Open Space (or equivalent).

Landscaping of the development site shall be undertaken in accordance with the approved plans incorporating the following requirements where necessary:

- a. Street tree installation shall comply with the following requirements:
  - i). Root boxes or barriers are required for all street trees which are being placed within 1m of infrastructure. Such infrastructure shall include footpaths, share ways road ways, kerb and gutter, underground pipes.
  - ii). Unless specified otherwise the minimum size for root control boxes shall be 800mm x 800mm by 500mm deep. Trees are to be installed centrally within the root control box.
  - iii). Alternatively, root barrier is to be placed on the road and footpath side of all street trees. Vertical ribbed root barrier a minimum of 600mm deep and 0.75mm thick is to be used in all instances.
  - iv). Root boxes or barriers must be placed:
    - a minimum of 100mm behind the back of kerb so that it does not compromise the road pavement (i.e. the trunk of the tree shall be a minimum of 700mm from the back of kerb)
    - flush with or marginally below the ground surface
    - flush with or marginally below the adjoining top of footpath
    - for a 3m extent along the footpath/share way and kerb with the tree centrally placed
    - such that it extends a minimum of 100mm below the adjoining road pavement
    - such that is not a trip hazard.

**41. 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.

**42. Section 138 Roads Act**

Prior to Council or an accredited certifier issuing a construction certificate, the applicant shall lodge a S138 Roads Act application for any proposed civil works proposed on public land.

The application shall be accompanied with detailed engineering plans designed in accordance with the requirements detailed in *Austrroads Guides* and Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)*.

The application shall include payment for plan assessment and inspection fees.

All works shall be carried out in accordance with the Roads Act approval, the approved stamped plans and Council specifications.

Inspection of this work shall be undertaken by Council at the applicant's expense.

**43. Unexpected Finds Protocol**

Prior to the commencement of works / issue of a construction certificate (whichever comes first) 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).

**44. Controlled Activity Approval**

A Construction Certificate shall not be issued over any part of the site requiring a Controlled Activity Approval until a copy of the Controlled Activity Approval, issued by the NSW Office of Water has been provided to Council, or a letter from NSW Office of Water stating that a Controlled Activity Approval is not required for the development, has been provided to Council.

**45. Aboriginal Heritage Impact Permit**

Prior to the commencement of any works that will impact known Aboriginal objects, an Aboriginal Heritage Impact Permit is required to be sought and granted by the NSW Department of Planning, Infrastructure and Environment.

If during the course of any works an Aboriginal object is discovered, works must cease immediately and Council and the NSW Department of Planning, Infrastructure and Environment, must be informed. Works can not commence again until written approval is granted from Council and the NSW Department of Planning, Infrastructure and Environment.

**46. Fill Material**

All fill material imported to the site shall meet one of the characterisations detailed the table below:

Defining Instrument	Definition
Protection of the Environment Operations Act, 1997	Virgin Excavated Natural Material
Protection of the Environment Operations (Waste) Regulation 2014	The following resource recovery exemptions: <ul style="list-style-type: none"> <li>▪ Excavated natural material</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Foundry sand</li> <li>▪ Recovered fines (provided no samples have a benzo(a)pyrene concentration exceeding 3 mg/kg 'dry weight')</li> </ul>
N/A	Non-waste engineered construction materials

#### **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.

#### **47. 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.

#### **48. Erection of Construction Sign**

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

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

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

#### **49. Toilet on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a) A public sewer, or
- b) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c) If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

**50. Trade Waste**

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

**51. Vehicular Access during Construction**

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

**52. Public Property**

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

**53. 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.

**54. Compliance with Relevant 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 relevant Development Control Plan.
- d) *Soils and Construction (2004) (Bluebook)*.
- e) *Australian Standard AS 1742 various (Manual for traffic control devices)*.
- f) *RMS "Guide to Traffic Control at Work Sites" 1998ed.*
- g) Other relevant Australian Standards, Austroads Guides and State Government publications.

**55. Mud/Soil**

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

**56. 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.

**57. 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.**

**58. Dust Nuisance**

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

**59. Excess Material**

All excess material is to be in accordance with the proposed stockpile locations or removed from the site. The spreading of excess material or stockpiling on site in locations differing from that shown on the plans will not be permitted without prior written approval from Council.

**60. 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.

**61. Revegetation**

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

**62. 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.



**63. Footpaths/Cycleways**

The footpath/cycleway construction shall be to the satisfaction of Council and in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design Guide for Development (as amended)* and *Menangle Park DCP (as amended)*.

A 1 metre wide turf strip shall be laid immediately behind the kerb.

**64. Pavement Thickness Determination**

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

The pavement design shall be prepared in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)*.

**65. Residential Driveway and Layback Crossing**

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

Laybacks are to be constructed in accordance with the endorsed driveway location plan submitted with the construction certificate.

**66. 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.

**67. National Metering Identifier**

Prior to the submission of an application to Endeavour Energy for National Metering Identifier, written confirmation is to be obtained from Council's Executive Manager Infrastructure (or equivalent) regarding the location of electricity connections/ meters required in the delivery of the private lighting network.

**68. Asset Number Allocation**

The developer shall submit the street lighting design plans to Council's Executive Manager Infrastructure (or equivalent) to obtain Asset Number for the assets, including but not limited to footings, poles and luminaires with capability of smarts. Asset numbers to be provided by Council will need to be marked on the assets being installed.

**69. Commissioning of Private Lighting Network**

Commissioning of the private lighting network to be dedicated to Council shall be undertaken in the presence of Council's nominated Certifier.

**Note:** Council's Executive Manager Infrastructure (or equivalent) is to be contact three (3) months prior to the commissioning of the private lighting network to determine the Council's nominated Certifier.

**70. Inspections – Civil Works**

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

- a) EROSION AND SEDIMENT CONTROL –
  - Direction/confirmation of required measures.
  - After installation and prior to commencement of earthworks.
  - As necessary until completion of work.
- b) STORMWATER PIPES – Laid, jointed and prior to backfill.
- c) SUBSOIL DRAINS – After:
  - The trench is excavated.
  - The pipes are laid.
- d) SUBGRADE – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses.
- e) SUBGRADE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base.
- f) CONDUITS – Laid and jointed prior to backfilling.
- g) PAVEMENT THICKNESS MEASUREMENT (Dips) – After placement of kerb and gutter and final trimming of sub-base.
- h) SUB BASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement.
- i) BASECOURSE – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing.
- j) OVERLAND FLOWPATHS – After shaping and prior to topsoil/turf placement.
- k) CONCRETE PATHS, CYCLEWAYS, VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.
- l) ASPHALTIC CONCRETE SEAL – Finished surface profiles after sealing.
- m) FINAL INSPECTION – All outstanding work.

**PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE**

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

**71. Voluntary Planning Agreement SVOA – 2017-8774**

- a) A copy of the Secretary's Certificate (Satisfactory Arrangements for designated State public infrastructure) dated 24 January 2020 forms Attachments A to this development consent.
- b) Prior to the release of a Subdivision Certificate, the persons having the benefit of this consent shall provide Council with documentary evidence that works and/or contributions the subject of the Secretary's Certificate and SVPA- 2017-8774 have been undertaken and/or paid in full

**72. Voluntary Planning Agreement – Council**

In accordance with the Letter of Offer dated 7 May 2020 made by the developer to prepare a Planning Agreement in connection with this development application, a Planning Agreement pursuant to Section 7.4 of the Environmental Planning and Assessment Act 1979 shall be prepared by the applicant and submitted to Council for public exhibition.

The Planning Agreement shall articulate a commitment by the developer to complete all Development and Infrastructure Works, Dedications of Land and the provision of all necessary monetary contributions required in relation to development of the land.

Prior to the Council or the Principal Certifying Authority issuing a subdivision certificate, the Planning Agreement shall be executed to the satisfaction of the consent authority (Council)

and all Development and Infrastructure Works, Dedications of Land and Monetary Contributions listed within the executed agreement are to be finalised, or otherwise guaranteed, to the satisfaction of the consent authority (Council).

### **73. Section 73 Certificate – Subdivision Only**

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

Application must be made through an authorised Water Servicing Coordinator.

For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

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

### **74. Bush Fire Certification**

Prior to the issue of a subdivision certificate, a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment shall be submitted to Council and/or the accredited certifier stating that the development conforms to the relevant specifications and requirements as specified in the relevant condition from the NSW Rural Fire Service forming part of this consent.

### **75. 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) Acoustic report specifying acoustic treatments for residential lots
- b) Bush fire report specifying APZ and/or BAL levels for residential lots
- c) Driveway location plan
- d) Floor Level Control – where applicable
- e) No Alteration to Surface Levels – subject to geotechnical advice
- f) Lots Filled – where applicable
- g) Access Denied – where applicable
- h) Set Back from Access Denied Roads – where applicable
- i) Right of Carriageway – where applicable
- j) Uncontrolled Fill – where applicable
- k) Drainage Floor Level Control Easements - (100yr flow, depressed) – where applicable
- l) No Cut or Fill - (Geotech Report Required) – where applicable
- m) Lots with any other restrictions eg. Refuse Collection.

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

### **76. Bond (Outstanding Work)**

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

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution.

**77. Maintenance Security Bond**

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

The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the *Office of State Revenue*.

**78. Classification of Residential Lots (Development without dwelling construction)**

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

**79. Remediation of Land**

Prior to the release of a Subdivision Certificate, a Section A1 Site Audit Statement issued under the Contamination Land Management Act 1997 and demonstrating that the site is suitable for day care centres, preschools, primary schools and residential, including substantial vegetable garden and poultry, shall be provided to the Principal Certifying Authority. This shall include an audit of all fill imported to the site.

**80. Splay Corner (Residential)**

The applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council.

**81. 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.

**82. Final Inspection – Works as Executed Plans**

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council two complete sets of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's *Specification for Construction of*

*Subdivisional Road and Drainage Works (as amended) and Engineering Design Guide for Development (as amended).*

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

### Survey Information

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

### Format

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

### AutoCAD Option

- The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum:

Package Type	-	zip
File Format	-	AutoCAD 2004 Drawing Format or later
Transmittal Options	-	Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is <b>not</b> 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.

## 83. Engineering Documentation

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

- a) Two copies of geotechnical stability reports, dispersion tests, earthworks and fill placement reports, concrete core tests, sub grade and pavement density reports, structural and all other testing undertaken.
- b) Two copies of all compliance certificates in accordance with consent authority requirements, including supply of pipes and precast units, supply of sub-base material, supply of base course material, supply of concrete, and supply of bituminous materials.
- c) Two copies of work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation.

- d) Two digital copies of all requested information.

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

**84. Certification of Retaining Structures**

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

**85. Restoration of Public Roads**

Prior to the principal certifying authority issuing a subdivision certificate, any restoration of the public road pavement required as a result of the development, shall be carried out by the developer to the satisfaction of Council. All costs shall be borne by the developer.

**86. Public Utilities**

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

**87. 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.

**88. Works as Executed – Electrical Network**

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall submit to Council the following documents in relation to the private lighting network:

- a) A complete set of works as executed plans of the private lighting network in CAD files .DWG format in accordance with Endeavor Energy's specifications. The WAE must be certified by an independent Level 2 ASP certifier.
- b) Appropriate certificates, manufacturer's brochures and technical data of all materials used during construction of the private lighting network
- c) Warranty documentation for all street lighting assets (12 months minimum from the time of commissioning the network).
- d) Location of assets and the corresponding asset numbers provided by Council.

**89. Asset Number Implementation**

Prior to the principal certifying authority issuing a subdivision certificate, all asset delivered in the private lighting network are to be marked in accordance with the asset allocation numbers provided by Council.

**90. House Numbers**

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

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

**91. Traffic Committee**

Prior to Council or an accredited certifier issuing a subdivision certificate, the applicant shall submit the Final Signage and Line Marking plans for approval by Council's Local Traffic Committee.

Note: Approval by the Local Traffic may take a minimum of three (3) months.

**92. Line Marking / Sign Posting Documentation (subdivision)**

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

**93. Road Safety Audit - Post Construction**

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

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

**94. Site Audit Statement for Land being Dedicated to Council**

Prior to the endorsement of a subdivision certificate that has the effect of dedicating land to Council, the applicant shall provide a Site Audit Statement in respect of the land to be dedicated to Council. The Site Audit Statement must outline the conclusions of a site audit and must contain an accompanying Site Audit Report that summarises the information reviewed by the auditor and provides the basis for the conclusions contained in the Site Audit Statement. The Site Auditor shall be accredited under Section 49 of the Contaminated Land Management Act 1997.

Council will not accept dedication of the land unless the Site Audit Statement demonstrates that the site is suitable for the uses listed in the Residential "A" Health Investigation Level in the National Environmental Protection (Assessment of Site Contamination) Measure.

**95. Residential Inter-Allotment Drainage**

Prior to the principal certifying authority issuing a subdivision certificate, the applicant shall demonstrate on the works as executed plans that inter-allotment drainage and the

associated easements have been provided for all residential lots that cannot be drained to the kerb and gutter. Inter-allotment drainage systems shall be designed and constructed in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*, *Engineering Design for Development (as amended)* and *Campbelltown (Sustainable City) DCP (as amended)*.

#### **96. 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.

#### **97. Council Fees and Charges**

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

### **ADVISORY NOTES**

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

#### **Advice 1. 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 development is proposed 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. Subdivision Certificate Application and Plan Copies**

As part of a subdivision certificate application, the following documents shall be submitted electronically for Council's assessment:



- A cover letter that details how each condition relevant to issue of a subdivision certificate has been addressed,
- A copy of each required service authority certificate,
- A draft plan administration sheet (including subdivision certificate),
- A draft deposited plan drawing, and
- A Section 88B instrument (where required).

Upon Council's direction, the applicant must supply seven final hard copy documents for affixing of signatures and stamps.

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

#### **Advice 4. Linen Plan Checking Fee**

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

#### **Advice 5. Salinity**

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within Council's *Engineering Design Guide for Development (as amended)* and *Campbelltown (Sustainable City) DCP (as amended)*.

#### **Advice 6. Bonds and Bank Guarantees**

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

#### **Advice 7. 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](http://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 8. 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.

**Advice 9. Accredited Service Providers**

An Accredited Service Provider (ASP) is defined as:

An individual or single entity accredited in accordance with part 10 of the *NSW Electricity Supply (General) Regulation 2001*. Level 1 is Network Constructor, Level 2 is Service Mains Constructor, Level 3 is Designer (refer Clause 1.3.4 - Pre-Qualification of Accredited Service Providers).

**Note:** In addition to accreditation from the NSW Office of Fair Trading, an ASP must hold authorisation from Endeavour Energy for work on or near its network.

**Advice 10. Lead in Infrastructure**

The lead in infrastructure shall not be brought through land that is contaminated. Separate approval must be obtained and remediation must be completed prior to any works commencing on contaminated land.

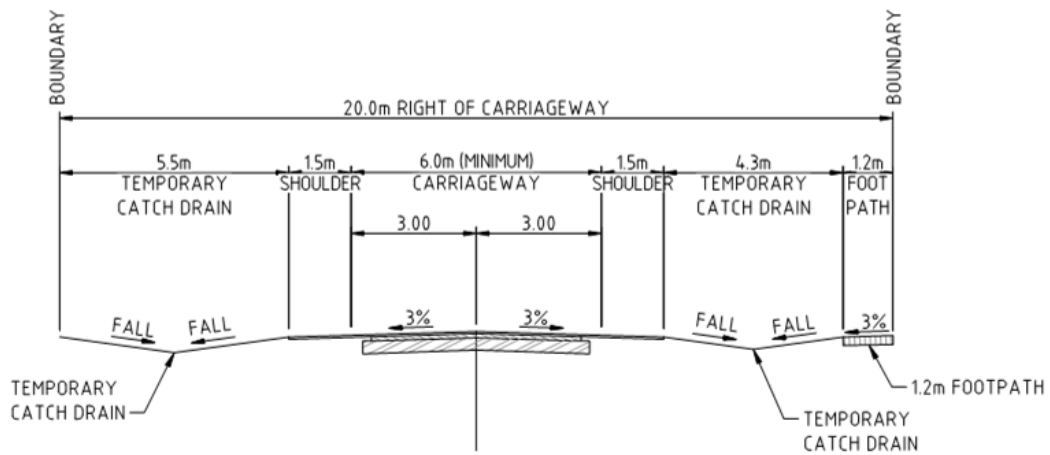
**END OF CONDITIONS**

### Referenced Figures

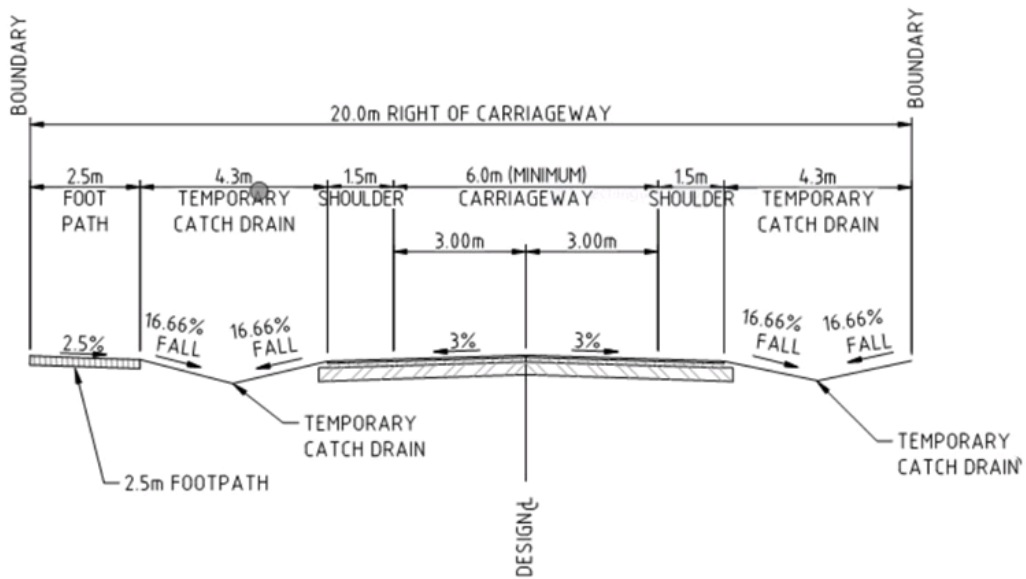


**Figure 1:** Ariel photo showing subject site outlined in red

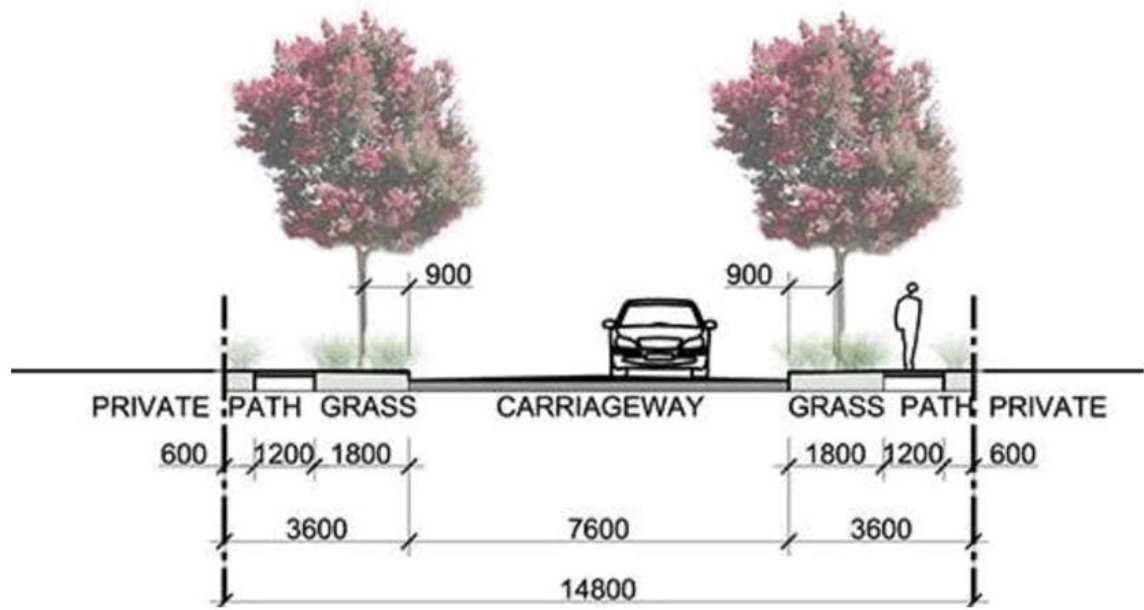




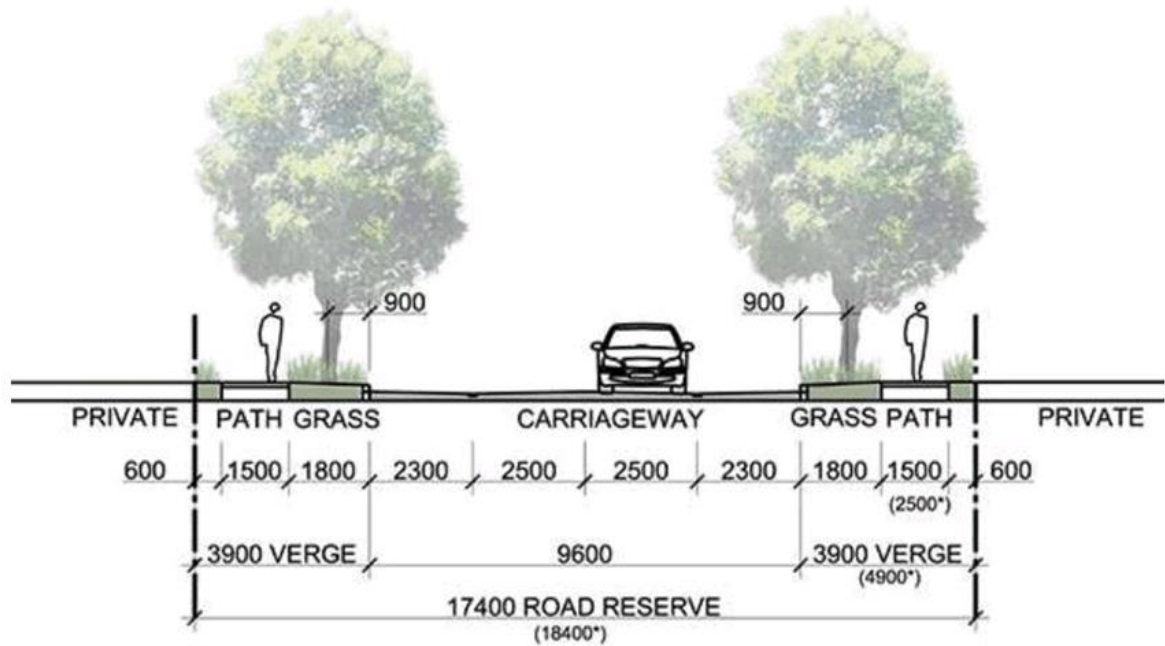
**Figure 3:** Proposed Road 21 Connecting Cummins Road and the Site.



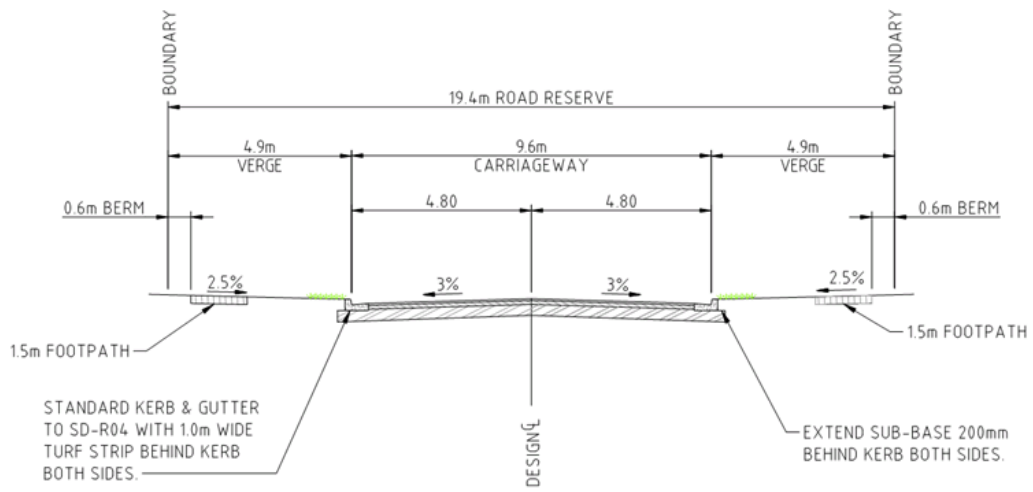
**Figure 4:** Amended Road 21 Connecting Cummins Road and the Site (via condition).



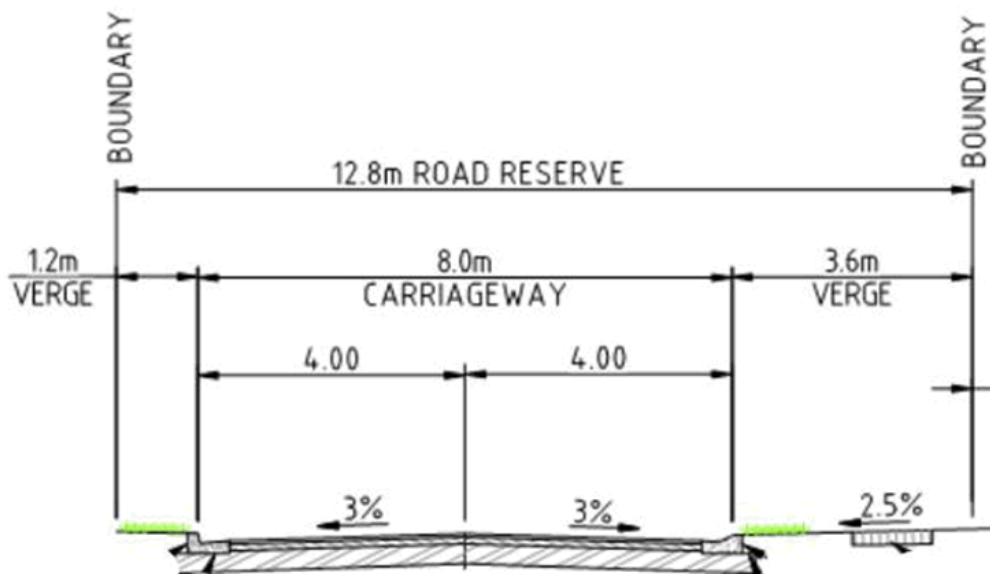
**Figure 5:** Typical Minor Local Road



**Figure 6:** Typical Local Road



**Figure 7: Proposed Road 03**



**Figure 8: Proposed Part Road 04 and Road 07A**

<b>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</b>		
<b>CLAUSE</b>	<b>PROVISION</b>	<b>COMMENT</b>
<b>Part 1 Preliminary</b>		
<b>1 Name of Policy</b>	This Policy is State Environmental Planning Policy (Sydney Region Growth Centres) 2006.	The site is identified in the Greater Macarthur Growth Area, as such, the SEPP applies.
<b>2 Aims of Policy</b>	<p>The aims of this Policy are (in conjunction with amendments to the regulations under the Act relating to precinct planning) as follows—</p> <p>(a) to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,</p> <p>(b) to enable the Minister from time to time to designate land in growth centres as ready for release for development,</p> <p>(c) to provide for comprehensive planning for growth centres,</p> <p>(d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity,</p> <p>(e) to provide controls for the sustainability of land in growth centres that has conservation value,</p> <p>(f) to provide for the orderly and economic provision of infrastructure in and to growth centres,</p> <p>(g) to provide development controls in order to protect the health of the waterways in growth centres,</p> <p>(h) to protect and enhance land with natural and cultural heritage value,</p> <p>(i) to provide land use and development controls that will contribute to the conservation of biodiversity.</p>	<p>(a) The site was rezoned, under an amendment to the CLEP 2015, on 18 November 2017 to facilitate land for residential, employment and other urban development.</p> <p>(b) The Minister designated the area as a growth centre on 6 December 2019, through the inclusion of the Greater Macarthur Growth Area within the GC SEPP.</p> <p>(c) The proposed development is consistent with planning provisions of the GC SEPP.</p> <p>(d) The proposed development establishes vibrant, sustainable and liveable neighbourhoods, through the promotion of community well-being and a high quality amenity.</p> <p>(e) The proposed development is consistent with the sustainability provisions of the GC SEPP, whilst avoiding, as much as possible, all areas of conservation value.</p> <p>(f) The proposed development encourages orderly and economic development through the State Voluntary Planning Agreement with The Minister for Planning and Public Spaces, as well as, the letter of offer for contributions payable to Council.</p> <p>(g) The proposed development will not adversely impact the surrounding waterways, as detailed in the Engineering Design Report, supporting this application.</p>
		Yes
		Yes



<p><b>3 Interpretation</b></p>	<p>(1) In this Policy—                  growth centre means any of the following—                  (a) the North West Growth Centre with boundaries as shown on the North West Growth Centre Precinct Boundary Map,                  (b) the South West Growth Centre with boundaries as shown on the South West Growth Centre Precinct Boundary Map,                  (c) the Wilton Growth Area with boundaries as shown on the Wilton Growth Area Precinct Boundary Map (the Wilton Growth Area),                  (d) the Greater Macarthur Growth Area with boundaries as shown on the Greater Macarthur Growth Area Precinct Boundary Map (the Greater Macarthur Growth Area).                  Note.                  The areas of land referred to in paragraphs (a) and (b) were, but are no longer, growth centres under the Growth Centres (Development Corporations) Act 1974.                  growth centre precinct means a precinct shown on the North West Growth Centre Precinct Boundary Map, the South West Growth Centre Precinct Boundary Map, the Wilton Growth Area Precinct Boundary Map or the Greater Macarthur Growth Area Precinct Boundary Map.                  growth centre structure plan means—                  (a) in relation to the North West Growth Centre, the structure plan for the growth centre, being the explanatory notes and the map identified by the Minister on the commencement of State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Miscellaneous) 2010, and</p>	<p>(h) The proposed development has been designed to avoid, protect and enhance areas of natural and cultural heritage value.                  (i) The proposed development complies with the biodiversity conservation provisions detailed in the GC SEPP.                  The proposed development is consistent with the aims of the GC SEPP, as outline above.                  The subject site is on land that is identified within the Greater Macarthur Growth Area with boundaries as shown on the Greater Macarthur Growth Area Precinct Boundary Map (the Greater Macarthur Growth Area).</p>	<p>Yes</p>
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	<p>(b) in relation to the South West Growth Centre, the structure plan for the growth centre, being the explanatory notes and the map identified by the Minister on the commencement of State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Miscellaneous) 2010, and</p> <p>(c) in relation to the Wilton Growth Area, the NSW Government's Wilton 2040: A Plan for the Wilton Growth Area dated 28 September 2018 and published on the Department's website, and</p> <p>(d) in relation to the Greater Macarthur Growth Area, the NSW Government's Greater Macarthur 2040: An interim plan for the Greater Macarthur Growth Area published on the Department's website in November 2018.</p> <p>transitional land means land in a growth centre precinct shown as transitional land and hatched pink on the North West Growth Centre Development Control Map or on the South West Growth Centre Development Control Map.</p> <p>(2) The Dictionary at the end of this Policy defines words and expressions for the purposes of this Policy.</p> <p>(3) A reference in this Policy to a growth centre structure plan is a reference to a plan deposited in the Department.</p> <p>(4) Notes in this Policy are provided for guidance and do not form part of this Policy.</p>	
<p><b>4 Consent authority</b></p>	<p>(1) Except as provided by a Precinct Plan, the consent authority for the purposes of this Policy is (subject to the Act) the council of the area in which the land concerned is situated.</p> <p>Note. The Act enables an environmental planning instrument to specify a Minister or another public authority to be the consent authority for all or any particular kind of development in that zoned land.</p> <p>(2) Despite subclause (1), the consent authority for the purposes of this Policy for land to which State Environmental Planning Policy (Western Sydney Parklands) 2009 applies is the consent authority stated in clause 10 of that Policy.</p>	<p>Campbelltown City Council is the consent authority for the subject application, although, the application will be determined by the Campbelltown Local Planning Panel, in accordance with Section 4.8 of EP&amp;A Act and the Minister for Planning's direction, dated 23/02/2018.</p>
<p><b>5 Land to which Policy applies</b></p>	<p>This Policy applies to all land in a growth centre.</p>	<p>As detailed above the subject site is within land identified as a growth centre.</p>

<p><b>6 Relationship with other environmental planning instruments</b></p>	<p>(1) Subject to section 74 (1) of the Act, in the event of an inconsistency between this Policy and another environmental planning instrument whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency. (2) (Repealed)</p>	<p>The proposed development is consistent with the provisions of the GC SEPP.</p>	<p>Yes</p>
<p><b>6A Maps</b></p>	<p>(1) A reference in this Policy to a named map adopted by this Policy is a reference to a map by that name— (a) approved by the Minister when the map is adopted, and (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the persons making the instruments when the instruments are made. (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Policy to any such named map is a reference to the relevant part or aspect of the single map. (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister. (3A) For the purposes of this Policy, a map may be in, and may be kept and made available in, electronic or paper form, or both. (4) A map referred to in this Policy, immediately before the commencement of this clause, is taken to be a map approved by the Minister under this clause.</p>	<p>As detailed above, in Clause 3, the subject site is mapped within the adopted maps.</p>	<p>Yes</p>
<p><b>Part 2 Land use and other development controls resulting from precinct planning</b></p>			
<p><b>7 Controls applying to precincts after finalisation of precinct planning process</b></p>	<p>The provisions applying to the carrying out of development in a precinct are those specified in the Appendix listed in Column 2 of the Table to this clause opposite the precinct listed in Column 1 of that Table.</p>	<p>There is no Precinct Schedule for the subject site, as such, Parts 1-7 apply.</p>	<p>Yes</p>
<p><b>7A Controls applying to Colebee, Edmondson Park</b></p>	<p>For the purposes of this Policy, the provisions applying to the carrying out of development in the following precincts are those specified below for the precincts—</p>	<p>This Clause does not apply to the subject application as the site is not within the Colebee Precinct, the Edmondson Park Precinct or the Bingara Gorge Precinct.</p>	<p>N/A</p>

<p><b>and Bingara Gorge Precincts</b></p>	<p>(a) the provisions of Blacktown Local Environmental Plan 1988 are specified for the Colebee precinct within the North West Growth Centre.                  (b) the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002, Liverpool Local Environmental Plan 2008 and Schedule 3 to State Environmental Planning Policy (Major Development) 2005 are specified for the land within Edmondson Park Precinct within the South West Growth Centre to which those instruments, or parts of instruments, apply.                  (c) the provisions of Wollondilly Local Environmental Plan 2011 are specified for the land within the Bingara Gorge Precinct within the Wilton Growth Area.</p>		
<p><b>7B Development in growth centres under other environmental planning instruments</b></p>	<p>Development carried out under any other environmental planning instrument on land that is the subject land within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995 is taken, for the purposes of this Policy, to be development carried out under this Policy.                  Note.                  The subject land does not include land in the Wilton Growth Area or the Greater Macarthur Growth Area.</p>	<p>The subject site is specifically excluded from this Clause.</p>	<p>N/A</p>
<p><b>Part 3 Land Use—Environment Conservation and Recreation Zones</b></p>			
<p><b>8 Application of Part and of other planning instruments</b></p>	<p>(1) This Part applies to land within a growth centre precinct that is zoned under this Part.                  (2) Land that is zoned under this Part is not subject to the provisions of any environmental planning instrument (other than a State environmental planning policy or regional environmental plan) applying to the land concerned, except to the extent that this Policy otherwise provides.                  (3) This Part does not apply to land to which a Precinct Plan applies or land referred to in clause 7A.</p>	<p>The subject site is zoned under the Campbelltown Local Environmental Plan (CLEP) and does not rely on a zoning under this Part, as such, this Clause does not apply.</p>	<p>N/A</p>
<p><b>9 Land use zones</b></p>	<p>The land use zones under this Part are as follows—                  Environment Conservation                  Public Recreation—Regional                  Public Recreation—Local</p>	<p>As detailed above, the subject site is not zoned under a growth centres precinct. That being said, part of the site is zoned RE1 under the CLEP.</p>	<p>N/A</p>
<p><b>10 Objectives for development in land use</b></p>	<p>(1) The objectives for development in each land use reservation zone are set out in the Table to this clause.</p>	<p>The subject application includes provisions for some minor earthworks within land zoned RE1 under the CLEP.</p>	<p>N/A</p>

<p><b>reservation zones</b></p>	<p>(2) The consent authority must have regard to the objectives for development in any such zone when determining a development application in respect of land within the zone.</p> <p>Table Environment Conservation Zone (a) to protect and restore areas of special ecological, scientific or aesthetic values, (b) to conserve biological diversity, native vegetation corridors, aboriginal heritage or cultural values of the land, and its scenic qualities.</p> <p>Public Recreation—Regional Zone (a) to enhance, restore and protect the natural and cultural heritage values of the land, (b) to enable the land to be used for regional open space or recreational purposes that are consistent with the protection of its natural and cultural heritage values.</p> <p>Public Recreation—Local Zone (a) to enhance, restore and protect the natural and cultural heritage values of the land, (b) to enable the land to be used for public open space or recreational purposes that are consistent with the protection of its natural and cultural heritage values.</p>	<p>The minor earth works will set the levels for the delivery of Stage 1 as well as the future delivery of the Hilltop and Linear Parks which are currently under assessment via development application 2393/2018/DA-CW. The minor earthworks will facilitate a public recreation area that will enhance and restore the natural and cultural heritage values of Menangle Park, as this is considered under another DA, this Clause does not apply.</p>	
<p><b>11 Zoning of land to which Part applies</b></p>	<p>For the purposes of this Part, land is within the land use zones shown on the land zoning map.</p>	<p>The subject site does not form part of a zone map for the GC SEPP and is zoned under the CLEP, as such, this Clause does not apply.</p>	<p>N/A</p>
<p><b>12 Land use table for zones to which Part applies</b></p>	<p>(1) The land use table set out at the end of this clause specifies the following for each land use zone— (a) development that may be carried out without consent, (b) development that may be carried out only with consent, (c) development that is prohibited. (2) This clause is subject to the other provisions of this Policy.</p> <p>Land use table Environment Conservation Zone (1) Permitted without consent Development permitted by or under the National Parks and Wildlife Act 1974 (but only if the land is reserved under that Act); development for the purpose of eradicating noxious weeds in accordance with the Noxious Weeds Act 1993.</p>	<p>The subject site is not zoned under the SEPP, although, the minor earthworks are listed as a permissible land use. That being said, this Clause does not apply.</p>	<p>N/A</p>

<p><b>13 Additional permitted uses</b></p>	<p>(2) Permitted with consent Development for building identification signs, environmental facilities, environmental protection works, flood mitigation works, information and education facilities, kiosks associated with environmental facilities, temporary structures.                  (3) Prohibited Any other development.                  Public Recreation—Regional Zone                  (1) Permitted without consent Development permitted by or under the National Parks and Wildlife Act 1974 (but only if the land is reserved under that Act); development for the purpose of eradicating noxious weeds in accordance with the Noxious Weeds Act 1993.                  (2) Permitted with consent Development for building identification signs, environmental facilities, environmental protection works, flood mitigation works, information and education facilities, kiosks, public entertainment, recreation areas, recreation facilities (outdoor), temporary structures.                  (3) Prohibited Any other development.                  Public Recreation—Local Zone                  (1) Permitted without consent Development permitted by or under the National Parks and Wildlife Act 1974 (but only if the land is reserved under that Act); development for the purpose of eradicating noxious weeds in accordance with the Noxious Weeds Act 1993.                  (2) Permitted with consent Development for advertisements, advertising structures, drainage, earthworks, entertainment facilities, environmental protection works, flood mitigation works, kiosks associated with environmental facilities, public entertainment, recreation areas, recreation facilities, telecommunication facilities, telecommunication networks or temporary structures.                  (3) Prohibited Any other development.</p>	<p>The subject site is not identified as having an additional permitted use, as such, this Clause does not apply.</p>	<p>N/A</p>
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<p><b>14 Development for previously permitted uses of land</b></p>	<p>(2) The consent authority must have regard to the objectives for development in the zone concerned when determining a development application in respect of any such development. Table of additional permitted uses (not included in this report).</p>	<p>N/A</p>	<p>N/A</p>
<p><b>15 Acquisition of land zoned under this Part</b></p>	<p>(1) Despite anything to the contrary in this Part, the consent authority may grant consent to the carrying out of development on land zoned under this Part that is not otherwise permitted by this Part if— (a) the development is of a kind that could be carried out on the land under an applicable environmental planning instrument immediately before the commencement of this Policy, and (b) the relevant public authority referred to in clause 15 that may be required to acquire the land grants concurrence to the proposed development, and (c) the development is consistent with the aims of this Policy. (2) In deciding whether to grant concurrence to proposed development under this clause, the relevant public authority must take the following matters into consideration— (a) the need to carry out development on the land for the purposes for which the land is zoned under this Part, (b) the imminence of acquisition of the land by the public authority, (c) the likely additional cost to the public authority resulting from the carrying out of the proposed development. The authority of the State that will be the relevant authority to acquire any land zoned under this Part, if the land is required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, is— (a) in the case of land within the Environmental Conservation Zone or the Public Recreation—Regional Zone—the corporation constituted under section 2.5 (1) of the Act, or (b) (Repealed) (c) in the case of land within the Public Recreation—Local Zone—the council of the area in which the land is situated.</p>	<p>The subject site is not zoned under the SEPP, instead being zoned under the CLEP, as such, this Clause does not apply. As an aside, the proposed development is generally consistent with the provisions of the CLEP.</p>	<p>N/A</p>
<p><b>Part 4 Development controls—general</b></p>		<p>The subject site is not zoned under the SEPP, instead being zoned under the CLEP, as such, this Clause does not apply.</p>	<p>N/A</p>

<p><b>16 Development applications in growth centres— matters for consideration until finalisation of precinct planning for land</b></p>	<p>(1) Until provisions have been specified in a Precinct Plan or in clause 7A with respect to the development of the land, consent is not to be granted to the carrying out of development on land within a growth centre unless the consent authority has taken into consideration the following—</p> <p>(a) whether the proposed development will preclude the future urban and employment development land uses identified in the relevant growth centre structure plan,</p> <p>(b) whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses,</p> <p>(c) whether the proposed development will result in further fragmentation of land holdings,</p> <p>(d) whether the proposed development is incompatible with desired land uses in any draft environmental planning instrument that proposes to specify provisions in a Precinct Plan or in clause 7A,</p> <p>(e) whether the proposed development is consistent with the precinct planning strategies and principles set out in any publicly exhibited document that is relevant to the development,</p> <p>(f) whether the proposed development will hinder the orderly and co-ordinated provision of infrastructure that is planned for the growth centre,</p> <p>(g) in the case of transitional land—whether (in addition) the proposed development will protect areas of aboriginal heritage, ecological diversity or biological diversity as well as protecting the scenic amenity of the land.</p> <p>(2) This clause does not apply to land zoned under Part 3.</p>	<p>The subject site is not benefited by a Precinct Plan, although the consent authority (Local Planning Panel) can consent as it can be satisfied of the following:</p> <p>(a) The proposed development will not preclude any future urban and employment land uses, in fact the proposed development will encourage such uses.</p> <p>(b) The proposed development will not result in the alienation of land for future urban and employment lands.</p> <p>(c) The proposed development will result in residential allotments, which would be sold off but will not result in a fragmented ownership as the proposed development is consistent with the structure plan for Menangle Park.</p> <p>(d) The proposed development is not inconsistent with any draft EPI.</p> <p>(e) The proposed development is not inconsistent with any exhibited document relevant to the site.</p> <p>(f) The proposed development is generally consistent with the provisions of the Menangle Park structure plan, with all essential infrastructure being provide as each stage of Menangle Park comes online. Additionally, the applicant has entered into a State VPA for the delivery of the Spring Farm Parkway, a piece of State Infrastructure.</p> <p>(g) The proposed development has considered and satisfied the provisions of the relevant environmental and cultural legislation (as detailed in the Report attached to this document).</p>	<p>Yes</p>
<p><b>17 Referral to Department of Planning after</b></p>	<p>(1) This clause applies to land within a growth centres precinct that has been released by the Minister under the Environmental Planning and Assessment Regulation 2000 for urban development, and so applies until provisions</p>	<p>The Department of Planning, Infrastructure and Environment have detailed that this Clause does not apply to Menangle Park, as the site is not within a growth centres precinct that has been released by</p>	<p>N/A</p>



<p><b>release of precinct</b></p>	<p>have been specified in a Precinct Plan or in clause 7A with respect to the development of the land.                  (2) The consent authority must, in the case of a development application for the carrying out of development (not being for a single residential dwelling)—                  (a) with a capital investment value of more than \$500,000, or                  (b) in respect of land that has an area of more than 2 hectares, or                  (c) that is a subdivision of land (being a subdivision that creates 2 or more lots),                  refer the application to the Director-General of the Department of Planning for comment.                  Note.                  The Environmental Planning and Assessment Regulation 2000 (clause 275) provides that a development application referred to in this subclause cannot be made unless it is accompanied by an assessment of the consistency of the proposed development with the relevant growth centre structure plan.                  (3) The consent authority must take any comments received from the Director-General of the Department of Planning (within 21 days after the development application was referred to the Director-General for comment) into consideration when determining whether to grant consent to any such development.                  (4) In this clause, capital investment value of development has the same meaning as in the Environmental Planning and Assessment Regulation 2000.                  (5) Despite subclause (1), this clause does not apply to land within the Alex Avenue and Riverstone Precincts that is not land to which the Alex Avenue and Riverstone Precinct Plan 2010 (as referred to in Appendix 4) applies.                  Note.                  The Alex Avenue and Riverstone Precinct Plan 2010 applies to land in the Alex Avenue and Riverstone Precincts (as shown on the Land Application Map).                  The Land Application Map differs from the Precinct Boundary Map, and, as such, the Alex Avenue and</p>	<p>the Minister under the <i>Environmental Planning and Assessment Regulation 2000</i>. Instead, the site was released under the <i>Environmental Planning and Assessment Act 1979</i>. This being the case there is no need to refer the application.</p>	
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<p><b>18 Water recycling and conservation</b></p>	<p>Riverstone Precinct Plan 2010 does not apply to all the land in the Alex Avenue and Riverstone Precincts (as shown on the Precinct Boundary Map). (6) Despite subclause (5), this clause does apply to Lot 2, DP 563818.</p> <p>(1) This clause applies to land within a growth centre— (a) that is serviced by a water recycling plant, or (b) that will be serviced by a water recycling plant as soon as the plant becomes operational. (2) A consent authority must not grant consent to the carrying out of development on land unless the consent authority is satisfied that recycled water from the water recycling plant will be provided to the development. (3) However, the consent authority may grant consent if it is satisfied that the development will be provided with recycled water from a water recycling or water conservation system approved by the Minister and specified in the Table to this clause. (4) Despite subclause (1), this clause does not apply to land in the Wilton Growth Area. Table of approved systems</p> <p>Note.</p>	<p>The subject site is not currently, nor proposed, to be serviced by a waste water recycling plant, as such, this Clause does not apply.</p>	<p>N/A</p>
<p><b>18A Public utility undertakings and clearing of native vegetation</b></p>	<p>On the commencement of this Policy, the Table was blank.</p> <p>(1) Development for public utility undertakings (other than electricity generating works or water recycling facilities) may be carried out without consent on land to which this Policy applies (subject to subclause (3)). (2) A public authority, or a person acting on behalf of a public authority, must not carry out development comprising the clearing of native vegetation (within the meaning of the Native Vegetation Act 2003) on land that is not subject land (within the meaning of clause 17 of Schedule 7 to the Threatened Species Conservation Act 1995) unless the authority or person has—</p>	<p>The proposed development does not seek to consent for <i>public utility undertakings</i>, as such, this Clause does not apply.</p>	<p>N/A</p>

	<p>(a) given written notice of the intention to carry out the development to the Department of Planning and Infrastructure, and                  (b) taken into consideration any response to the notice that is received from that Department within 21 days after the notice is given.                  (3) (Repealed)</p>		
<p><b>18B Electricity generating works and water recycling facilities</b></p>	<p>(1) The consent authority must not grant consent to development for the purpose of electricity generating works or water recycling facilities unless it is satisfied that the development—                  (a) will be of a small scale, and                  (b) is likely to have only a minor environmental impact, and                  (c) is consistent with the principles of ecologically sustainable development.                  (2) (Repealed)</p>	<p>The proposed development does not seek consent for electricity generating works or water recycling facilities, as such, this Clause does not apply.</p>	<p>N/A</p>
<p><b>Part 5 Development on flood prone and major creeks land—additional heads of consideration</b></p>	<p><b>19 Development on flood prone and major creeks land</b>                  (1) This clause applies to development requiring consent that is carried out on flood prone and major creeks land (other than any such land to which clause 20 applies).                  (2) Consent is not to be granted to the carrying out of development to which this clause applies unless the consent authority has taken the following into consideration—                  (a) whether or not the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties,                  (b) whether or not the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain,                  (c) whether the development will enable safe occupation of the flood prone and major creeks land,                  (d) whether or not the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse,                  (e) whether or not the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding.</p>	<p>The proposed development will not take place on flood prone or major creeks land. Despite this Clause not being applicable, the Engineering Plans and Engineering Design Report, prepared by SMEC, accompanying the proposed development, demonstrate the proposal will not have a detrimental impact on the surrounding natural and built environments, in relation to flood prone and major creeks land.</p>	<p>Yes</p>

<p><b>20 Development on and near certain land at Riverstone West</b></p>	<p>(f) whether or not the development is compatible with the flow conveyance function of the floodway,                  (g) whether or not the development is compatible with the flood hazard,                  (h) in the case of development consisting of the excavation or filling of land, whether or not the development—                  (i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and                  (ii) will significantly impact on the likely future use or redevelopment of the land, and                  (iii) will adversely impact on the existing and likely amenity of adjoining properties, and                  (iv) will minimise the disturbance of relics, and                  (v) will adversely impact on any watercourse, drinking water catchment or environmentally sensitive area.                  Note.                  Section 4.15 of the Act requires other matters to be taken into consideration by a consent authority, including any draft environmental planning instrument that is placed on public exhibition during the precinct planning process for the purpose of including relevant land use and other development controls in an Appendix to this Policy.</p>	<p>The subject site is not identified in the referenced map, as such, this Clause does not apply.</p>	<p>N/A</p>
	<p>(1) This clause applies to the land shown outlined in red on the North West Growth Centre Development Control Map.                  (2) Despite any other provision of this Policy (including any Precinct Plan), the consent authority must not grant consent for development on land to which this clause applies unless it is satisfied that the proposed development—                  (a) will be undertaken in a manner that is consistent with the Floodplain Management Strategy (being part of the Riverstone West Precinct Development Control Plan), and                  (b) does not increase flood levels on adjoining properties in events up to the design 100 year recurrence flood, and                  (c) limits any increases in flood velocities on adjoining properties in events up to the design 100 year recurrence flood to minor increases only, and</p>		

	<p>(d) is not likely to result in adverse flood impacts on adjoining properties (including during any construction stage of the proposed development).</p> <p>(3) This clause does not apply to development that the consent authority is satisfied is minor and will not result in unacceptable adverse flood impacts on adjoining properties.</p>		
<p><b>Part 6 Development controls—vegetation</b></p> <p><b>21 Land to which Part applies</b></p>	<p>(1) This Part applies to the following land—</p> <ul style="list-style-type: none"> <li>(a) land zoned under Part 3,</li> <li>(b) flood prone and major creeks land,</li> <li>(c) transitional land,</li> <li>(d) land that is—</li> <li>(i) under State Environmental Planning Policy (Western Sydney Parklands) 2009, in an environmental conservation area shown on the State Environmental Planning Policy (Western Sydney Parklands) 2009 Environmental Conservation Areas Map, and</li> <li>(ii) in a growth centre.</li> </ul> <p>(2) This Part does not apply to land reserved under the National Parks and Wildlife Act 1974, unless the land is land mentioned in subclause (1) (d).</p> <p>(3) In relation to land in the Oran Park and Turner Road Precincts, this Part applies to land within the Riparian Protection Area shown on the Riparian Protection Area Map.</p> <p>(4) Despite subclause (1), this Part does not apply to the following—</p> <ul style="list-style-type: none"> <li>(a) the North Kellyville Precinct,</li> <li>(b) the Riverstone West Precinct,</li> <li>(c) land to which the Alex Avenue and Riverstone Precinct Plan 2010 (as referred to in Appendix 4) applies,</li> <li>(d) the Marsden Park Industrial Precinct,</li> <li>(e) land to which the Area 20 Precinct Plan 2011 (as referred to in Appendix 6) applies,</li> <li>(f) the Schofields Precinct,</li> <li>(g) land to which the Liverpool Growth Centres Precinct Plan 2013 (as referred to in Appendix 8) applies,</li> <li>(h) land to which the Camden Growth Centres Precinct Plan 2013 (as referred to in Appendix 9) applies.</li> </ul>	<p>The subject site is identified within the Greater Macarthur Growth Area, as such, this Clause applies.</p>	<p>Yes</p>

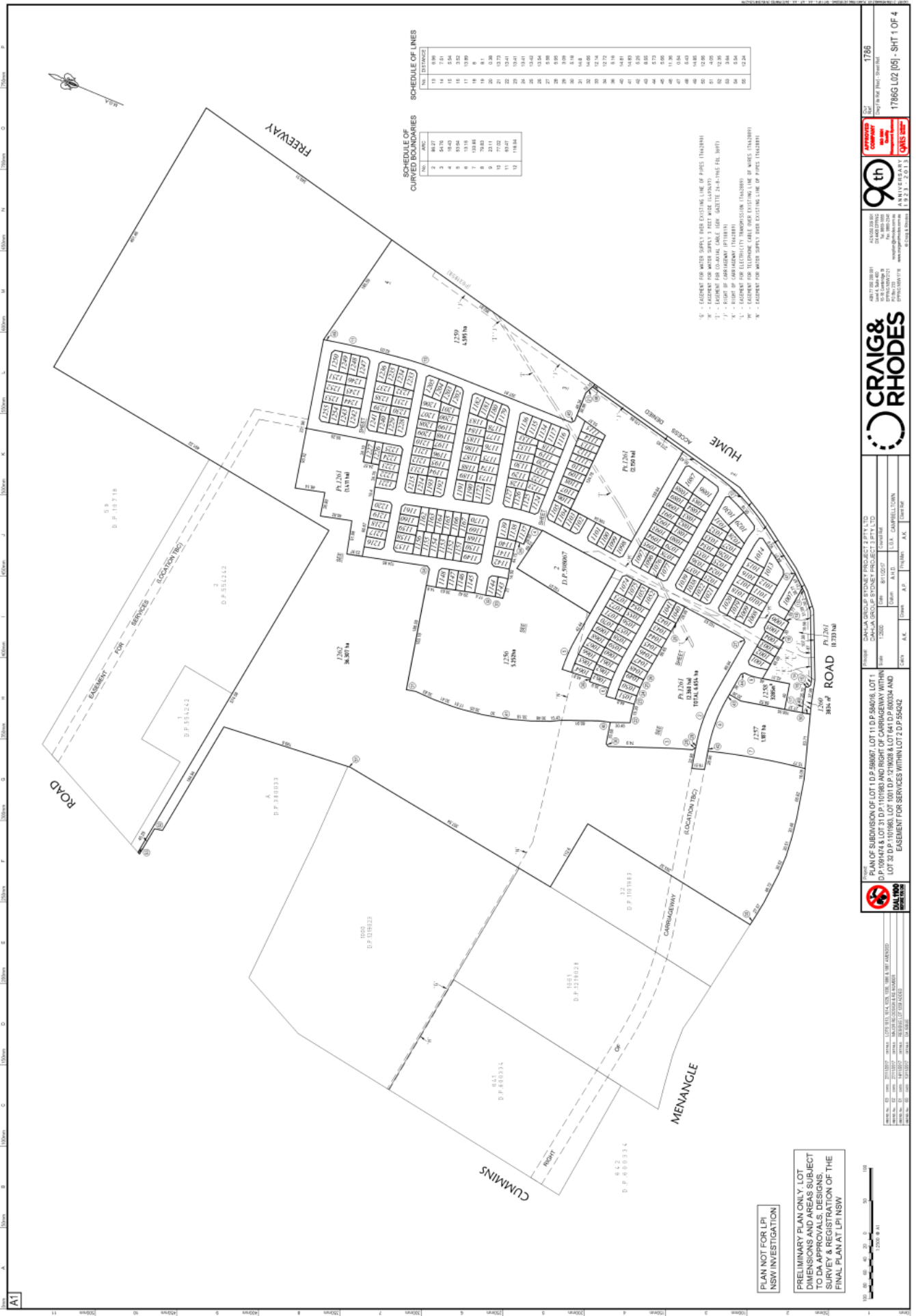
	<p>(i) land to which the Campbelltown Growth Centres Precinct Plan 2013 (as referred to in Appendix 10) applies, (j) the Box Hill and Box Hill Industrial Precincts, (k) land to which the Blacktown Growth Centres Precinct Plan 2013 (as referred to in Appendix 12) applies, (l) land to which the Hawkesbury Growth Centres Precinct Plan 2017 (as referred to in Appendix 13) applies, (m) land to which the South East Wilton Precinct Plan 2018 (as referred to in Appendix 14) applies, (n) land to which the North Wilton Precinct Plan 2018 (as referred to in Appendix 15) applies.</p>		
<p><b>22 Vegetation to which Part applies</b></p>	<p>(1) This Part applies to native vegetation within the meaning of the Native Vegetation Act 2003.                  (2) This Part does not apply to any particular native vegetation that the council of the area concerned is satisfied—                  (a) is dying or dead and is not required as the habitat of native fauna, or                  (b) is a risk to human life or property.                  (3) This Part does not apply to any native vegetation—                  (a) within a State forest, or land reserved from sale as a timber or forest reserve under the Forestry Act 1916, or                  (b) declared to be noxious weeds under the Noxious Weeds Act 1993.</p>	<p>The proposed development involves the removal of native vegetation as defined by the Native Vegetation Act 2003, as such, this Clause applies.</p>	<p>Yes</p>
<p><b>23 Consent for clearing native vegetation</b></p>	<p>(1) A person must not clear native vegetation on land to which this Part applies without—                  (a) approval under Part 3A of the Act, or                  (b) development consent.                  For the purposes of this clause, clearing native vegetation has the same meaning as it has in the Native Vegetation Act 2003.                  Note.                  A consent of the relevant consent authority required under this clause for the clearing of native vegetation is in addition to any development consent required or granted by the Minister for Natural Resources under the Native Vegetation Act 2003 in respect of that clearing.</p>	<p>The proposed development is seeking development consent for the removal of 1.49ha of bushland in the form of Shale Hills Woodland and Acacia Regrowth, as such this Clause applies.                  (2) The consent authority can be satisfied with this Clause in light of the following justification:                  (a) The proposed development facilitates orderly and economic development, with the upmost consideration of the environmental constraints. Avoiding all bushland would result in an inefficient development with heavily fragmented bushland, that would be unsustainable. The proposed development would allow for the</p>	

	<p>(2) Development consent under this clause is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of bushland caused by the clearing of the vegetation—</p> <p>(a) that there is no reasonable alternative available to the disturbance of the bushland,</p> <p>(b) that as little bushland as possible will be disturbed,</p> <p>(c) that the disturbance of the bushland will not increase salinity,</p> <p>(d) that bushland disturbed for the purposes of construction will be re-instated where possible on completion of construction,</p> <p>(e) that the loss of remnant bushland caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant bushland,</p> <p>(f) that no more than 0.5 hectare of bushland will be cleared unless the clearing is essential for a previously permitted use of the land.</p> <p>(3) The consent authority must, when determining a development application in respect of the clearing of native vegetation on land within a zone under Part 3, have regard to the objectives for development in that zone.</p> <p>(4) This clause does not apply to or in respect of action required or authorised to be done by or under the Electricity Supply Act 1995, the Roads Act 1993, the Sydney Water Act 1994 or the Surveying Act 2002.</p>	<p>retention of higher quality bushland and revegetation of these areas to enhance their intrinsic and extrinsic value.</p> <p>(b) The clearing works associated with the proposed development are minimised with all retained vegetation being fenced before on ground works commence.</p> <p>(c) The proposed development will not result in increased salinity levels, this is supported by the Salinity Assessment supporting the application.</p> <p>(d) The proposed development will set the basis for future restoration works, particularly in the proposed conservation area within the Hawes Creek Riparian Corridor, as well as, other areas across Menangle Park. This, coupled with the retirement of ecosystem and species credits, for works across the Menangle Park URA, are believed to satisfy these provisions.</p> <p>(e) As above.</p> <p>(f) The proposed development will result in the removal of 1.49ha of bushland in the form of Shale Hills Woodlands and Acacia Regrowth. That being said, the subject site was rezoned on 17 November 2017 with an amendment to the CLEP 2015. The CLEP 2015 amendment facilitated the proposed development and this rezoning occurred two years prior to the declaration of the Greater Macarthur Growth Area on the 6 December 2019. The subject application was lodged prior to the site being identified within the SEPP and the subdivision is consistent with the provisions of the CLEP, as such, the proposed development can be considered to be a <i>previously permitted use of the land</i>. Additionally, the removal of vegetation has been dealt with under the <i>Threatened Species Conservation Act 1995</i>, in line with transitional provisions that apply to the Campbelltown LGA.</p>
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<p><b>24 Relationship to tree preservation under other planning instruments</b></p>	<p>This Part does not affect any requirement of another environmental planning instrument applying to the land concerned relating to the preservation of trees. However, a development consent granted under this Part that allows any clearing of native vegetation satisfies any requirement under that other instrument for approval of any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree resulting from any such clearing.</p>	<p>The proposed development is consistent with the provisions of CLEP 2015 and this is detailed in the report to which this document is attached.</p>	<p>Yes</p>
<p><b>fPart 7 Development controls—cultural heritage landscape area</b></p>			
<p><b>25 Application of Part</b></p>	<p>This Part applies to development requiring consent that is carried out on the cultural heritage landscape area, being the land in the vicinity of the Rouse Hill House Estate that is shown hatched brown on the map marked "North West Growth Centre Development Control Map".</p>	<p>The subject site is not identified within the provisions of this Clause, as such, this Clause does not apply.</p>	<p>N/A</p>
<p><b>26 Development on land in cultural heritage landscape area—additional heads of consideration</b></p>	<p>Consent is not to be granted to the carrying out of development to which this Part applies unless the consent authority has taken the following into consideration—</p> <p>(a) whether or not the development will adversely impact on the cultural heritage values of the Rouse Hill House Estate and its setting, having regard, in particular, to the following matters—</p> <ul style="list-style-type: none"> <li>(i) any proposed subdivision design and layout,</li> <li>(ii) the siting, height, bulk and scale of any proposed buildings or works (including any buildings or works likely to result from any proposed subdivision),</li> <li>(iii) the materials and colours to be used in any proposed buildings, fences or other structures,</li> <li>(iv) the extent, location and form of any proposed landscaping and its ability to reduce the visual impact of the development,</li> <li>(v) the impact of the development on any archaeological relics,</li> <li>(b) a site analysis of the cultural heritage landscape area that assesses development that is responsive to the topography of the area and to other development in the vicinity,</li> <li>(c) a visual analysis that assesses the impact of the development on views to and from the Rouse Hill House Estate,</li> </ul>	<p>The subject site is not identified within the provisions of this Clause, as such, this Clause does not apply.</p>	<p>N/A</p>



	<p>(d) measures to minimise any adverse impact of the development on the cultural heritage values of Rouse Hill House Estate and its setting.</p> <p>Note. Section 4.15 of the Act requires other matters to be taken into consideration by a consent authority, including any draft environmental planning instrument that is placed on public exhibition during the precinct planning process for the purpose of including relevant land use and other development controls in Schedule 1.</p>		
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**1788**  
17866 L02 [09] - SHT 1 OF 4

**9th**  
CRAIG & RHODES  
25/03/2016  
1800 555 555  
www.craigandrhodes.com.au

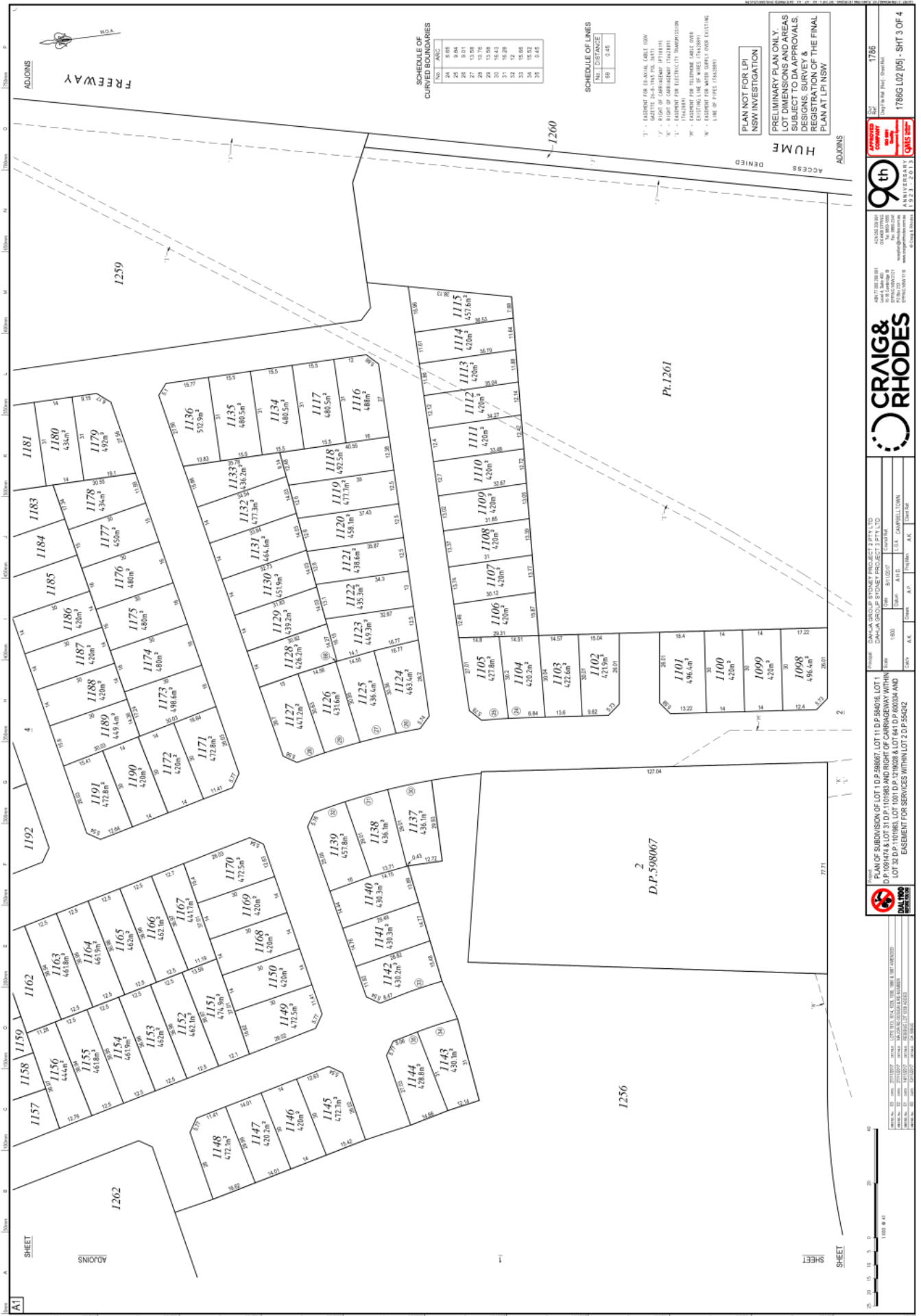
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**DRAWN:** A.H.D.  
**CHECKED:** U.S. CAMPBELL/TOWN  
**DATE:** A.K.  
**PROJECT:** A.K.  
**SCALE:** A.K.

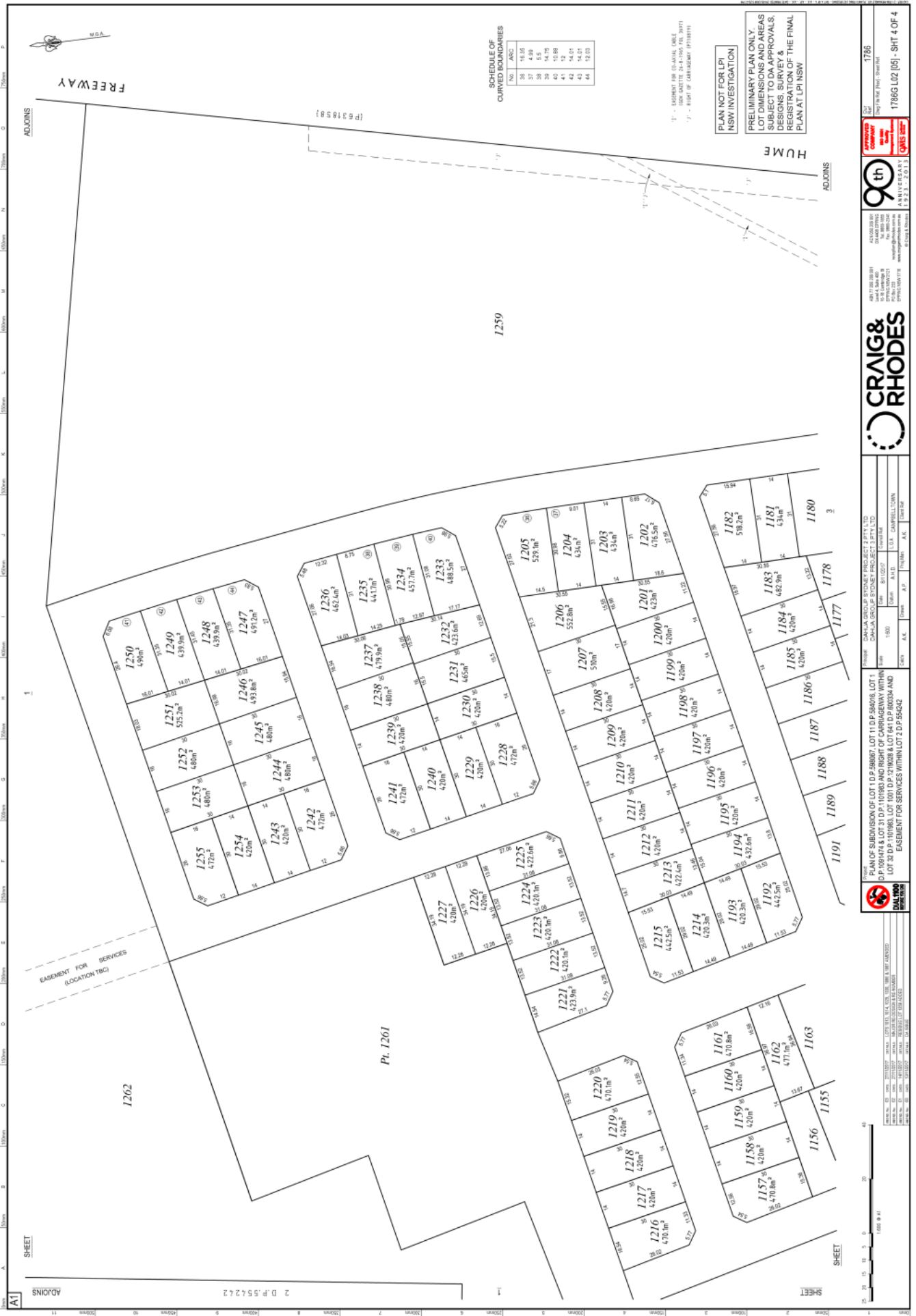
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**DATE:** 03/04/20  
**SCALE:** 1:5000  
**DATE:** 03/04/20  
**SCALE:** 1:5000

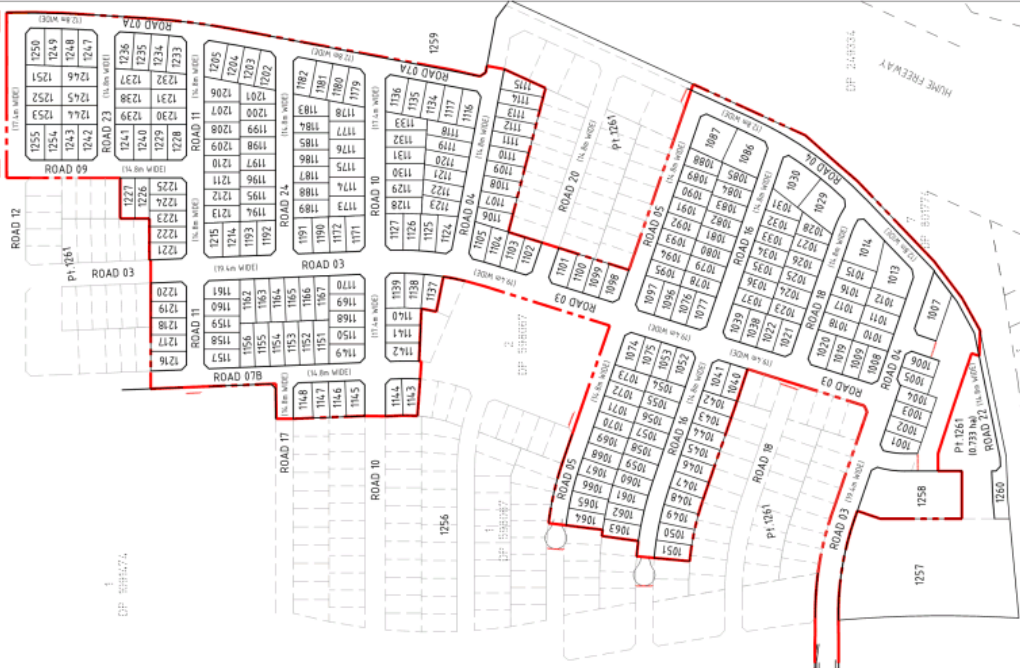
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# PROPOSED RESIDENTIAL SUBDIVISION MENANGLE PARK - STAGE 1 DEVELOPMENT APPLICATION



**LEGEND**

- STAGE 1
- ROAD BOUNDARY
- PROPOSED LOTS
- FUTURE LOTS
- EXISTING CADASTRAL BOUNDARY

REV	DATE	DESCRIPTION	BY	CHECKED BY	SCALE
01	12/01/2017	ISSUED TO CLIENT FOR INFORMATION	M. J. JAWLIK	A. ESTEPHEN	1:2000
02	14/01/2017	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	M. J. JAWLIK	A. ESTEPHEN	1:2000
03	20/01/2017	ISSUED FOR DEVELOPMENT APPLICATION	M. J. JAWLIK	A. ESTEPHEN	1:2000
04	20/01/2017	ISSUED FOR DEVELOPMENT APPLICATION	M. J. JAWLIK	A. ESTEPHEN	1:2000
05	18/01/2018	RE-ISSUED FOR DEVELOPMENT APPLICATION	M. J. JAWLIK	A. ESTEPHEN	1:2000

**PROJECT TITLE**  
CAMPELLETON CITY COUNCIL  
MENANGLE PARK - STAGE 1  
COVER SHEET  
& LOCALITY PLAN

**CLIENT**  
DAHUA GROUP AUSTRALIA

**SCALE**  
SCALE 1:2000

**PROJECT NO.**  
300178115.01DA001

**DATE**  
AS NOTED / PRELIMINARY

**GENERAL NOTES:**

- ALL WORK TO BE IN ACCORDANCE WITH CAMPBELLTOWN CITY COUNCIL STANDARD SPECIFICATIONS AND TO THE CITY ENGINEER'S SATISFACTION.
- WORKING DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE COMMENCEMENT OF WORK.
- DIMENSIONS AND SETTING OUT, REDUCED LEVELS AND CHANGES ARE IN METRES. ALL OTHER DIMENSIONS ARE IN MILLIMETRES. SET OUT DIMENSIONS ON THE DRAWING SHALL BE VERIFIED BY THE CONTRACTOR ON SITE.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- NO WORK WITHIN ADJOINING PROPERTIES TO BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM THE OWNERS OF RESPONSIBLE AUTHORITY.
- NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE VICINITY OF THE WORKS. ALL MATERIAL SHALL BE REMOVED FROM SITE WITHOUT COUNCIL APPROVAL.
- ALL DEBRIS, WASTE, IMPROVEMENTS AND FENCES TO BE REMOVED FROM PUBLIC RESERVE, DRAINAGE AND ROAD WIDENING AREAS TO THE SATISFACTION OF COUNCIL.
- TREES ARE TO BE MAINTAINED WHERE SHOWN.
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- ALL EXCAVATION, SHORING OF EXCAVATION AND STABILITY OF ADJACENT STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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- WHEELBARROW CROSSING (NO LIP AT GUTTER) TO BE PROVIDED AT KERB RETURNS AND CONCRETE PATHS AND DRIVEWAYS (UNO) TO BE BONDED PENDING COMPLETION OF SERVICES.
- MAKE SMOOTH CONNECTION WITH ALL EXISTING ENGINEERING WORK.
- THE CONTRACTOR SHALL ERRECT POLLUTION WARNING SIGN AT THE ENTRANCE TO THE SUBDIVISION ON PROPOSED DEVELOPMENT AND TO BE CONSTRUCTED TO COUNCIL DEP TZ.
- MAJOR AND NON-STANDARD STRUCTURES TO BE SUPERVISED BY A PRACTISING QUALIFIED STRUCTURAL ENGINEER AND CERTIFICATION UPON COMPLETION. COPIES TO BE PROVIDED TO COUNCIL.
- PLACE AND LEVEL NEW S.S.M'S TO LPI REQUIREMENT IN POSITION AS DIRECTED BY THE CONSULTING SURVEYOR AND SHOWN ON WORKS-AS-EXECUTED PLANS. CONTRACTOR TO CO-ORDINATE WITH PROJECT SURVEYOR THE PLACEMENT OF S.S.M'S DURING KERB POURING PROCESS.
- VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES.
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- LOT NUMBERS ARE TO BE SHOWN ON THE KERB.
- PAVEMENT MATERIALS TO RMS SPECIFICATIONS.
- CDL LINES TO HAVE REDDING EYE DOWNSTREAM OF ALL JUNCTIONS.
- KERB OUTLETS TO SD-R06, PLACES 0.5m FROM LOW SIDE BOUNDARY.
- REFER TO CRANG AND RHODES PLAN OF PROPOSED SUBDIVISION.

**DRAINAGE:**

- PITS MORE THAN 10m DEEP TO HAVE STEP IRONS.
- DRAINAGE PIPES SHALL BE BACKFILLED WITH TYPE H33 SUPPORT MINIMUM COMPACTED CLEAN SAND TO SUB-GRADE LEVEL AND 3 METRES OF P100 SLOTTED DRAINAGE PIPES SURROUNDING BY GEOTEXTILE STOCKING AND CONNECTED TO ALL DOWNSTREAM PITS.
- DRAINAGE PIPE TYPES Ø300 AND SMALLER TO BE UPVC.
- ALL REINFORCED CONCRETE PIPES Ø375 & GREATER SHALL BE RUBBER RING JOINTED (OR SIMILAR) AND TO BE CONSTRUCTED IN ACCORDANCE WITH AS4598.
- REINFORCED CONCRETE PIPES UNDER ROADS TO BE CLASS '3' AND CLASS '2' IN NON-TRAFFICKED AREAS.
- ALL DULLY PITS TO BE COUNCIL'S S.D.S06, CONTINUOUS HINGE ON GRATES WITH CYCLE LOCK AND TO BE CONSTRUCTED IN ACCORDANCE WITH AS4598.
- ALL CURB AND GUTTER SLOTTED DRAINAGE PITS SHALL BE BUILT IN ACCORDANCE WITH COUNCIL'S STANDARD DRAWINGS SD-S11 & SD-S32 RESPECTIVELY.
- AGRICULTURAL LINES IN APPROVED GEOTECHNICAL STOCKING TO BE PLACED WHERE DIRECTED BY COUNCIL (GENERALLY UNDER KERB).

**GENERAL NOTES:**

- GUTTER SLOTS TO BE PROVIDED AT PITS AND AT REGULAR INTERVALS TO DRAIN TEMPORARY SEAL (ONLY) WHERE TEMPORARY SEAL FINISHES BELOW LIP OF GUTTER.
- TOP BENCHING TO BE HALF OF OUTLET PIPE DIAMETER.
- ONE HUNDRED (100) YEAR OVERLAND FLOW PATHS TO BE CONSTRUCTED/FORMED AT ALL GRADE PITS TO BE FITTED WITH LOCK DOWN BOLTS TO COUNCIL/MANUFACTURER STANDARD SPECIFICATION.

**ROAD WORKS:**

- SUB-GRADE, SUB-BASE COURSE AND BASE TO BE COMPACTED TO THE REQUIREMENTS OF CAMPBELLTOWN COUNCIL'S SPECIFICATIONS AND PAVEMENT REPORT.
- PAVEMENT DETAILS GIVEN ON TYPICAL ARE NOMINAL PAVEMENT DEPTHS AND ARE TO BE CONFORMED WITH GEOTECHNICAL REPORT.
- SUB-BASE AND BASE COURSE MATERIALS TO BE IN ACCORDANCE WITH RMS AND COUNCIL SPECIFICATIONS (SEE RMS DA SPECIFICATION 3051).
- ALL ROADS ARE TO BE TEMPORARILY SEALED. THE ASPHALTIC CONCRETE FIRST LAYER SHALL BE 100mm THICK. ALL CURBS SHALL BE 100mm HIGH.
- ALL LOT AND ROUSE NUMBERS MUST BE STENCILED ON KERB FACE BY THE CONTRACTOR.
- STREET SIGN TO COUNCIL STANDARD TO BE INSTALLED BY THE CONTRACTOR.
- STREET NAMES TO BE PAINTED FACE OF KERB AS PER CAMPBELLTOWN SPECIFICATION BY THE CONTRACTOR.

**EARTHWORKS:**

- EXCAVATION SHALL BE CARRIED OUT TO THE DEPTHS & DIMENSIONS SHOWN OR IMPLIED ON THE PLANS AND/OR THE DOCUMENTS, OR TO SUCH GREATER DEPTHS & DIMENSIONS, AS WILL ENSURE SOUND PERMANENT FOUNDATIONS. ALL EXCAVATIONS STRUCTURES ARE TO BE THE SUPERINTENDENT BEFORE ANY MATERIALS OR REMOVAL OF TOPSOIL. TOPSOIL SHALL BE STRIPPED FROM WITHIN THE AREA OF REMOVAL OF UNSUITABLE MATERIALS & STOCKPILED AS DIRECTED BY THE SUPERINTENDENT. IN THE OPINION OF THE SUPERINTENDENT, ARE UNSUITABLE FOR THE PLACING OF FILLING SHALL BE REMOVED & DISPOSED OF IF UNSOUND OR UNSUITABLE MATERIALS ENCOUNTERED AT THE SPECIFIED EXCAVATION LEVEL. ADDITIONAL EXCAVATION & REPAIRS ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE HELD RESPONSIBLE SHOULD THEY VIRGIN EXCAVATED NATURAL MATERIAL FREE FROM CHEMICAL OR OTHER CONTAMINATION. A CONTAMINATION REPORT ON THE PROPOSED IMPORTED FILL MATERIAL, FROM A NATA REGISTERED LABORATORY, WILL BE REQUIRED BY COUNCIL PRIOR TO PLACEMENT OF FILL.
- COMPACTION AROUND STRUCTURES, UNDER APRONS ETC. UNDISTURBED SUBGRADE OR APPROVED MATERIAL TO BE COMPACTED TO 98% OF THE STANDARD MAXIMUM DRY DENSITY BY THE STANDARD COMPACTION TEST (AS 1289S 111 - 1993).
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- PITS OR PROPOSED ALL OTHER DISTURBED AREAS NOT COVERED BY NOTES TO BE SPECIFICALLY NOTED FOR HYDROLOGICAL HYDROSEEDING TO BE DETERMINED BY THE SUPERINTENDENT.
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**SERVICES:**

- CONDITIONS TO BE PLACED WHERE REQUIRED BY S'ONEY WATER, TELECOMMUNICATIONS AND ENDEAVOUR ENERGY AND OTHER RELEVANT AUTHORITIES.

**GENERAL NOTES:**

- ALL WORK TO BE IN ACCORDANCE WITH CAMPBELLTOWN CITY COUNCIL STANDARD SPECIFICATIONS AND TO THE CITY ENGINEER'S SATISFACTION.
- WORKING DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE COMMENCEMENT OF WORK.
- DIMENSIONS AND SETTING OUT, REDUCED LEVELS AND CHANGES ARE IN METRES. ALL OTHER DIMENSIONS ARE IN MILLIMETRES. SET OUT DIMENSIONS ON THE DRAWING SHALL BE VERIFIED BY THE CONTRACTOR ON SITE.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- NO WORK WITHIN ADJOINING PROPERTIES TO BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM THE OWNERS OF RESPONSIBLE AUTHORITY.
- NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE VICINITY OF THE WORKS. ALL MATERIAL SHALL BE REMOVED FROM SITE WITHOUT COUNCIL APPROVAL.
- ALL DEBRIS, WASTE, IMPROVEMENTS AND FENCES TO BE REMOVED FROM PUBLIC RESERVE, DRAINAGE AND ROAD WIDENING AREAS TO THE SATISFACTION OF COUNCIL.
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**SERVICES:**

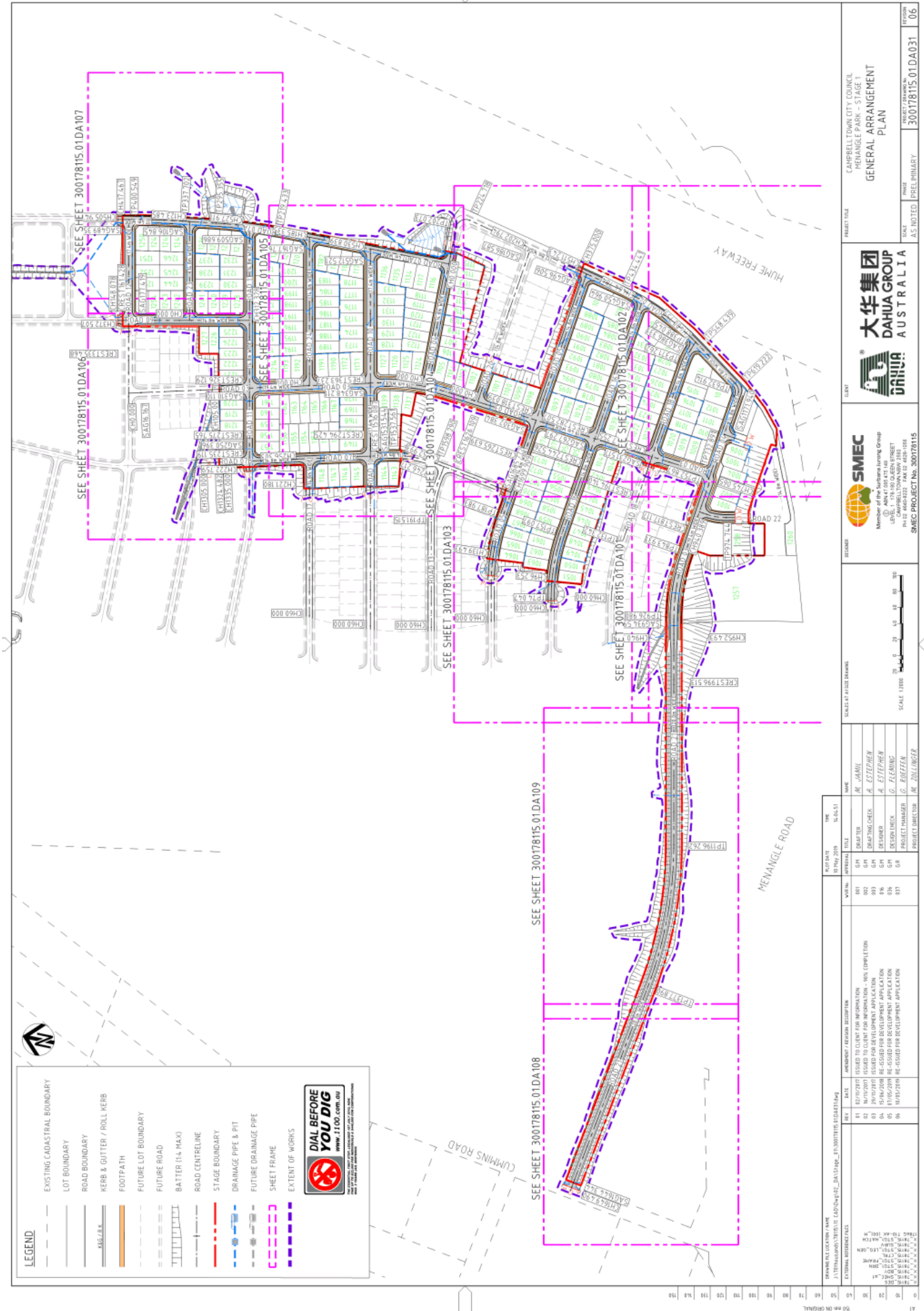
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REV	DATE	DESCRIPTION	BY	CHECKED	DATE	TIME
01	12/01/2017	ISSUED TO CLIENT FOR INFORMATION	JR. JAMIL		09/13/2015	
02	14/01/2017	ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION	A. ESTERHAR			
03	20/01/2017	ISSUED FOR DEVELOPMENT APPLICATION	A. ESTERHAR			
04	14/02/2017	ISSUED FOR DEVELOPMENT APPLICATION	G. FLEMING			
05	19/02/2018	ISSUED FOR DEVELOPMENT APPLICATION	G. FLEMING			
			PROJECT ENGINEER			
			JR. ZIEGLER			
			PROJECT DIRECTOR			

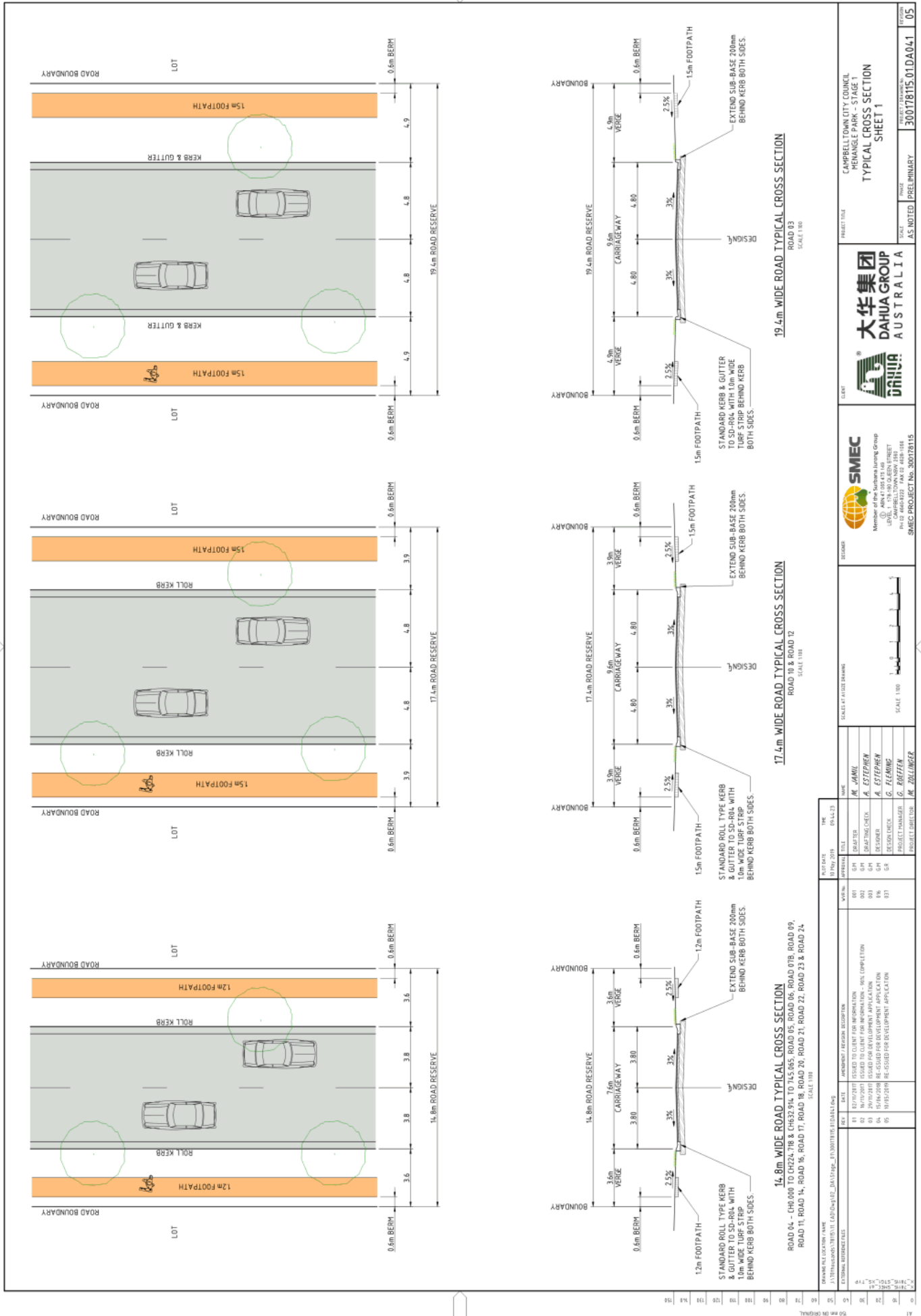
PROJECT NAME	PROJECT NO.	PROJECT TITLE	PROJECT NO.
CAMPBELLTOWN CITY COUNCIL HENRIEF PARK - STAGE 1	300178115.01DA002	SHEET SCHEDULE & NOTES	05

CLIENT	PROJECT NO.	PROJECT TITLE
DAHUA GROUP DAHUA AUSTRALIA	300178115.01DA002	SHEET SCHEDULE & NOTES

CLIENT	PROJECT NO.	PROJECT TITLE
SMEC	300178115.01DA002	SHEET SCHEDULE & NOTES







DATE	BY	TYPE
10 May 2019	0944-23	APPROVAL

NO.	DATE	DESCRIPTION
01	10/05/2019	ISSUED TO CLIENT FOR INFORMATION
02	14/05/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION
03	20/05/2019	ISSUED FOR DEVELOPMENT APPLICATION
04	20/05/2019	ISSUED FOR DEVELOPMENT APPLICATION
05	19/05/2019	RE-ISSUED FOR DEVELOPMENT APPLICATION

NAME	ROLE
M. J. AMAL	DESIGNER
A. ESTERHAR	DRAWING CHECKER
A. ESTERHAR	REVISION CHECKER
G. FLEMMING	PROJECT ENGINEER
G. ZIEGLER	PROJECT COORDINATOR
M. ZIEGLER	PROJECT DIRECTOR

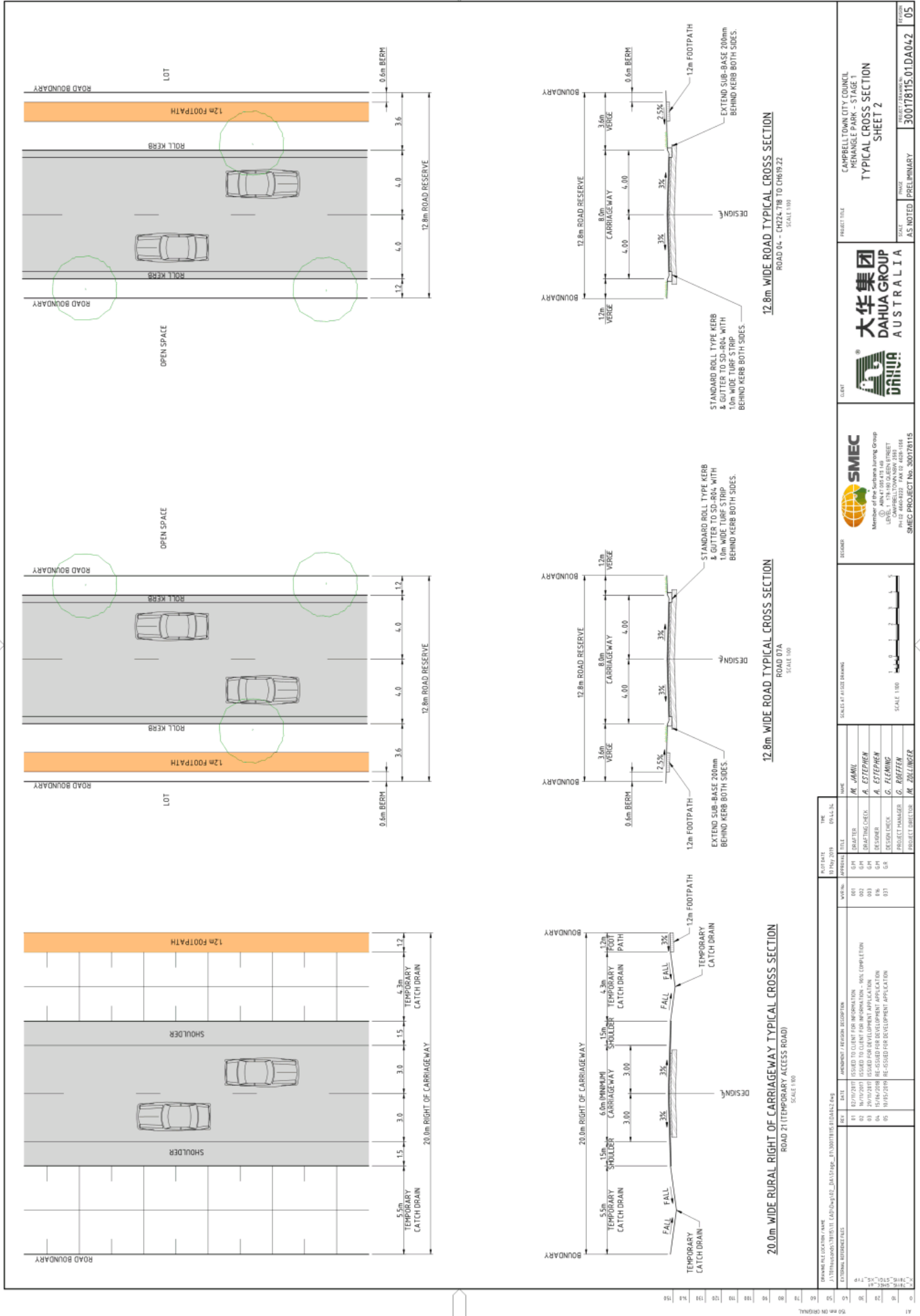
**SMC PROJECT NO. 30078115**

**DAHUA GROUP AUSTRALIA**

**CAMPBELLTOWN CITY COUNCIL**  
HENAGLE PARK - STAGE 1  
TYPICAL CROSS SECTION  
SHEET 1

SCALE: AS NOTED / PRELIMINARY

PROJECT NO: 30078115.01DA04-1



DATE	BY	CHKD	APP'D	REV	DESCRIPTION
12/05/2019	JM	AK	AK	001	ISSUED TO CLIENT FOR INFORMATION
				002	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION
				003	ISSUED FOR DEVELOPMENT APPLICATION
				004	ISSUED FOR DEVELOPMENT APPLICATION
				005	ISSUED FOR DEVELOPMENT APPLICATION

NO.	DATE	DESCRIPTION
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2	12/05/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION
3	12/05/2019	ISSUED FOR DEVELOPMENT APPLICATION
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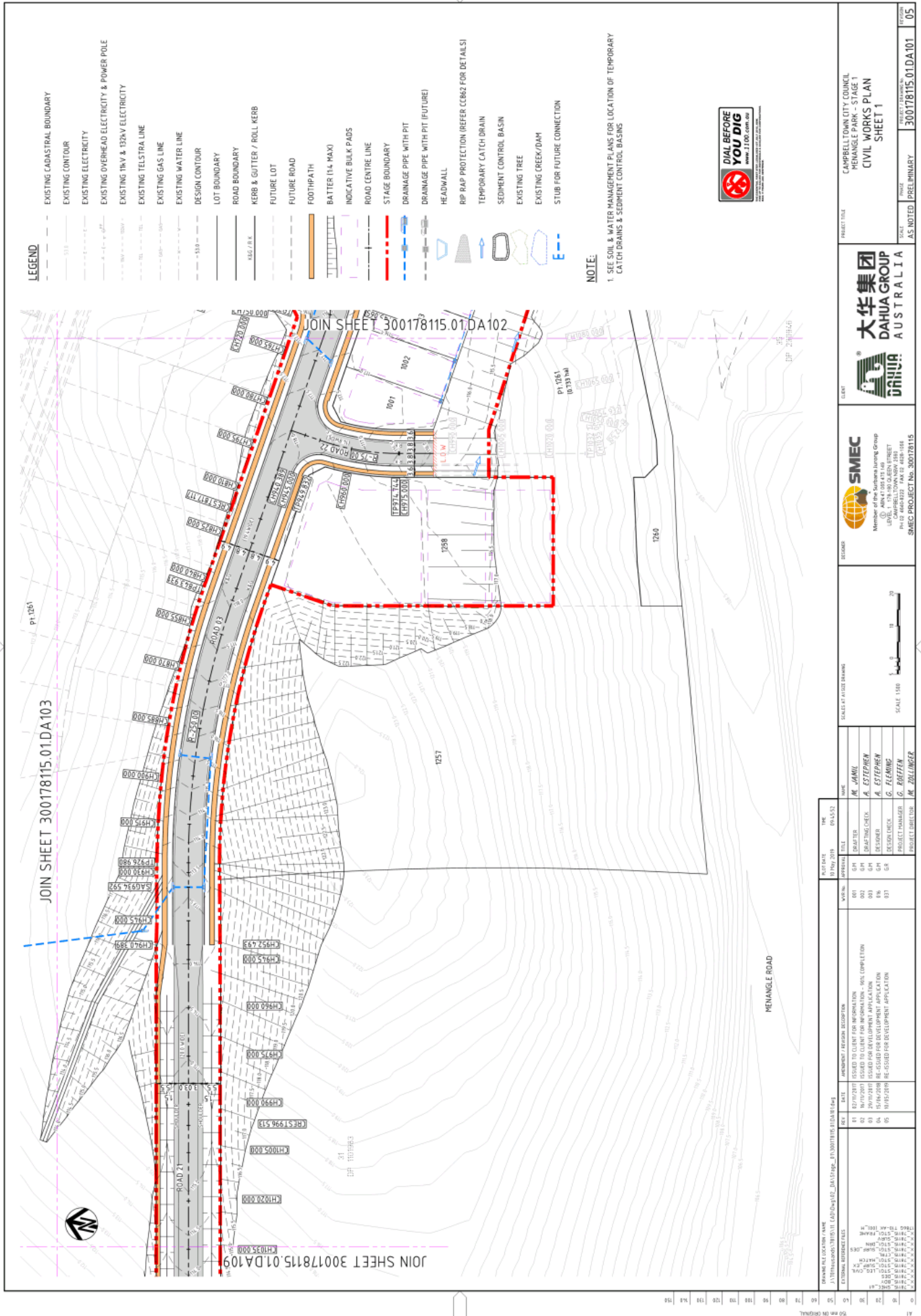
  

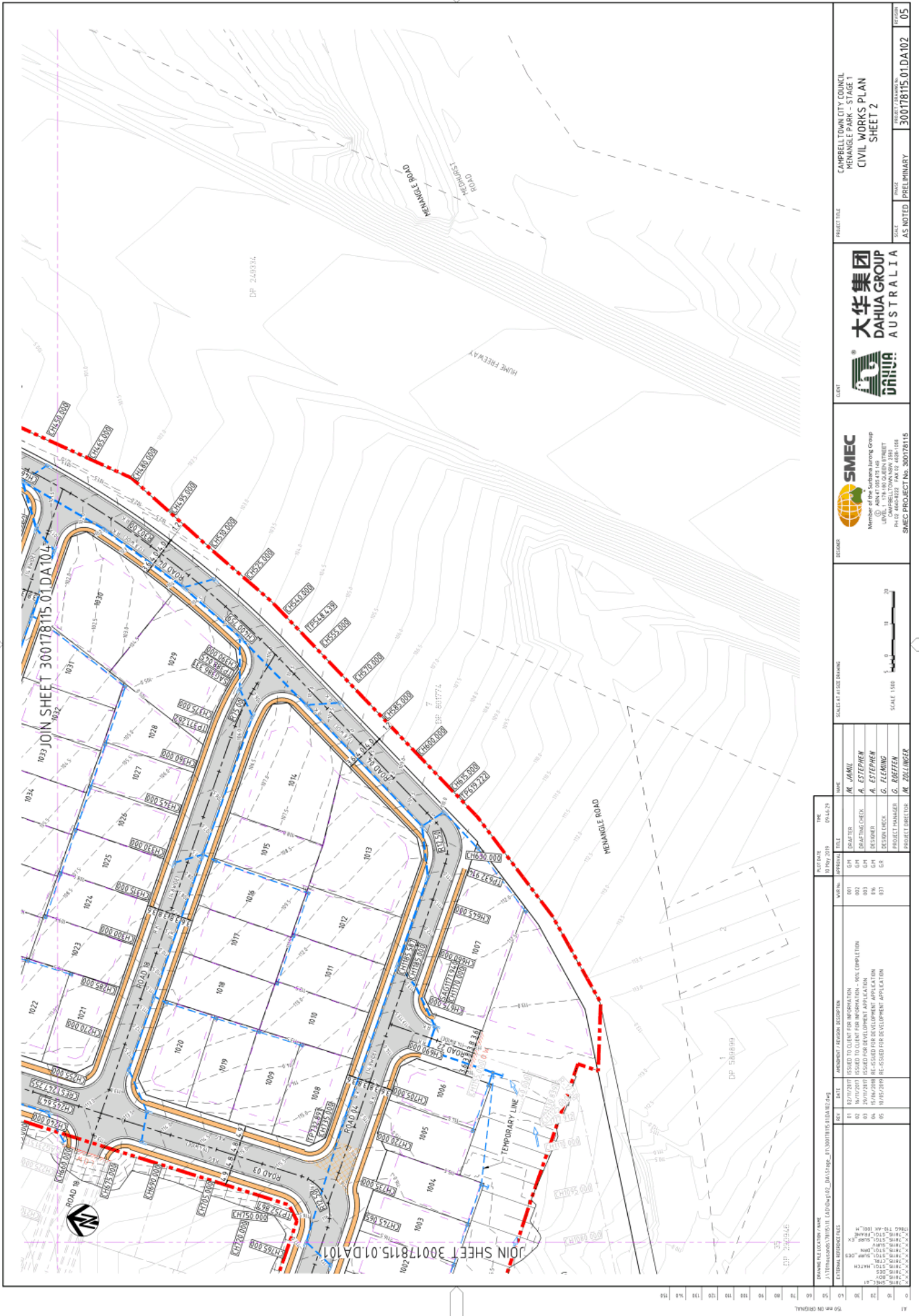
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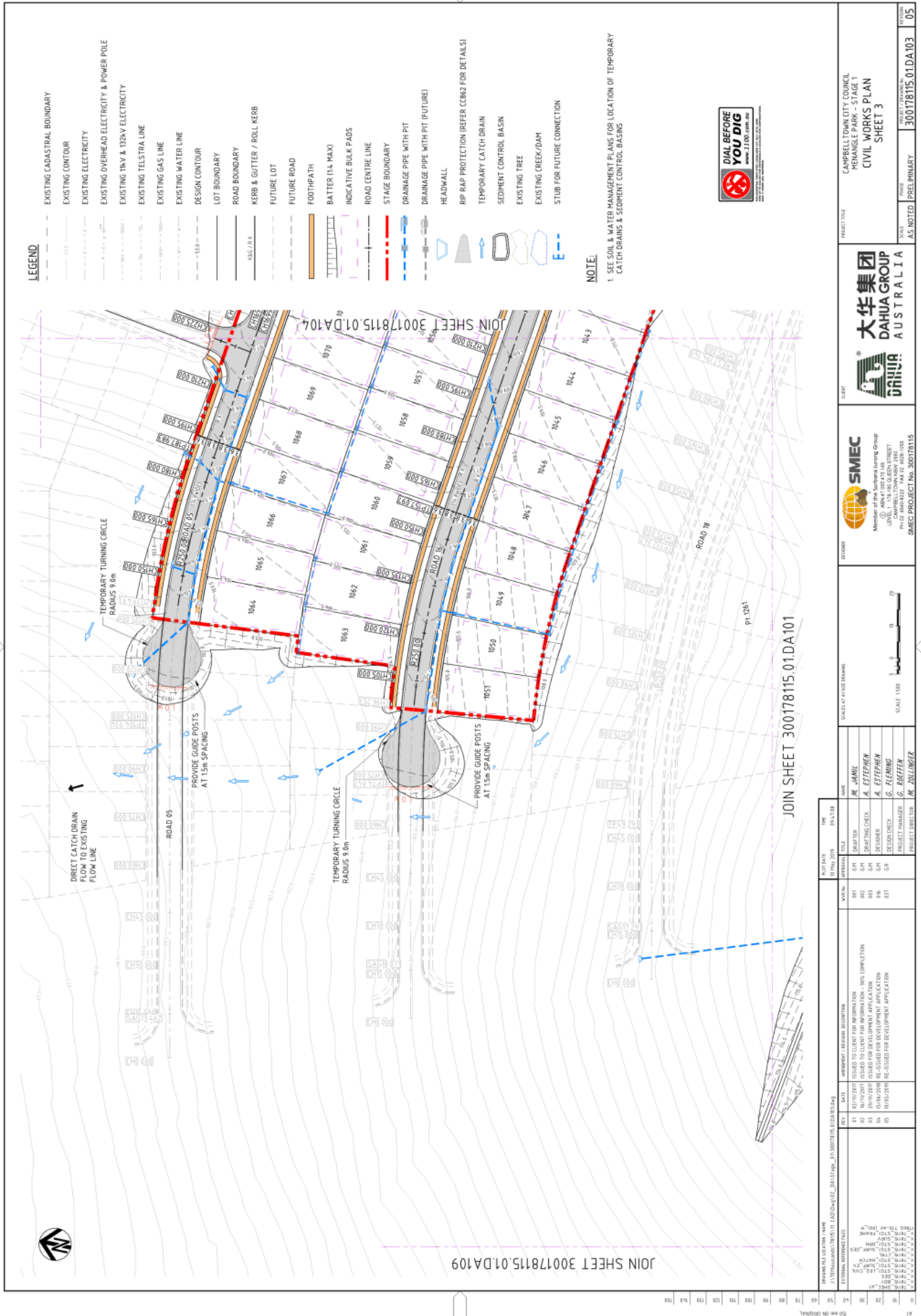
  

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1	12/05/2019	ISSUED TO CLIENT FOR INFORMATION
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3	12/05/2019	ISSUED FOR DEVELOPMENT APPLICATION
4	12/05/2019	ISSUED FOR DEVELOPMENT APPLICATION
5	12/05/2019	ISSUED FOR DEVELOPMENT APPLICATION









**LEGEND**

- EXISTING CADASTRAL BOUNDARY
- EXISTING CONTOUR
- EXISTING ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY & POWER POLE
- EXISTING 11kV & 132kV ELECTRICITY
- EXISTING TELSTRA LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- DESIGN CONTOUR
- LOT BOUNDARY
- ROAD BOUNDARY
- KERB & GUTTER / ROLL KERB
- FUTURE LOT
- FUTURE ROAD
- FOOTPATH
- BATTER (1:4 MAX)
- INDICATIVE BULK PADS
- ROAD CENTRE LINE
- STAGE BOUNDARY
- DRAINAGE PIPE WITH PIT
- DRAINAGE PIPE WITH PIT (FUTURE)
- HEADWALL
- RIP RAP PROTECTION (REFER CB862 FOR DETAILS)
- TEMPORARY CATCH DRAIN
- SEDIMENT CONTROL BASIN
- EXISTING TREE
- EXISTING CREEK/DAM
- STUB FOR FUTURE CONNECTION

**NOTE:**

1. SEE COIL & WATER MANAGEMENT PLANS FOR LOCATION OF TEMPORARY CATCH BASINS & SEDIMENT CONTROL BASINS



<p><b>DAHUA GROUP AUSTRALIA</b></p> <p>Member of the Simein Living Group</p> <p>10 WYNDHAM ST, 4/F CAMPELLTOWN NSW 2847</p> <p>REG. NO. 152689865</p> <p>SMEC PROJECT NO. 300178115</p>	<p><b>SMEC</b></p> <p>Member of the Simein Living Group</p> <p>10 WYNDHAM ST, 4/F CAMPELLTOWN NSW 2847</p> <p>REG. NO. 152689865</p> <p>SMEC PROJECT NO. 300178115</p>	<p><b>DAHUA GROUP AUSTRALIA</b></p> <p>Member of the Simein Living Group</p> <p>10 WYNDHAM ST, 4/F CAMPELLTOWN NSW 2847</p> <p>REG. NO. 152689865</p> <p>SMEC PROJECT NO. 300178115</p>	<p><b>CAMPBELLTOWN CITY COUNCIL</b></p> <p>HEAVENLY PARK - STAGE 1</p> <p>CIVIL WORKS PLAN</p> <p>SHEET 3</p>	<p>PROJECT TITLE</p> <p>PROJECT NO.</p> <p>AS NOTED</p> <p>PRELIMINARY</p> <p>300178115.01.DA.103</p> <p>DATE</p> <p>05</p>
---	--	---	---	---



NO.	DATE	DESCRIPTION	BY	CHKD BY	APP'D BY	TIME
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03	03/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
04	04/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
05	05/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15

NO.	DATE	DESCRIPTION	BY	CHKD BY	APP'D BY	TIME
01	01/10/2019	ISSUED FOR INFORMATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
02	02/10/2019	ISSUED TO CLIENT FOR INFORMATION - NOT FOR COMPLETION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
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NO.	DATE	DESCRIPTION	BY	CHKD BY	APP'D BY	TIME
01	01/10/2019	ISSUED FOR INFORMATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
02	02/10/2019	ISSUED TO CLIENT FOR INFORMATION - NOT FOR COMPLETION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
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NO.	DATE	DESCRIPTION	BY	CHKD BY	APP'D BY	TIME
01	01/10/2019	ISSUED FOR INFORMATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
02	02/10/2019	ISSUED TO CLIENT FOR INFORMATION - NOT FOR COMPLETION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
03	03/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
04	04/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
05	05/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15

NO.	DATE	DESCRIPTION	BY	CHKD BY	APP'D BY	TIME
01	01/10/2019	ISSUED FOR INFORMATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
02	02/10/2019	ISSUED TO CLIENT FOR INFORMATION - NOT FOR COMPLETION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
03	03/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
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PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL HENAGALE PARK - STAGE 1 CIVIL WORKS PLAN SHEET 4

SCALE: AS NOTED / PRELIMINARY

PROJECT NO: 300178115.01.DA.104

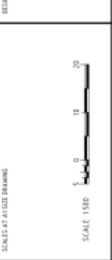


SMEC PROJECT NO. 300178115

Member of the Sutherland Living Group

100 WILSON ROAD, CAMPBELLTOWN NSW 2876

PH: 08 9383 7400 FAX: 08 9383 7401



NO.	DATE	DESCRIPTION	BY	CHKD BY	APP'D BY	TIME
01	01/10/2019	ISSUED FOR INFORMATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
02	02/10/2019	ISSUED TO CLIENT FOR INFORMATION - NOT FOR COMPLETION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15
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05	05/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15

NO.	DATE	DESCRIPTION	BY	CHKD BY	APP'D BY	TIME
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05	05/10/2019	ISSUED FOR DEVELOPMENT APPLICATION	JM ZREIFER	JM ZREIFER	JM ZREIFER	04:15



CAMPBELLTOWN CITY COUNCIL  
HENAGALE PARK - STAGE 1  
CIVIL WORKS PLAN  
SHEET 5



PROJECT TITLE  
PROJECT NO.  
AS NOTED / PRELIMINARY  
300178115.01DA105

SCALE OF ALL DIMENSIONS  
SCALE 1:100

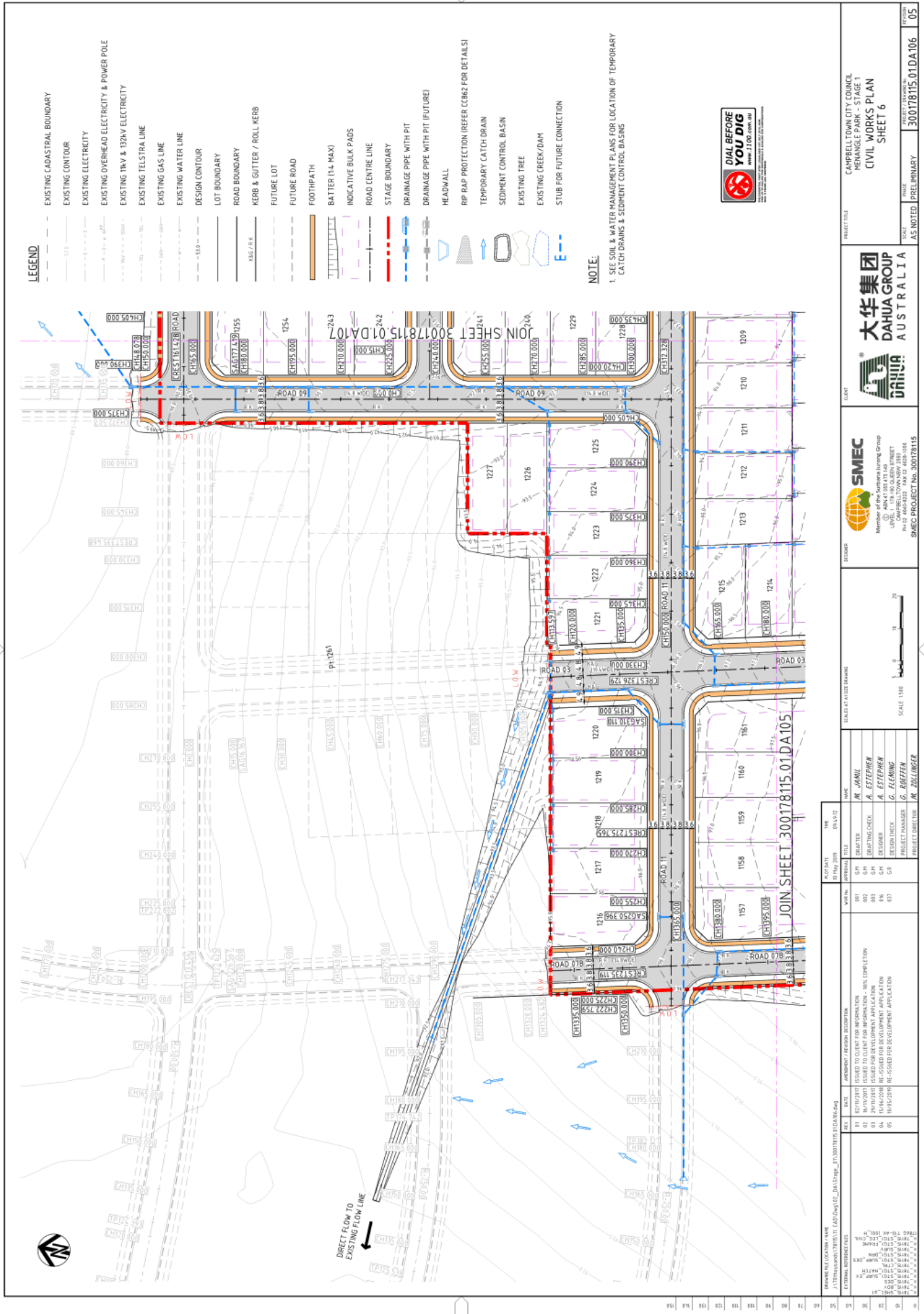
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01	01/05/2019	ISSUED FOR INFORMATION	J.M. JARVIS	A. ESTERHUYEN
02	01/05/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	J.M. JARVIS	A. ESTERHUYEN
03	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
04	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
05	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN

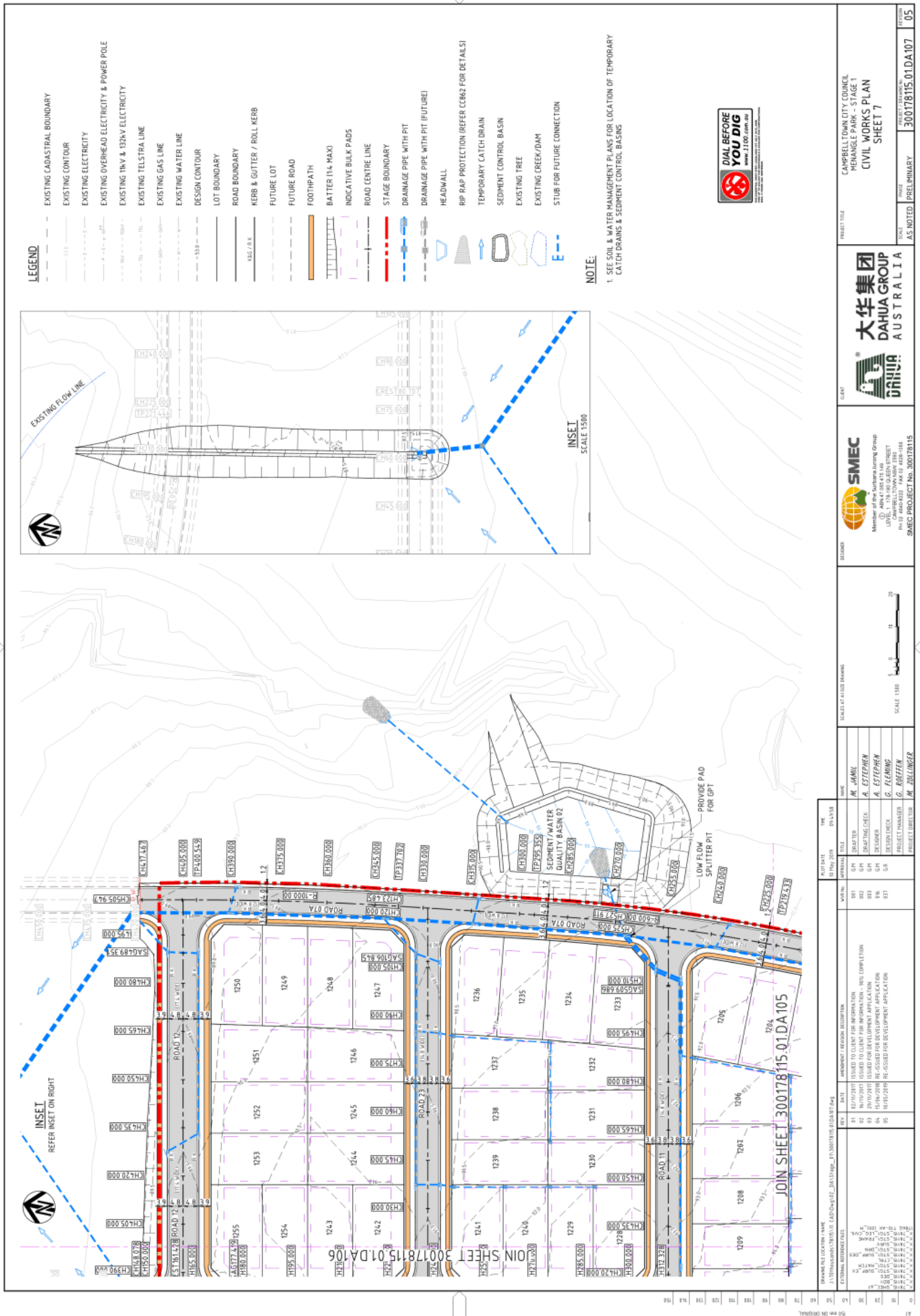
NO.	DATE	DESCRIPTION	BY	CHECKED
01	01/05/2019	ISSUED FOR INFORMATION	J.M. JARVIS	A. ESTERHUYEN
02	01/05/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	J.M. JARVIS	A. ESTERHUYEN
03	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
04	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
05	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN

NO.	DATE	DESCRIPTION	BY	CHECKED
01	01/05/2019	ISSUED FOR INFORMATION	J.M. JARVIS	A. ESTERHUYEN
02	01/05/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	J.M. JARVIS	A. ESTERHUYEN
03	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
04	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
05	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN

NO.	DATE	DESCRIPTION	BY	CHECKED
01	01/05/2019	ISSUED FOR INFORMATION	J.M. JARVIS	A. ESTERHUYEN
02	01/05/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	J.M. JARVIS	A. ESTERHUYEN
03	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
04	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN
05	01/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	J.M. JARVIS	A. ESTERHUYEN







**NOTE:**  
1. SEE COIL & WATER MANAGEMENT PLANS FOR LOCATION OF TEMPORARY CATCH BASINS & SEDIMENT CONTROL BASINS

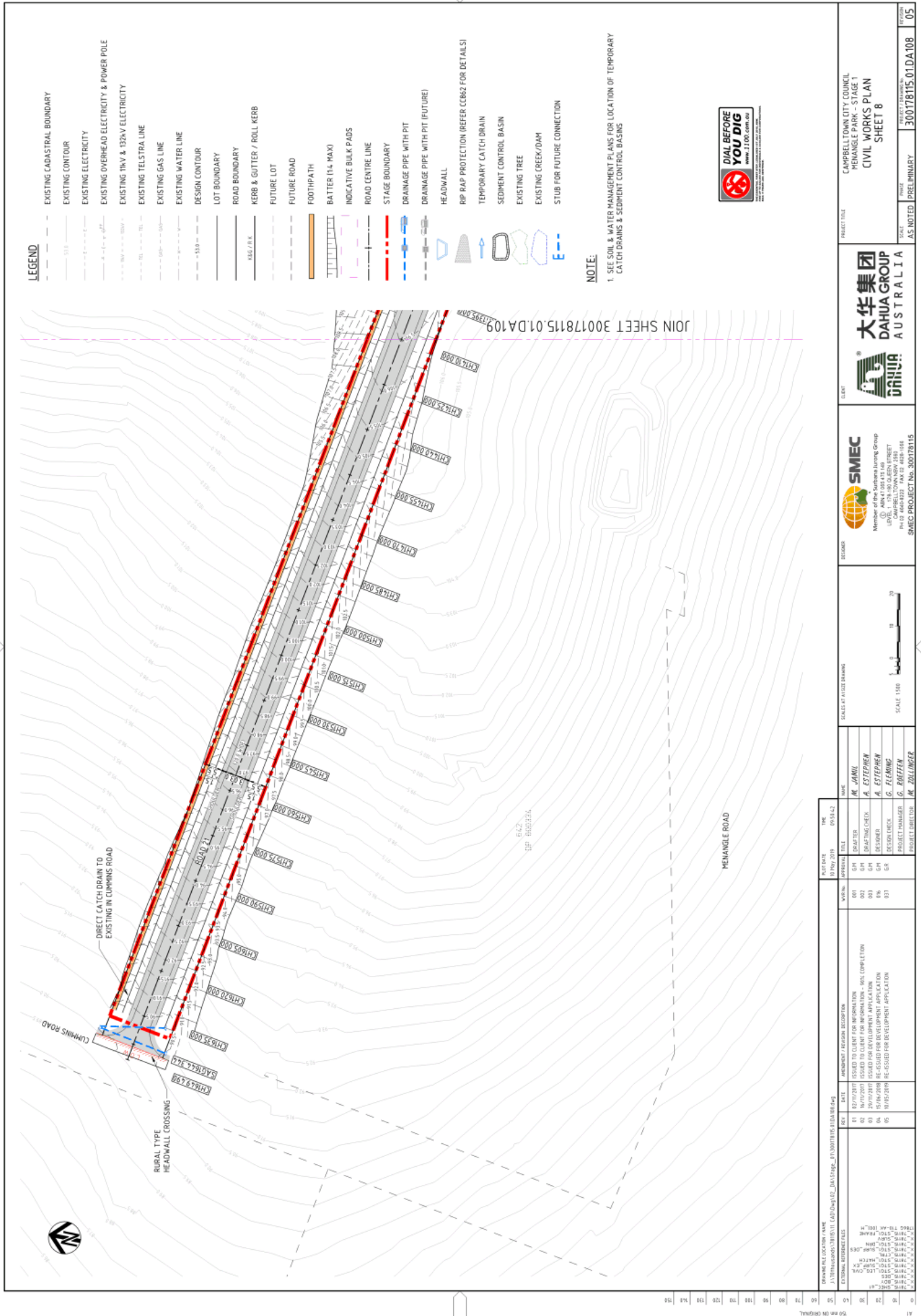
PROJECT TITLE	CAMPBELLTOWN CITY COUNCIL HENAGE PARK - STAGE 1 CIVIL WORKS PLAN SHEET 7
CLIENT	DAHUA GROUP AUSTRALIA
SCALE	AS NOTED / PRELIMINARY
PROJECT NUMBER	300178115.01.DA.107
DATE	05

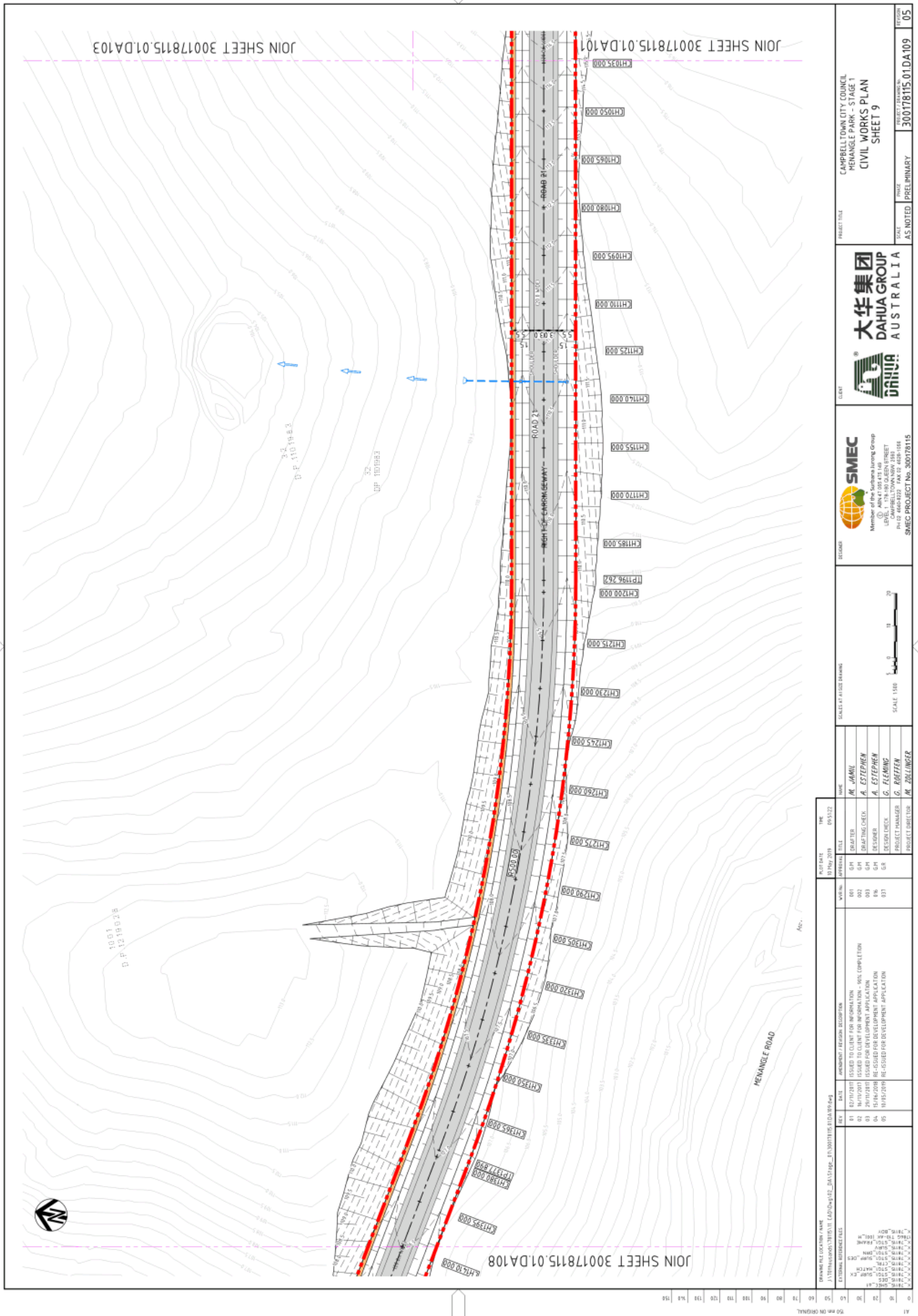
**SMEC**  
Member of the Sutherland Living Group  
100 WILSON ROAD, SUITE 101  
CAMPBELLTOWN NSW 2876  
PH: 4983222 FAX: 4981856  
SMEC PROJECT NO. 300178115

DESIGNER	M. ZELINGER
CHECKED	G. ZELINGER
DATE	04/12/19
SCALE	SCALE 1:100

NO.	DATE	DESCRIPTION
01	04/12/19	ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION
02	04/12/19	ISSUED FOR INFORMATION - VOL COMPLETION
03	04/12/19	ISSUED FOR DEVELOPMENT APPLICATION
04	04/12/19	ISSUED FOR DEVELOPMENT APPLICATION
05	04/12/19	ISSUED FOR DEVELOPMENT APPLICATION

NO.	DATE	DESCRIPTION
01	04/12/19	ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION
02	04/12/19	ISSUED FOR INFORMATION - VOL COMPLETION
03	04/12/19	ISSUED FOR DEVELOPMENT APPLICATION
04	04/12/19	ISSUED FOR DEVELOPMENT APPLICATION
05	04/12/19	ISSUED FOR DEVELOPMENT APPLICATION





REV	DATE	DESCRIPTION	BY	CHECKED	DATE	DESCRIPTION	BY	CHECKED
01	18/10/2017	ISSUED TO CLIENT FOR INFORMATION	M. J. JAMES					
02	18/10/2017	ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION	A. ESTEPHEN					
03	24/10/2017	ISSUED FOR DEVELOPMENT APPLICATION	A. ESTEPHEN					
04	19/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	C. FLEMING					
05	19/05/2019	RE-ISSUED FOR DEVELOPMENT APPLICATION	G. ZRETTNER					

DATE	TIME	BY
19 MAY 2019	09:51:22	M. JAMES

NO.	DESCRIPTION	DATE
001	DRAWN	19/05/2019
002	CHECKED	19/05/2019
003	DESIGNED	19/05/2019
004	REVISIONS	19/05/2019

NAME	ROLE
M. JAMES	DESIGNER
A. ESTEPHEN	CHECKER
C. FLEMING	DESIGNER
G. ZRETTNER	DESIGNER
M. ZRETTNER	PROJECT DIRECTOR

CLIENT	PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL HENANGLE PARK - STAGE 1	CIVIL WORKS PLAN SHEET 9

SCALE	SCALE OF ALLOT DRAWING
1:100	1:100

DATE	TIME	BY
19 MAY 2019	09:51:22	M. JAMES

NO.	DESCRIPTION	DATE
001	DRAWN	19/05/2019
002	CHECKED	19/05/2019
003	DESIGNED	19/05/2019
004	REVISIONS	19/05/2019

NAME	ROLE
M. JAMES	DESIGNER
A. ESTEPHEN	CHECKER
C. FLEMING	DESIGNER
G. ZRETTNER	DESIGNER
M. ZRETTNER	PROJECT DIRECTOR

CLIENT	PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL HENANGLE PARK - STAGE 1	CIVIL WORKS PLAN SHEET 9

SCALE	SCALE OF ALLOT DRAWING
1:100	1:100

DATE	TIME	BY
19 MAY 2019	09:51:22	M. JAMES

NO.	DESCRIPTION	DATE
001	DRAWN	19/05/2019
002	CHECKED	19/05/2019
003	DESIGNED	19/05/2019
004	REVISIONS	19/05/2019

NAME	ROLE
M. JAMES	DESIGNER
A. ESTEPHEN	CHECKER
C. FLEMING	DESIGNER
G. ZRETTNER	DESIGNER
M. ZRETTNER	PROJECT DIRECTOR

CLIENT	PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL HENANGLE PARK - STAGE 1	CIVIL WORKS PLAN SHEET 9

SCALE	SCALE OF ALLOT DRAWING
1:100	1:100

DATE	TIME	BY
19 MAY 2019	09:51:22	M. JAMES

NO.	DESCRIPTION	DATE
001	DRAWN	19/05/2019
002	CHECKED	19/05/2019
003	DESIGNED	19/05/2019
004	REVISIONS	19/05/2019

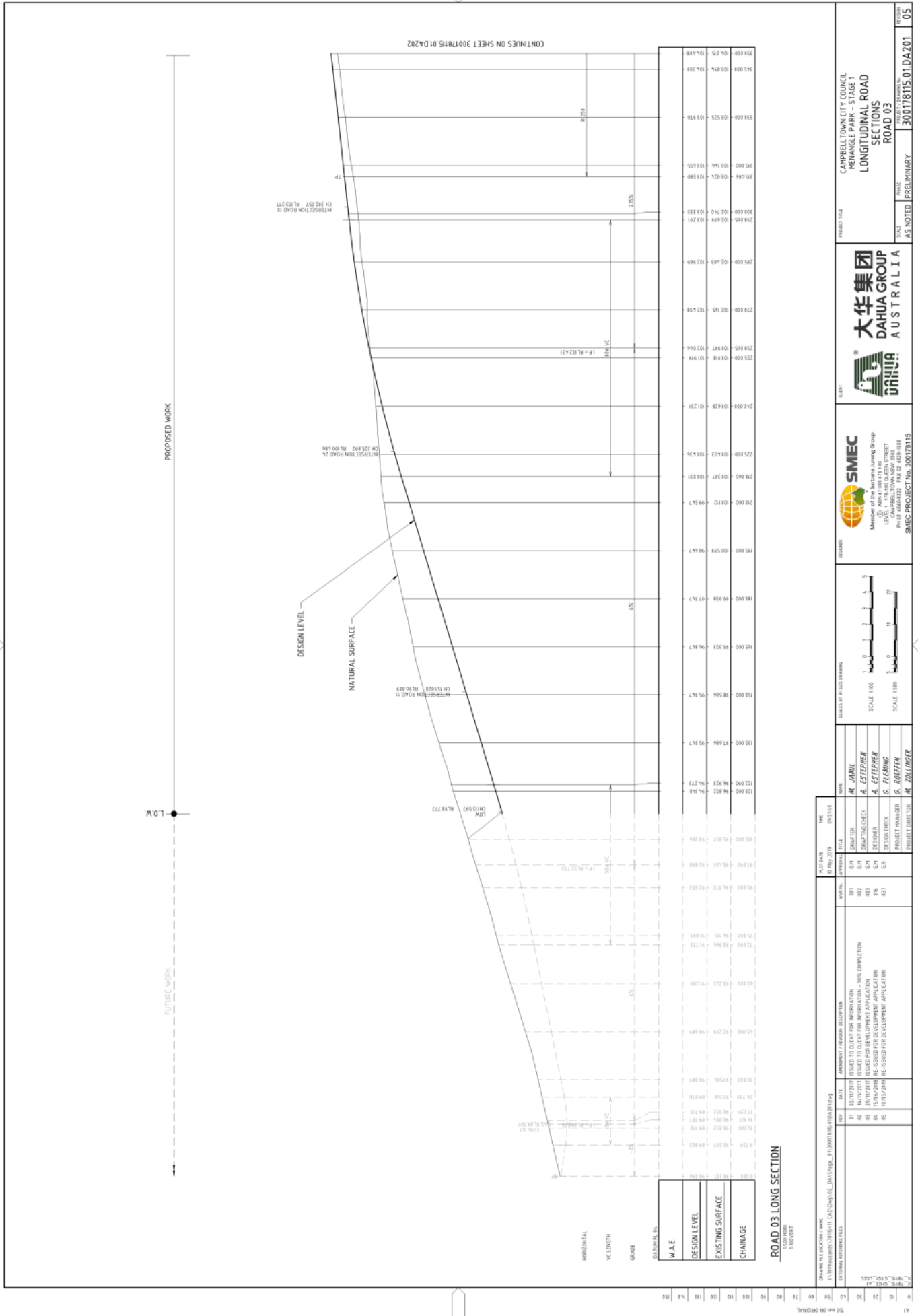
NAME	ROLE
M. JAMES	DESIGNER
A. ESTEPHEN	CHECKER
C. FLEMING	DESIGNER
G. ZRETTNER	DESIGNER
M. ZRETTNER	PROJECT DIRECTOR

CLIENT	PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL HENANGLE PARK - STAGE 1	CIVIL WORKS PLAN SHEET 9

SCALE	SCALE OF ALLOT DRAWING
1:100	1:100



**ROAD 03 LONG SECTION**

1:500 HORIZ  
1:1000 VERT

REV	DATE	DESCRIPTION	APPROVAL	DATE	BY
01	12/10/2017	ISSUED TO CLIENT FOR INFORMATION	APPROVED	12/10/2017	JK - JAWLIK
02	16/11/2017	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	DESIGNED	16/11/2017	A - ESTEPHEN
03	20/11/2017	ISSUED FOR DEVELOPMENT APPLICATION	REVIEWED	20/11/2017	A - ESTEPHEN
04	19/12/2017	ISSUED FOR DEVELOPMENT APPLICATION	DESIGNED	19/12/2017	G - FLEMING
05	19/12/2018	RE-ISSUED FOR DEVELOPMENT APPLICATION	PROJECT ENGINEER	19/12/2018	G - ZREJEWICZ

NO.	DESCRIPTION	DATE	BY
1	SCALE: 1:100	19/12/2018	JK - ZREJEWICZ
2	SCALE: 1:500	19/12/2018	JK - ZREJEWICZ

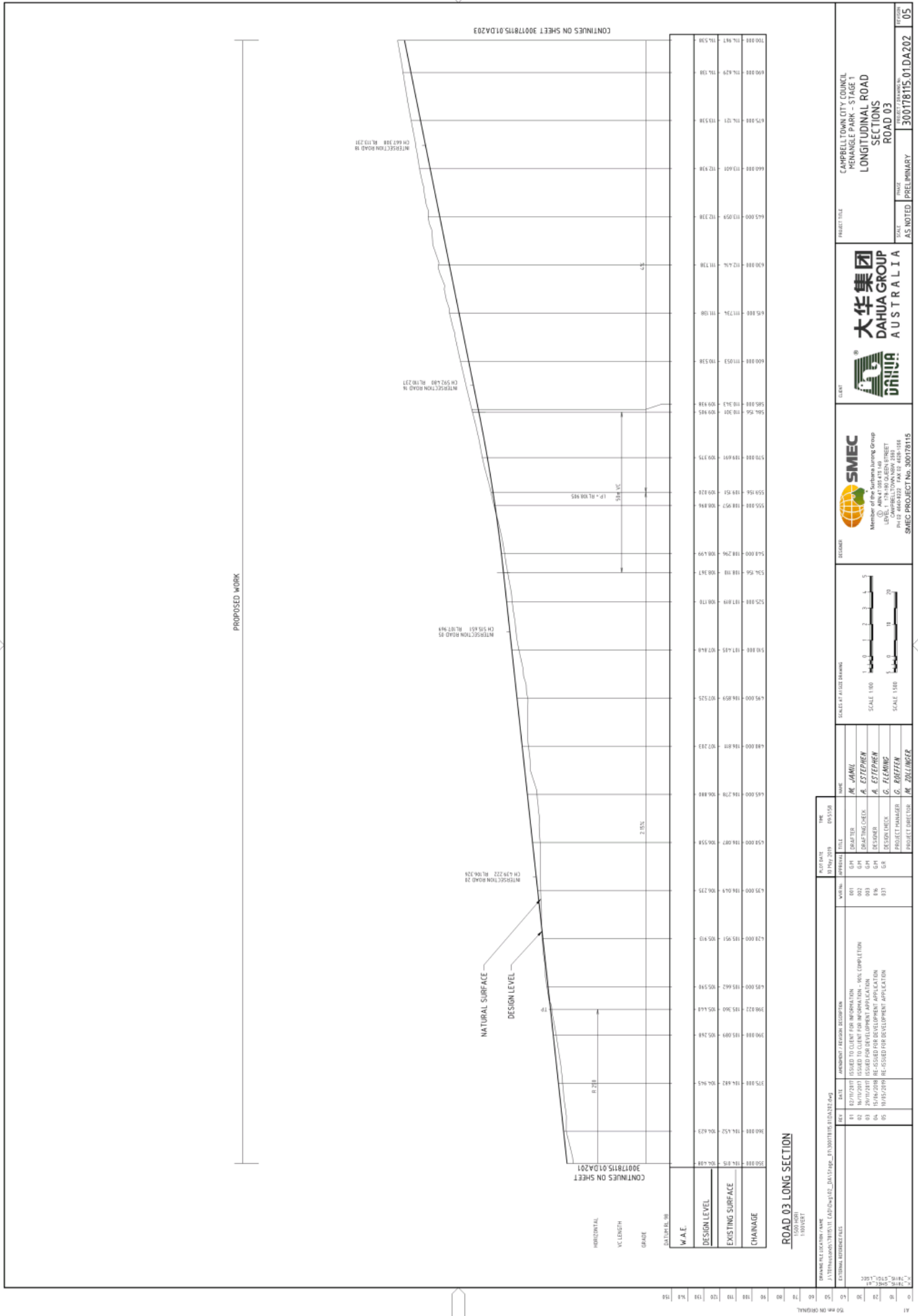
**SMEC**  
Member of the Sutherland Living Group  
100 ARBYNOCK AVENUE  
CAMPELLTOWN NSW 2816  
PH: 08 4603 2222 FAX: 08 4603 1556  
SMEC PROJECT NO. 300178115

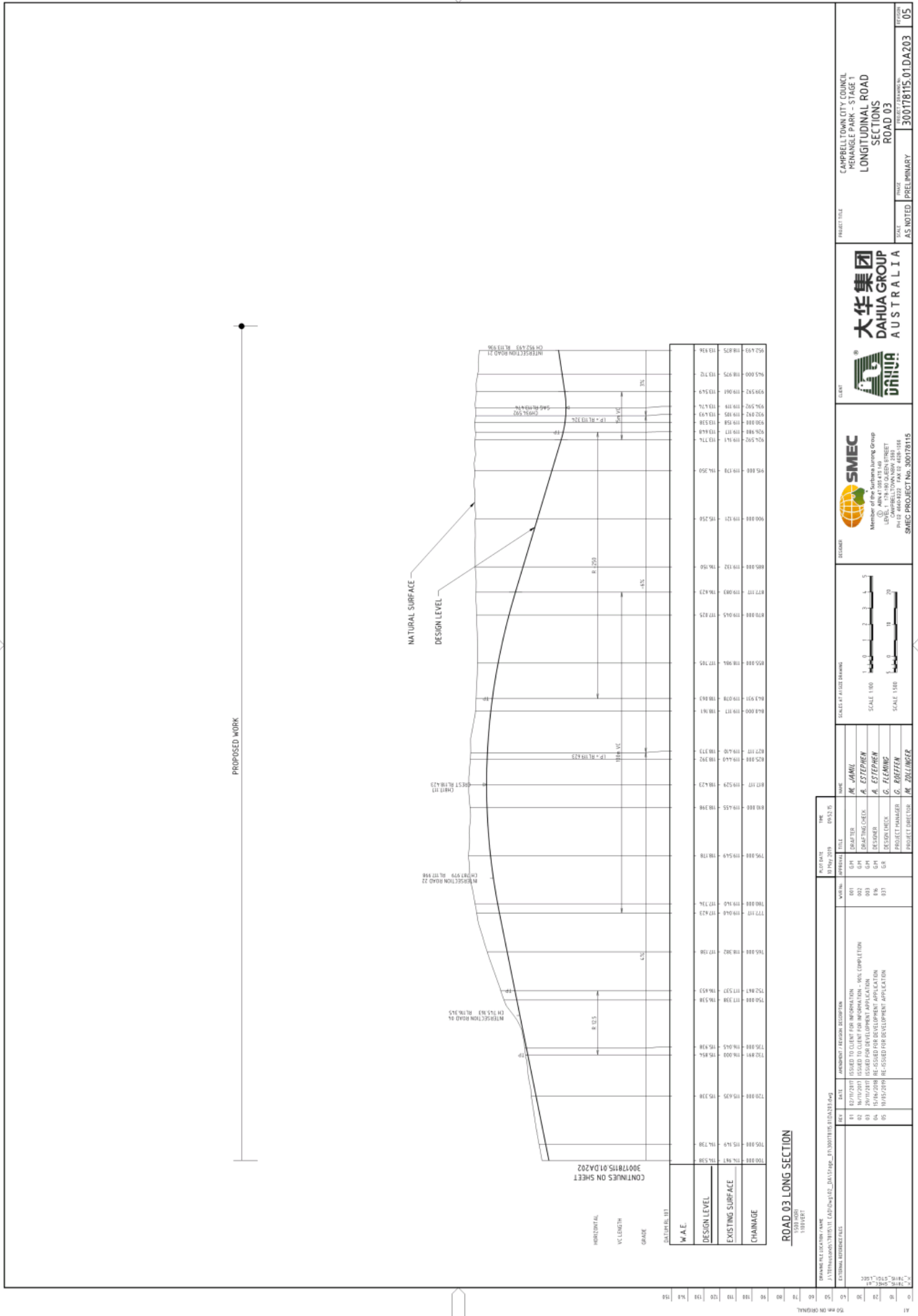
**DAHUA GROUP AUSTRALIA**  
Member of the Sutherland Living Group  
100 ARBYNOCK AVENUE  
CAMPELLTOWN NSW 2816  
PH: 08 4603 2222 FAX: 08 4603 1556  
SMEC PROJECT NO. 300178115

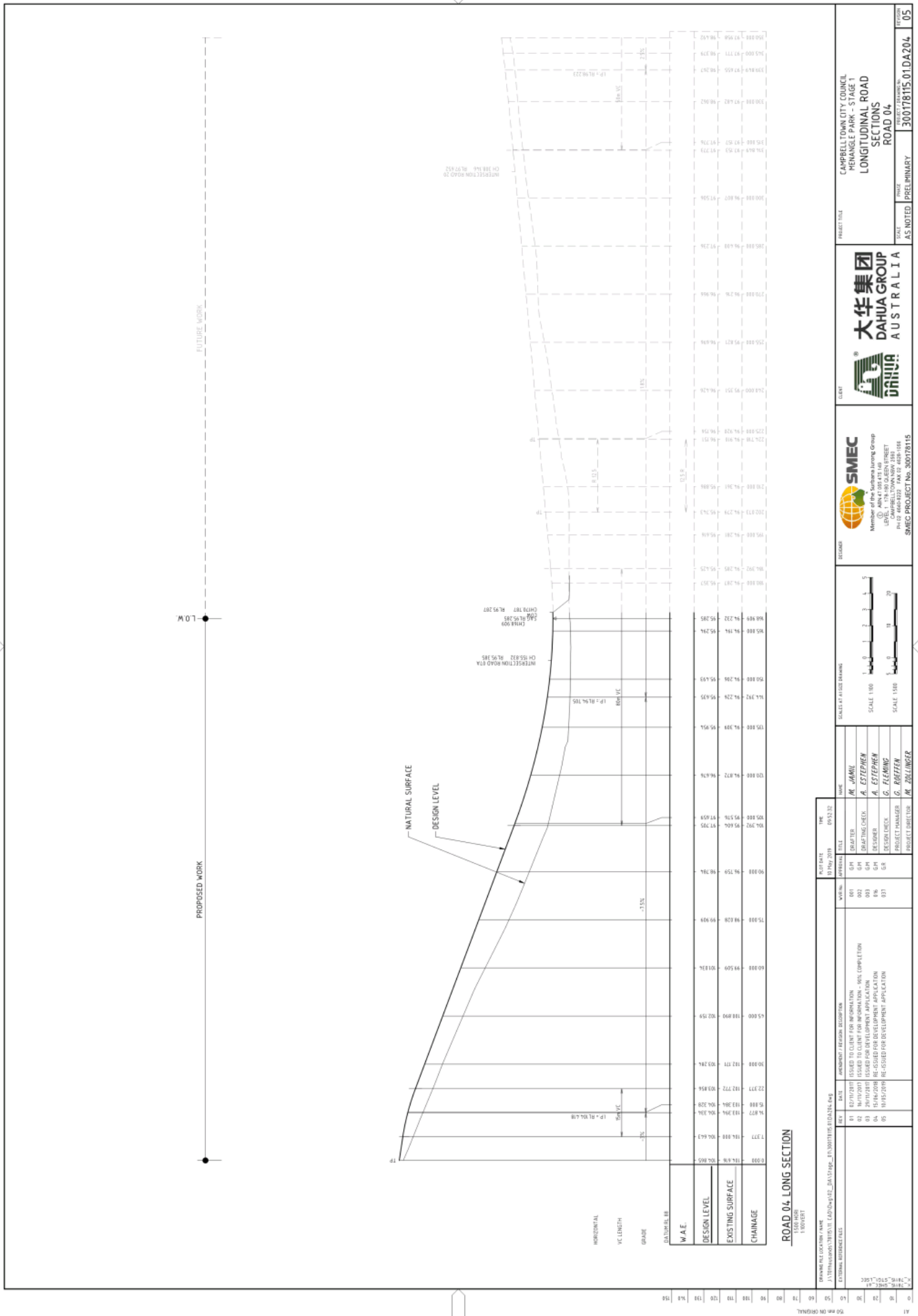
**CAMPBELLTOWN CITY COUNCIL**  
HENAGLE PARK - STAGE 1  
LONGITUDINAL ROAD  
SECTIONS  
ROAD 03

PROJECT TITLE: LONGITUDINAL ROAD SECTIONS ROAD 03  
SCALE: AS NOTED  
PRICE: PRELIMINARY  
DATE: 30/07/2015 01:DA201  
REV: 05

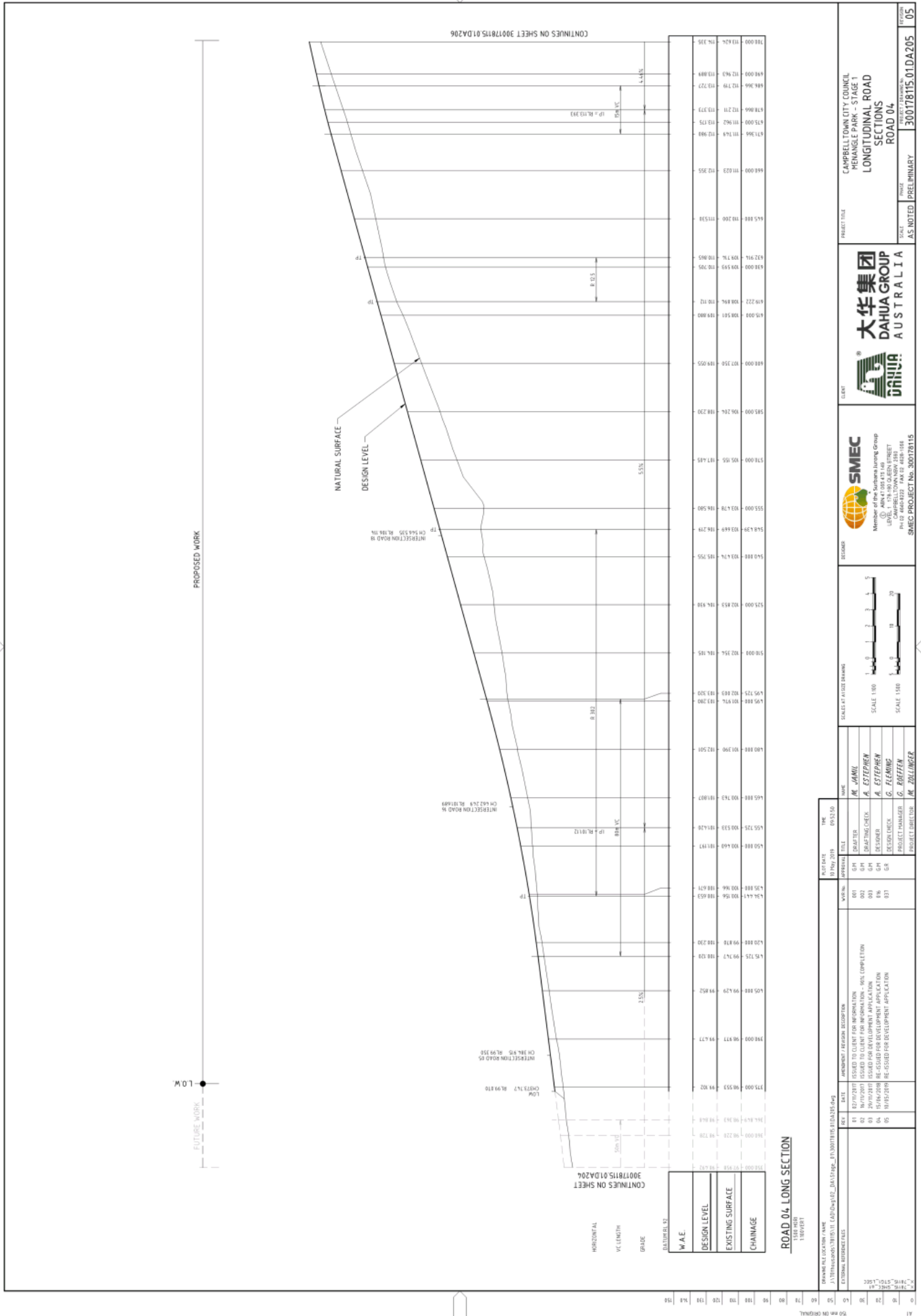
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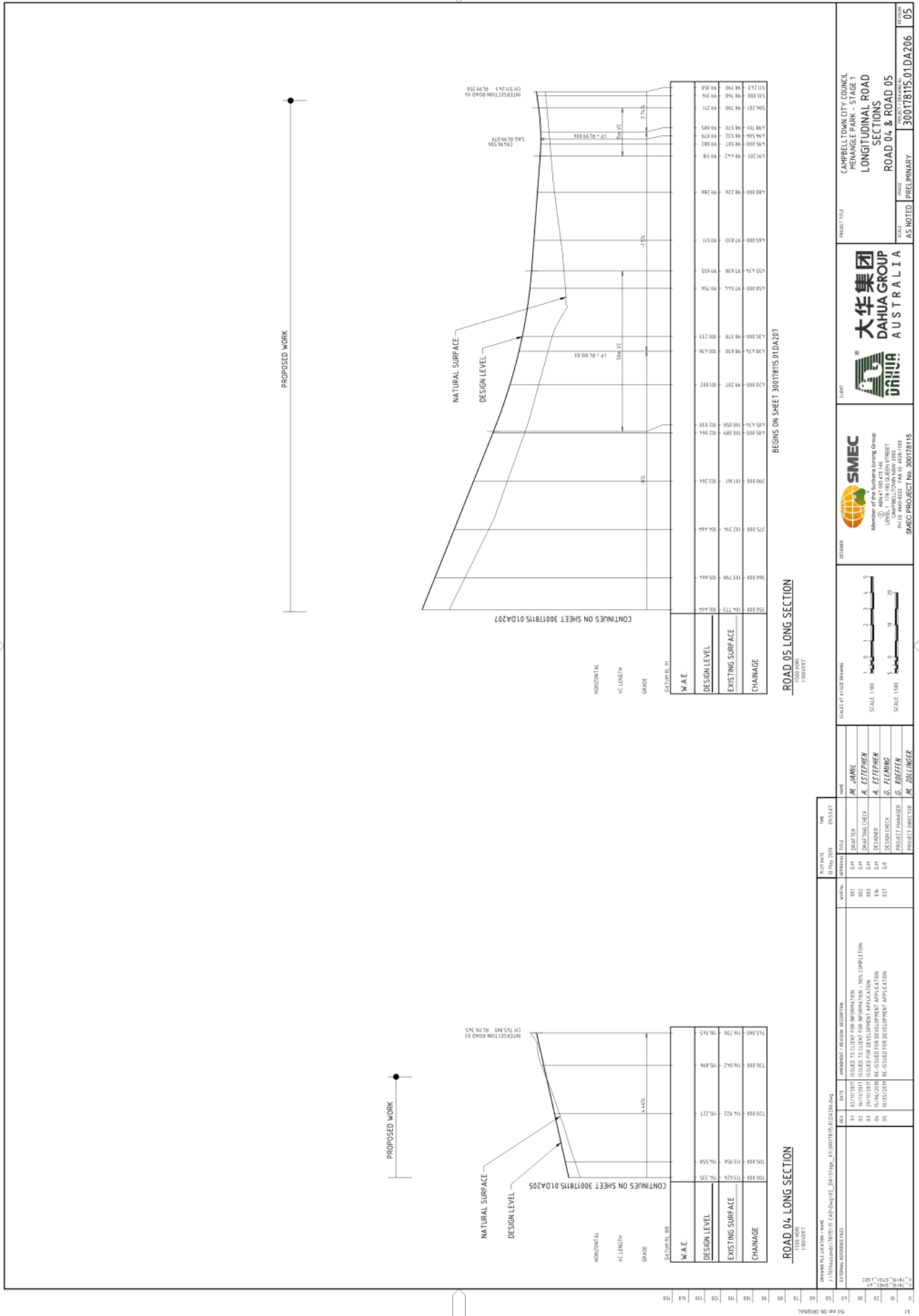


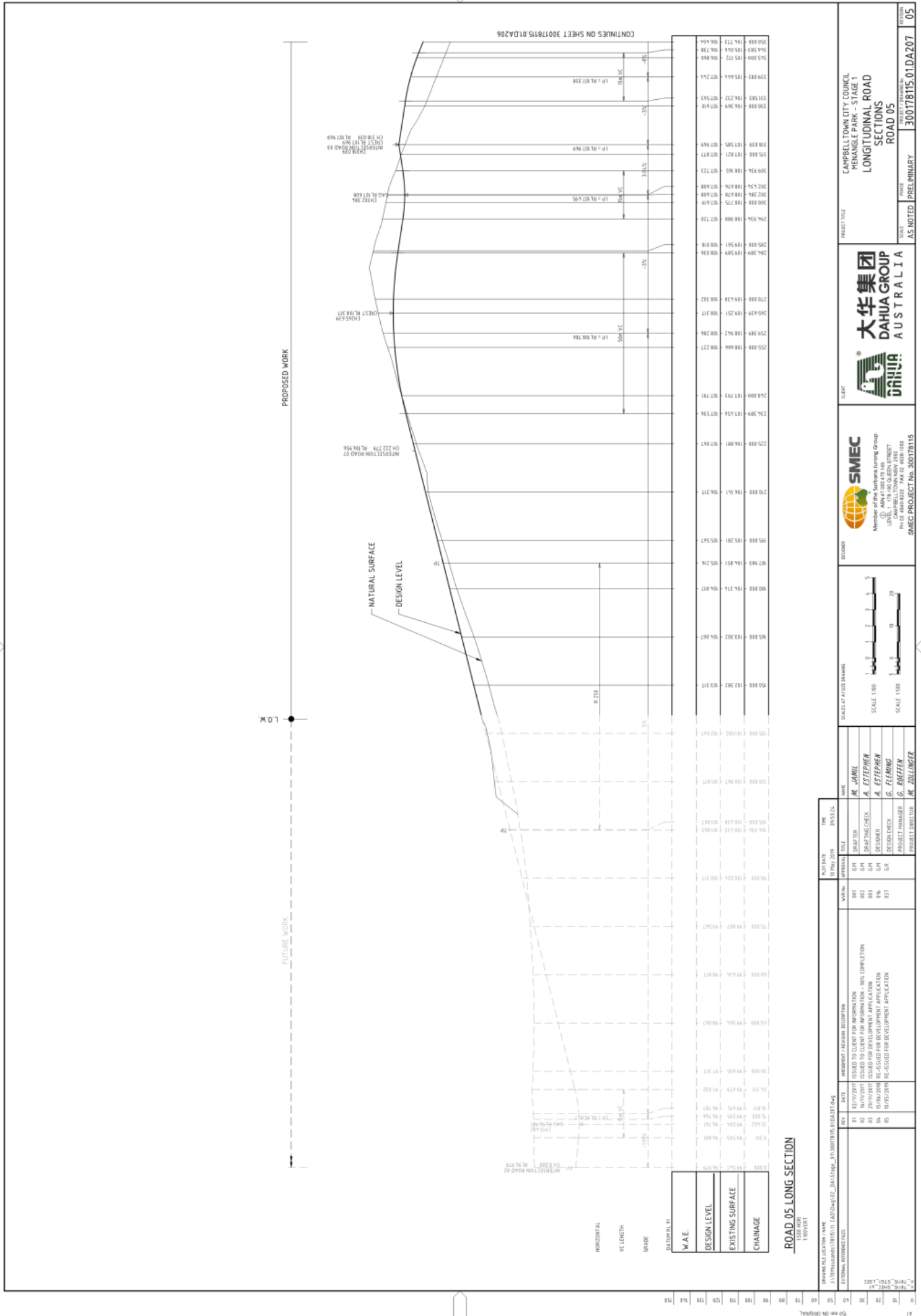


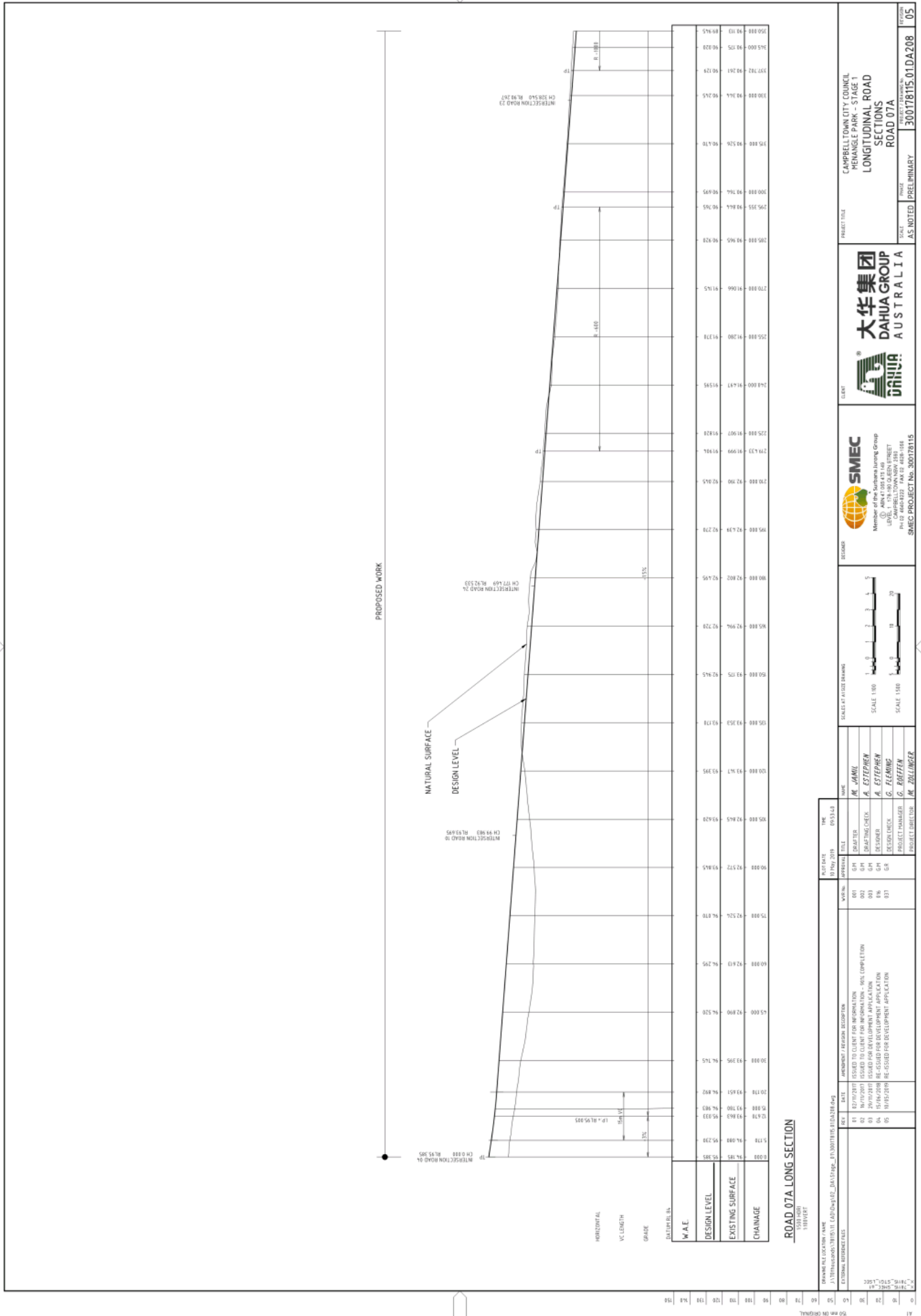




PROJECT TITLE CAMPBELLTOWN CITY COUNCIL MENAHELE PARK - STAGE 1 LONGITUDINAL ROAD SECTIONS ROAD 04		CLIENT 大华集团 DAHUA GROUP AUSTRALIA	
SCALE AS NOTED   PRELIMINARY		PROJECT NO. 300178115.01DA205	
SECOND SMEC Member of the Sutherland Group 100 WILSON ROAD, SUITE 101 CAMPBELLTOWN, SA 5091 PHONE: 08 8353 1234 FAX: 08 8353 1235 SMEC PROJECT NO. 300178115		SCALE OF ALIQUOT DRAWING SCALE 1:80 SCALE 1:100	
NAME M. J. RAMU A. ESTEPHEN A. ESTEPHEN G. FLEMING G. ZIEGLER M. ZIEGLER	TITLE DRAFTER CHECKER ENGINEER SUPERVISOR PROJECT ENGINEER PROJECT DIRECTOR	DATE 01 NOV 2019 09/12/20	SHEET NO. 001 002 003 004 005
PROJECT DESCRIPTION AMENDMENT REGION DESCRIPTION 01 REVISED ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION 02 REVISED ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION 03 REVISED ISSUED FOR DEVELOPMENT APPLICATION 04 REVISED ISSUED FOR DEVELOPMENT APPLICATION 05 REVISED ISSUED FOR DEVELOPMENT APPLICATION			







**ROAD 07A LONG SECTION**  
 1500 HIGH  
 1100 FEET

DATE	BY	APPROVAL	TITLE	DATE	BY	APPROVAL	TITLE
10 MAY 2019	09/13/12						
01	01	01	DRAFTED	01	01	01	DRAFTED
02	02	02	DRAWING CHECK	02	02	02	DRAWING CHECK
03	03	03	DESIGNED	03	03	03	DESIGNED
04	04	04	REVIEWED	04	04	04	REVIEWED
05	05	05	PROJECT ENGINEER	05	05	05	PROJECT ENGINEER

AMENDMENT REVISION DESCRIPTION

REV	DATE	DESCRIPTION
01	10/10/2017	ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION
02	10/10/2017	ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION
03	10/10/2017	ISSUED FOR DEVELOPMENT APPLICATION
04	10/10/2017	ISSUED FOR DEVELOPMENT APPLICATION
05	10/10/2017	RE-DESIGNED FOR DEVELOPMENT APPLICATION

PROJECT DIRECTOR: **M. ZIEGLER**

SCALE OF ALIQUOT DRAWING: SCALE 1:80, SCALE 1:100

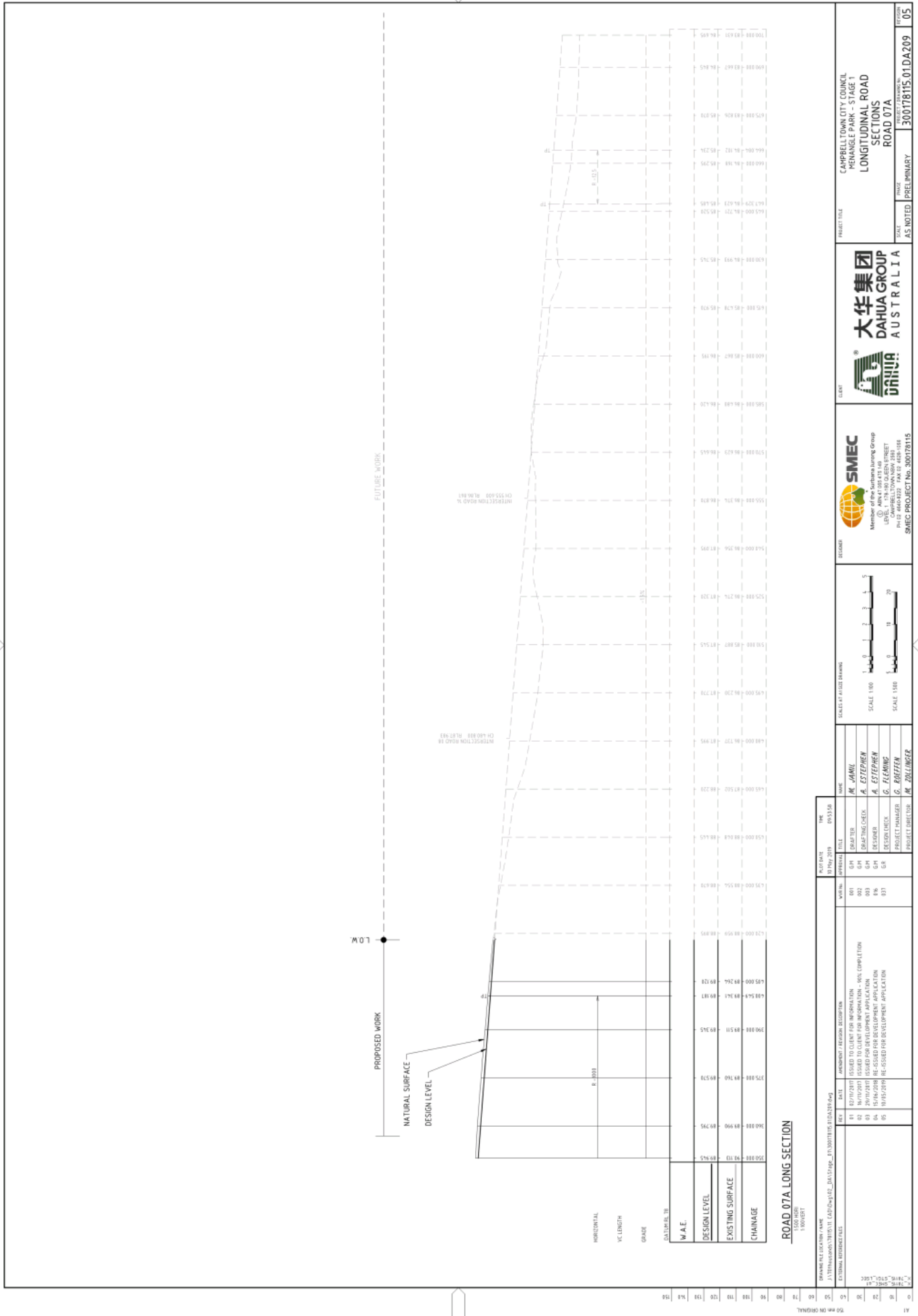
CLIENT: **DAHUA GROUP AUSTRALIA**

PROJECT TITLE: **CAMPBELLTOWN CITY COUNCIL MENANGLE PARK - STAGE 1 LONGITUDINAL ROAD SECTIONS ROAD 07A**

PROJECT NO: **300178115.01DA208**

DATE: **27/05/2020**

SCALE: **AS NOTED / PRELIMINARY**

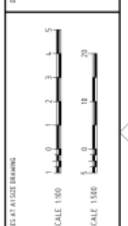


CAMPBELLTOWN CITY COUNCIL  
 HENRIAGE PARK - STAGE 1  
 LONGITUDINAL ROAD  
 SECTIONS  
 ROAD 07A

PROJECT TITLE  
 PRICE  
 AS NOTED | PRELIMINARY  
 300178115.01DA209



**SMEC**  
 Member of the Sutherland Living Group  
 100 WILSON ROAD, SUITE 101  
 CAMPBELLTOWN NSW 5161  
 PHONE: 08 8352 2000 FAX: 08 8352 2001  
 SMEC PROJECT NO. 300178115

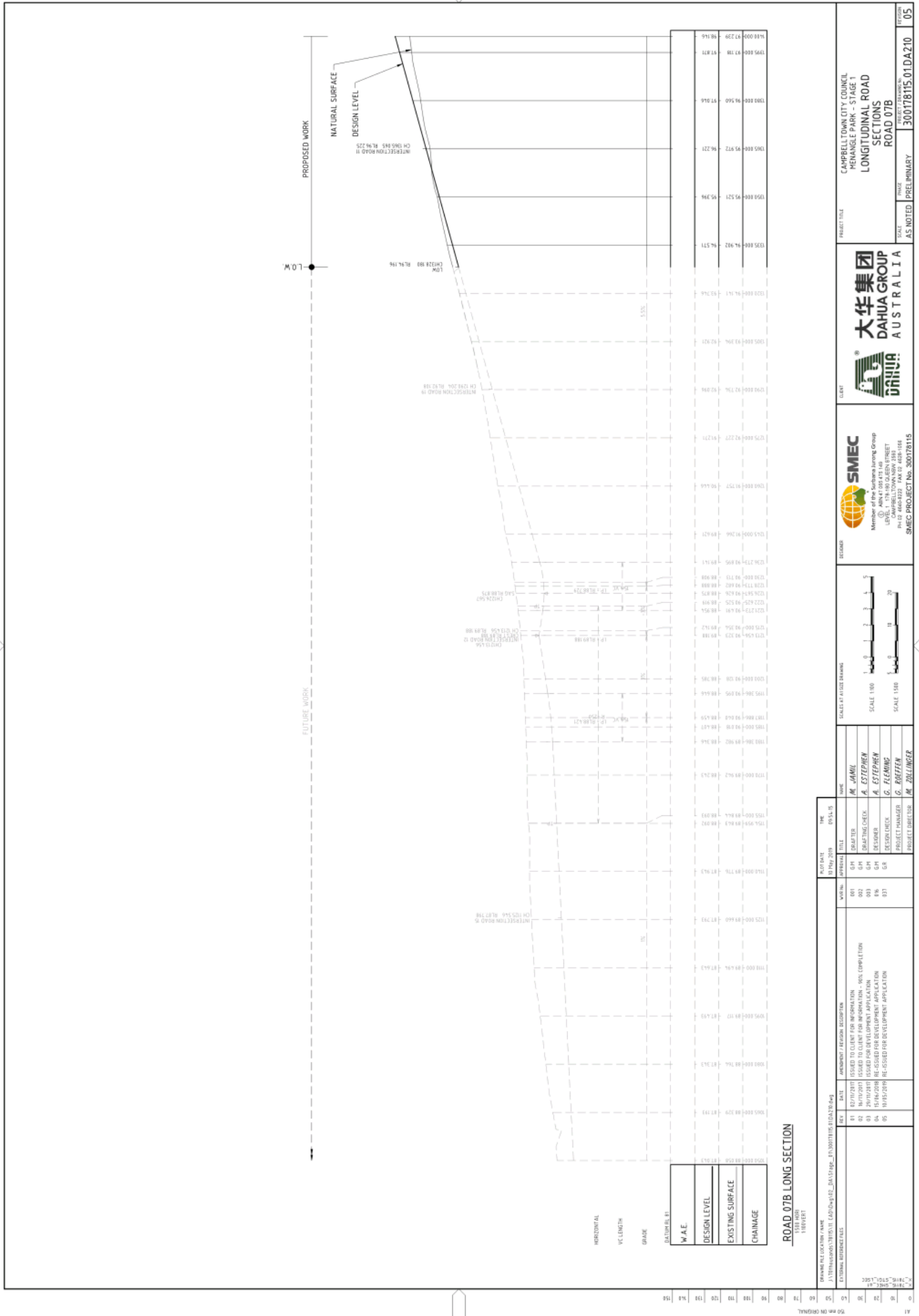


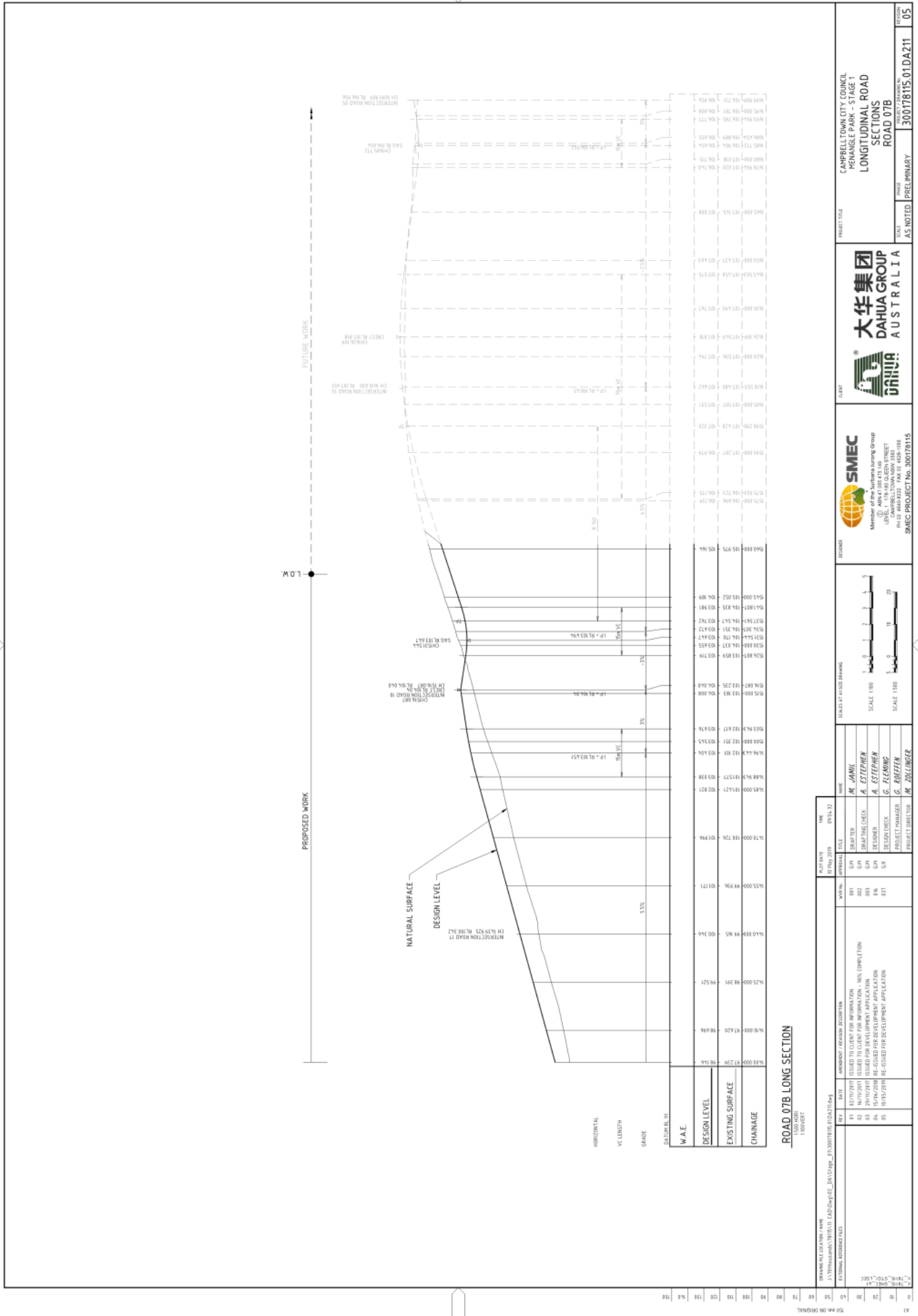
NO.	DESCRIPTION	DATE	BY
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02	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	12/01/2017	12/01/2017
03	ISSUED FOR DEVELOPMENT APPLICATION	12/01/2017	12/01/2017
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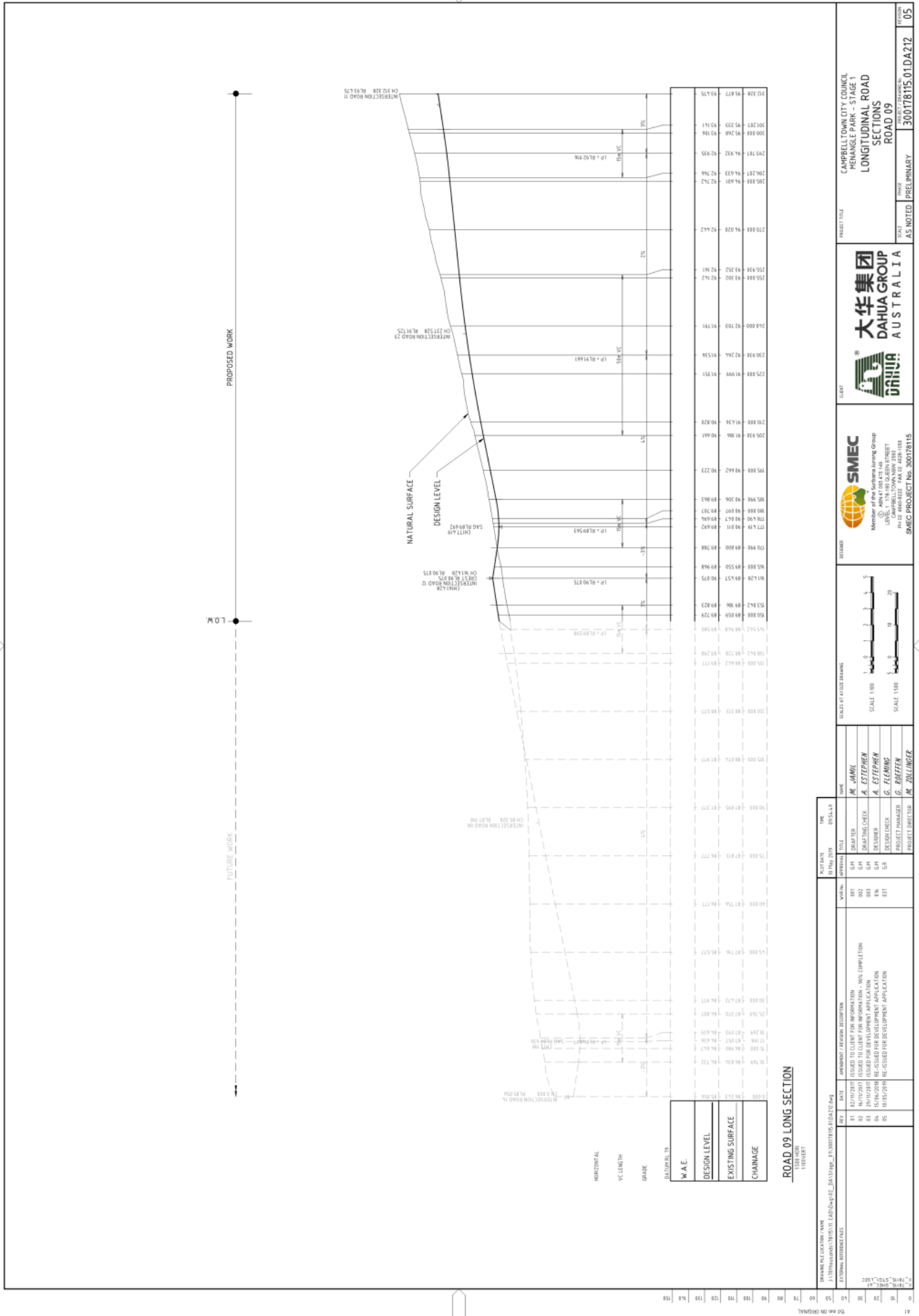
NO.	DESCRIPTION	DATE	BY
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02	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	12/01/2017	12/01/2017
03	ISSUED FOR DEVELOPMENT APPLICATION	12/01/2017	12/01/2017
04	ISSUED FOR DEVELOPMENT APPLICATION	12/01/2017	12/01/2017
05	ISSUED FOR DEVELOPMENT APPLICATION	12/01/2017	12/01/2017

NO.	DESCRIPTION	DATE	BY
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02	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	12/01/2017	12/01/2017
03	ISSUED FOR DEVELOPMENT APPLICATION	12/01/2017	12/01/2017
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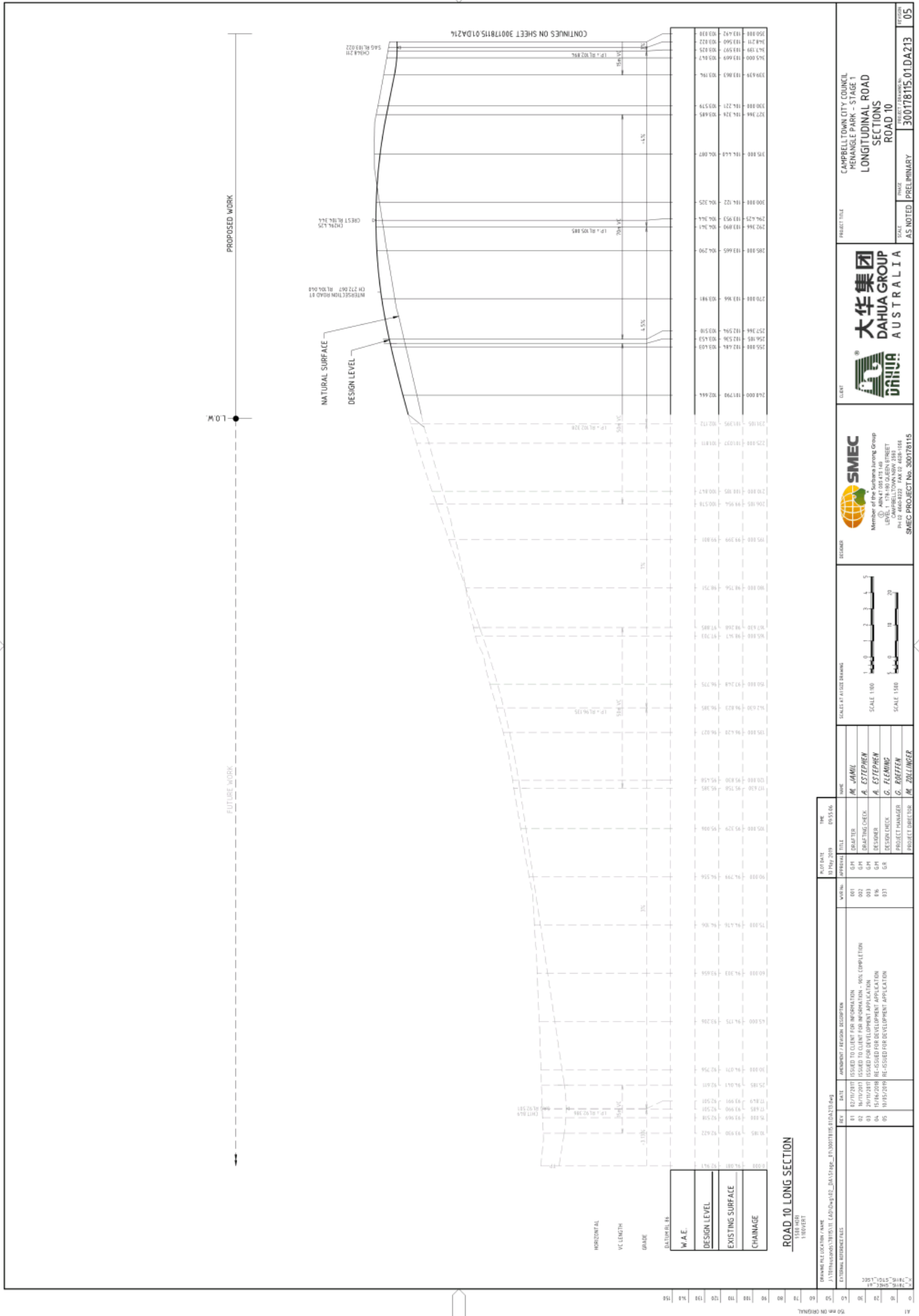
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03	ISSUED FOR DEVELOPMENT APPLICATION	12/01/2017	12/01/2017
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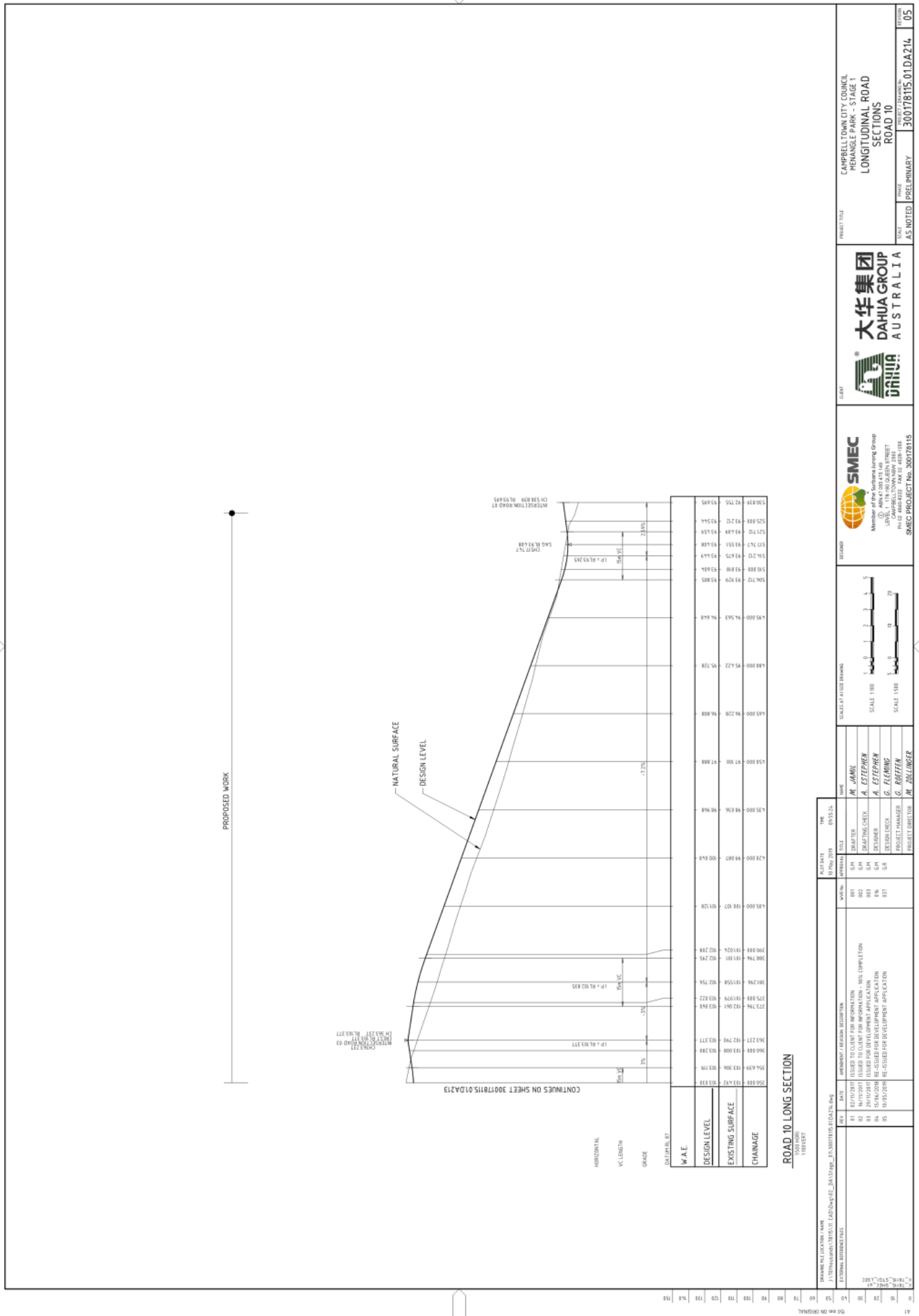


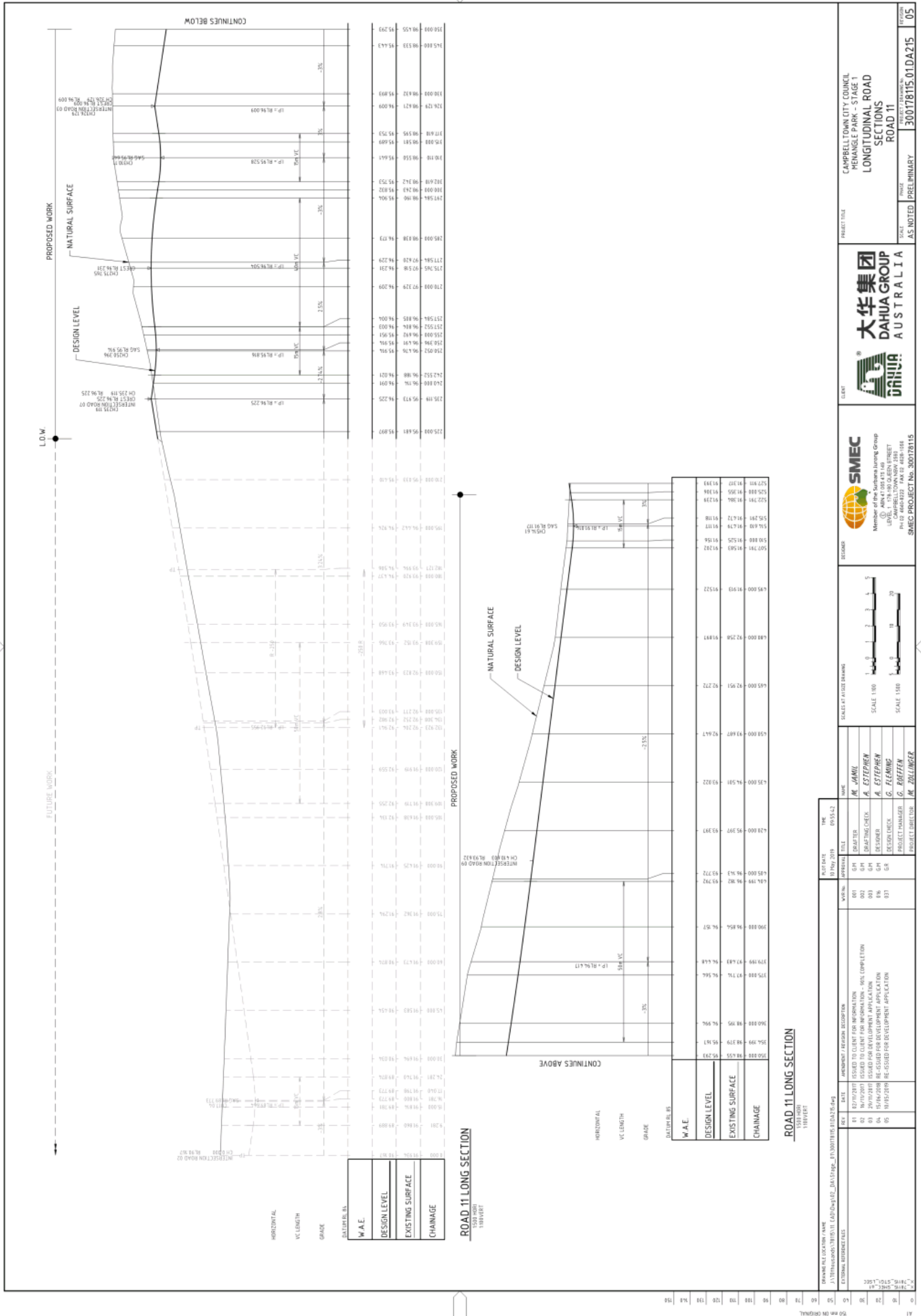


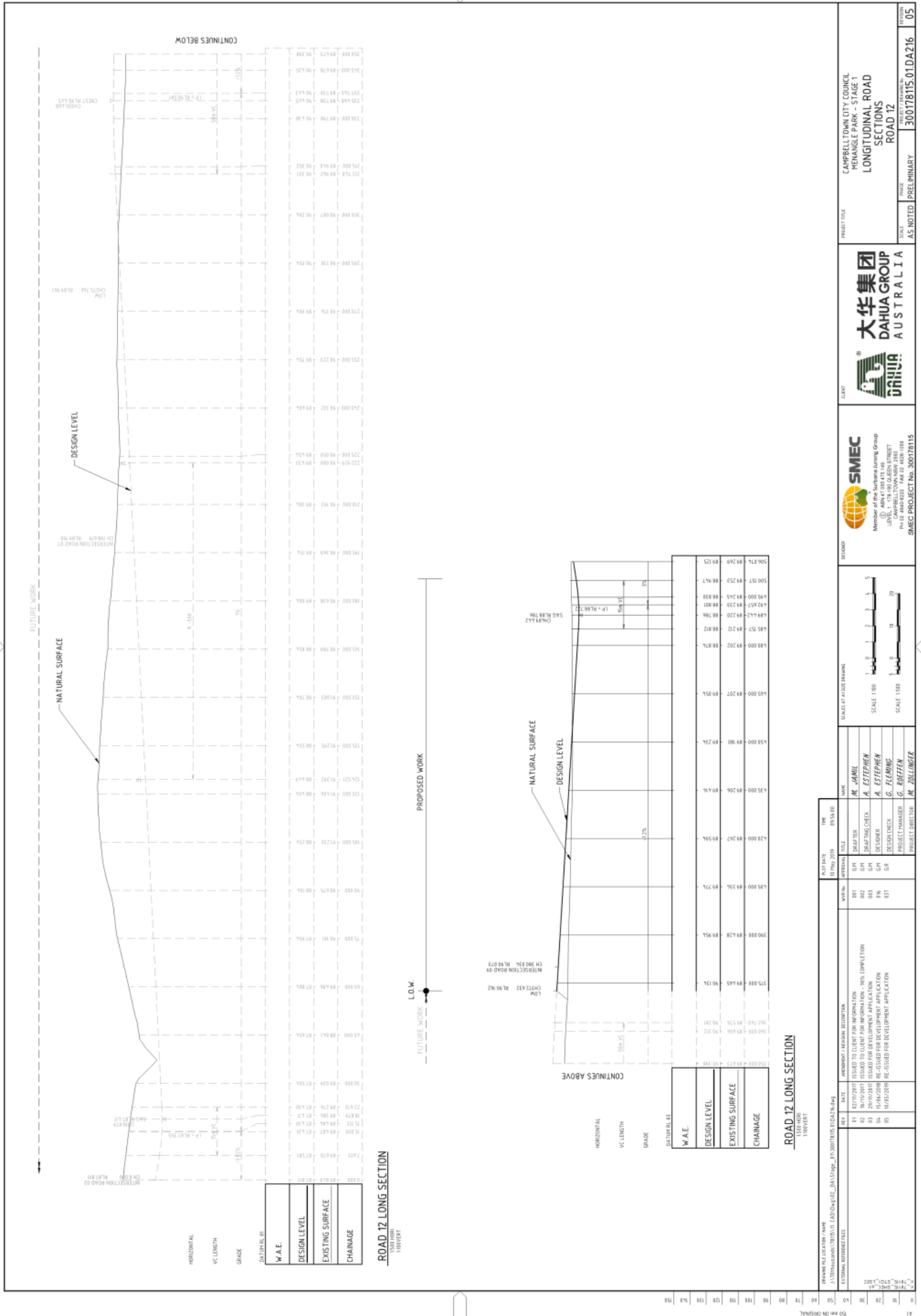


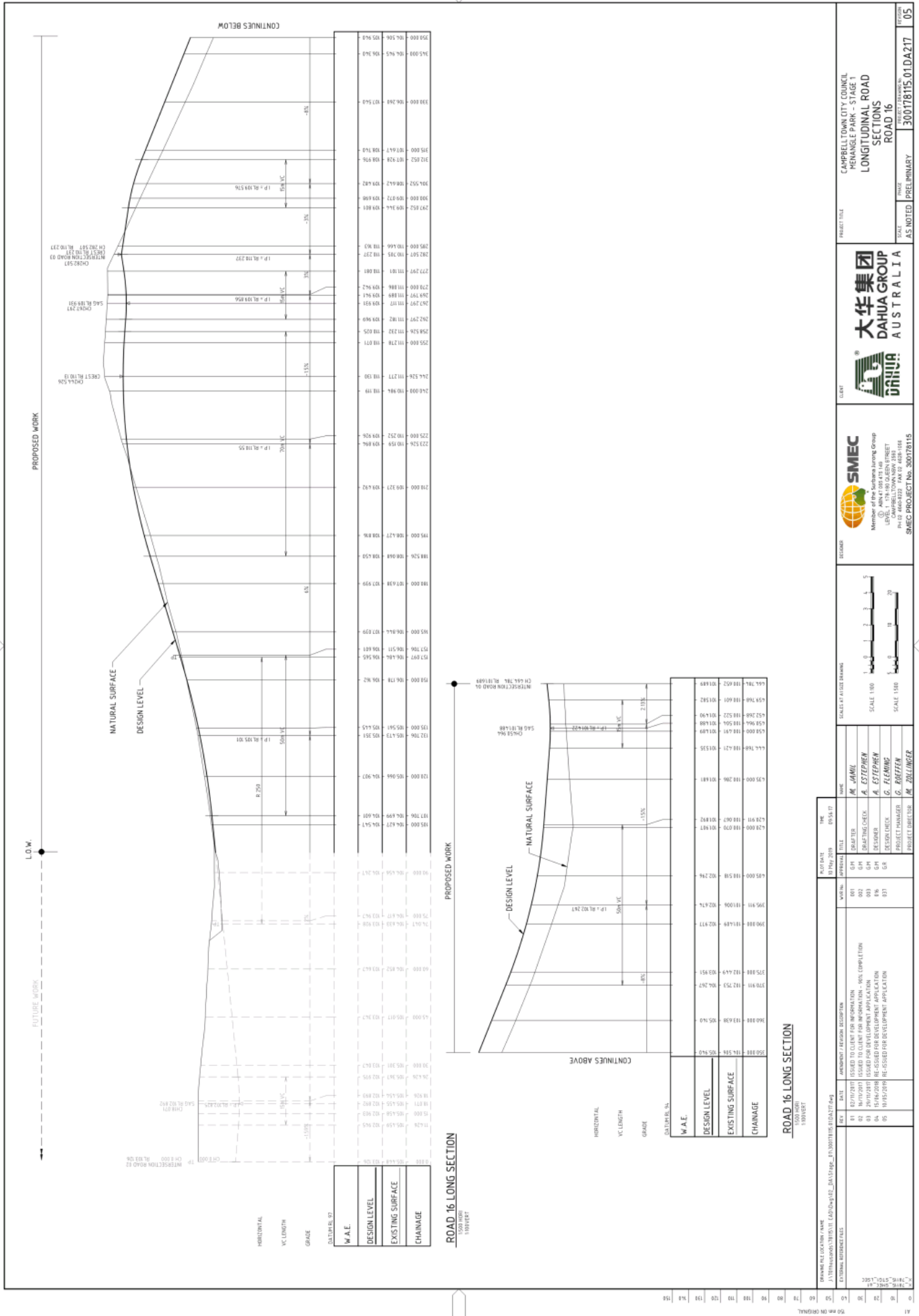


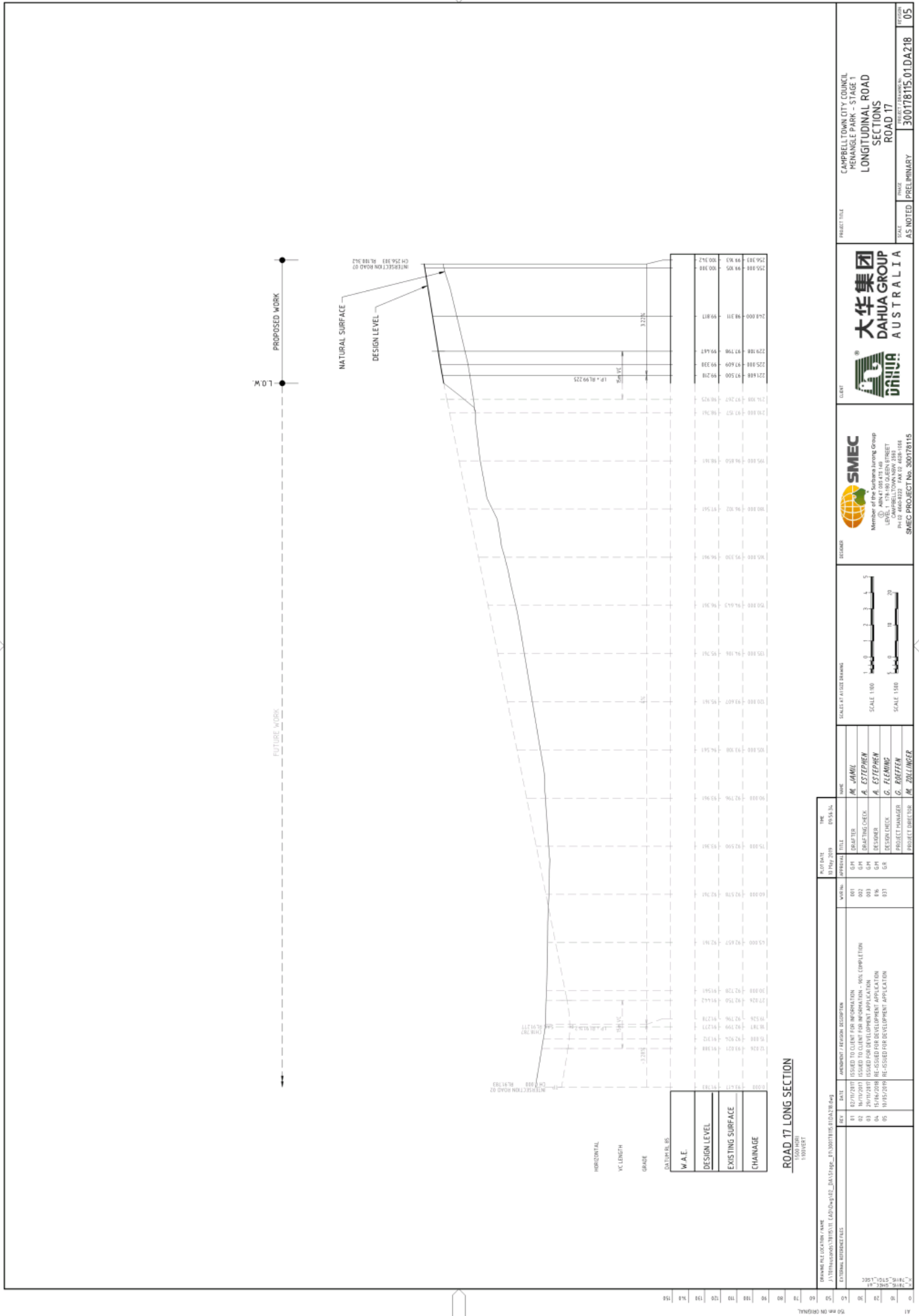


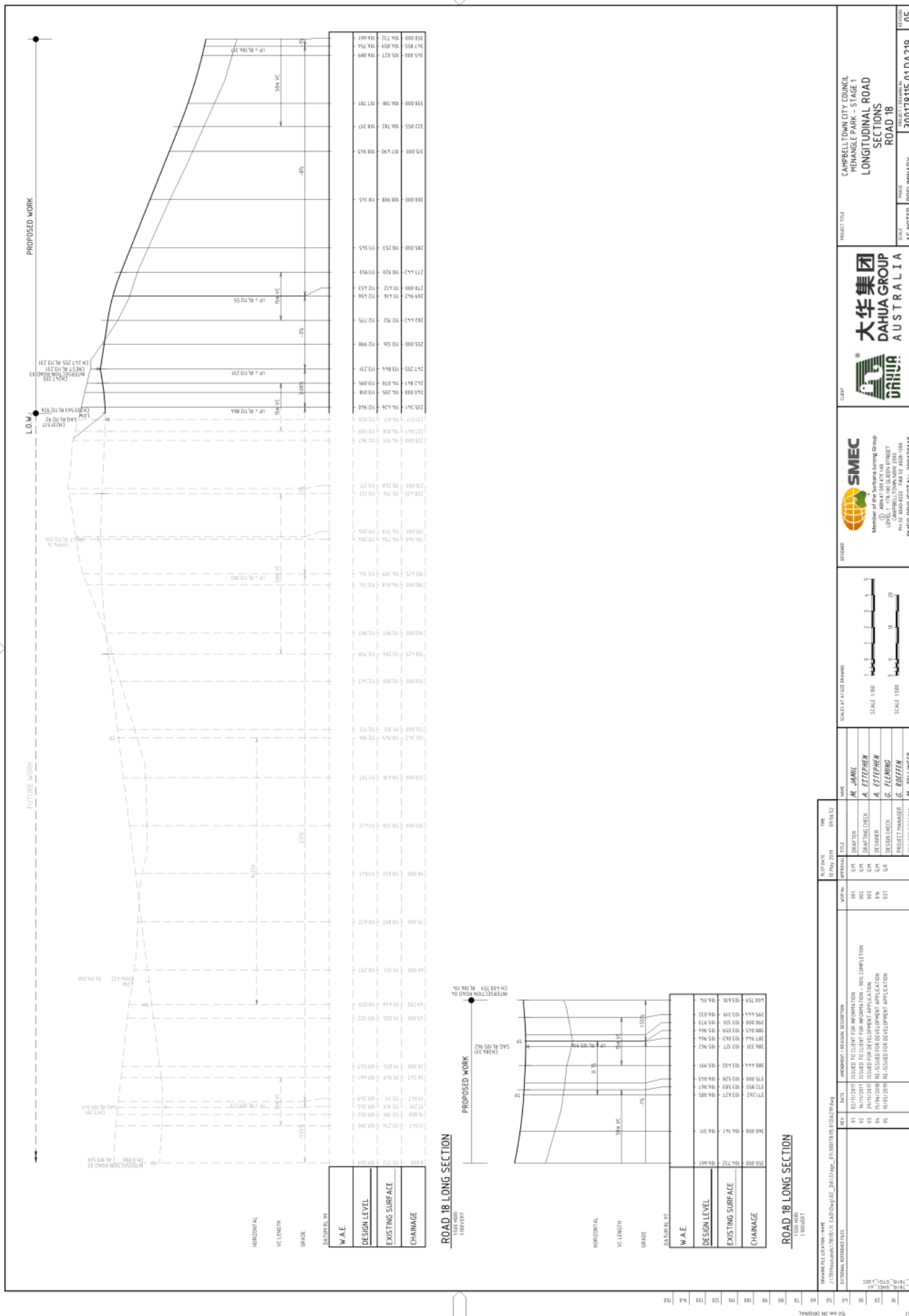












CLIENT	CAMPBELLTOWN CITY COUNCIL HENANGLE PARK - STAGE 1
PROJECT TITLE	LONGITUDINAL ROAD SECTIONS ROAD 18
SCALE	AS NOTED
PRICE	PRELIMINARY
PROJECT NO.	300178115.01DA219
REV	05

**DAHUA GROUP AUSTRALIA**

**SMC PROJECT No. 300178115**

Member of the Sutherland Group  
 10/100 WILSON ROAD  
 CAMPBELLTOWN NSW 2571  
 PH: 08 8333 7400 FAX: 08 8333 7401

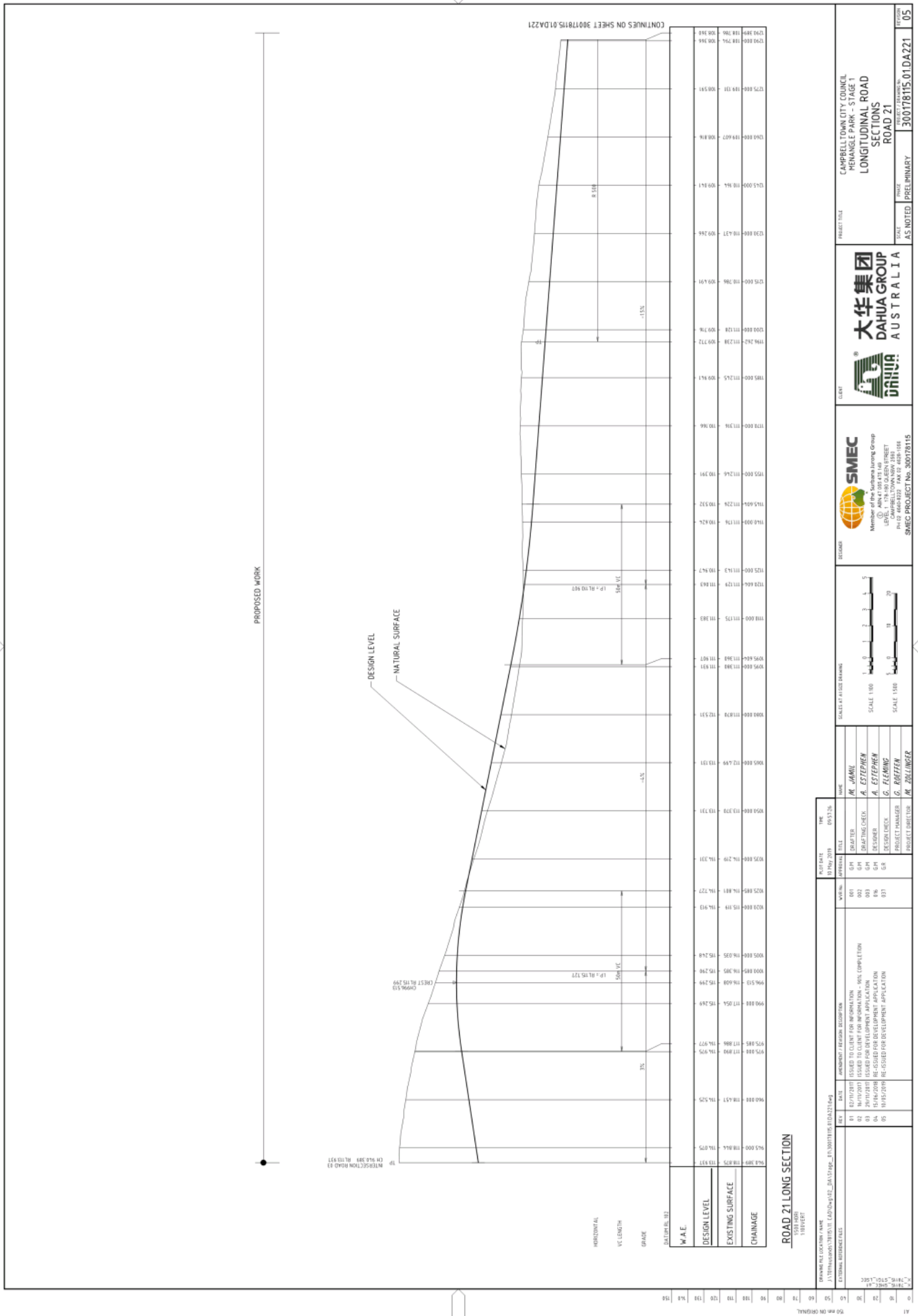
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02	12/05/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	M. J. JARVIS	A. ESTEPHEN
03	12/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	M. J. JARVIS	A. ESTEPHEN
04	12/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	M. J. JARVIS	A. ESTEPHEN
05	12/05/2019	ISSUED FOR DEVELOPMENT APPLICATION	M. J. JARVIS	A. ESTEPHEN

PROJECT ENGINEER	M. J. JARVIS
PROJECT CHECKER	A. ESTEPHEN
PROJECT SUPERVISOR	G. FLEMING
PROJECT DIRECTOR	M. ZREJWIK

DATE	12/05/2019
TIME	09:15:52
WORKING	001
DESCRIPTION	ISSUED TO CLIENT FOR INFORMATION
DATE	12/05/2019
DESCRIPTION	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION
DATE	12/05/2019
DESCRIPTION	ISSUED FOR DEVELOPMENT APPLICATION
DATE	12/05/2019
DESCRIPTION	ISSUED FOR DEVELOPMENT APPLICATION
DATE	12/05/2019
DESCRIPTION	ISSUED FOR DEVELOPMENT APPLICATION







**SMEC**  
 Member of the Sutherland Living Group  
 1101 BENTLEY ROAD, BENTLEY, SA 5008  
 TEL: 08 8347 0000 FAX: 08 8347 0000  
 PROJECT NO. 300178115

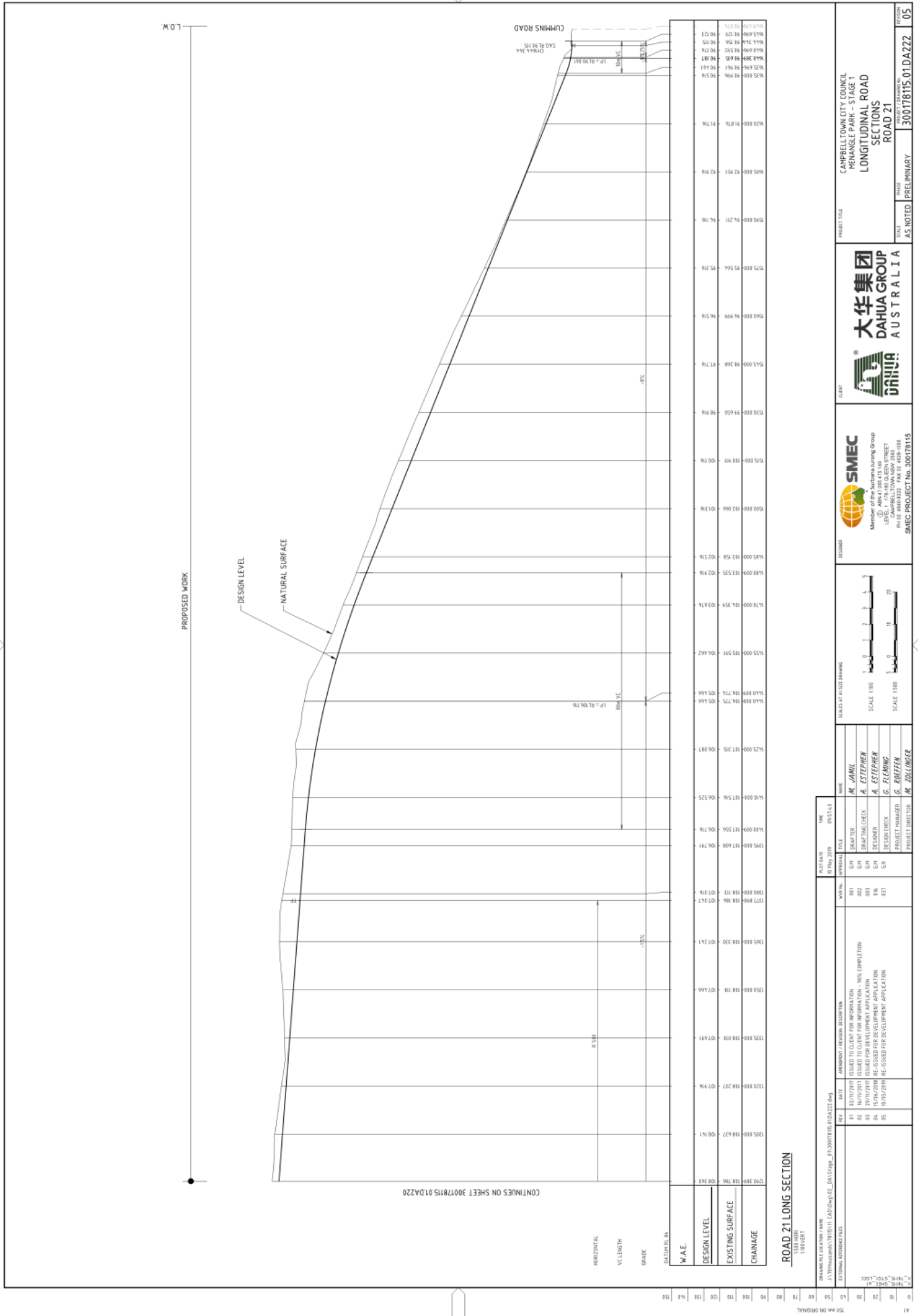
**DAHUA GROUP AUSTRALIA**  
 PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL, HENRIAGE PARK - STAGE 1, LONGITUDINAL ROAD SECTIONS, ROAD Z1

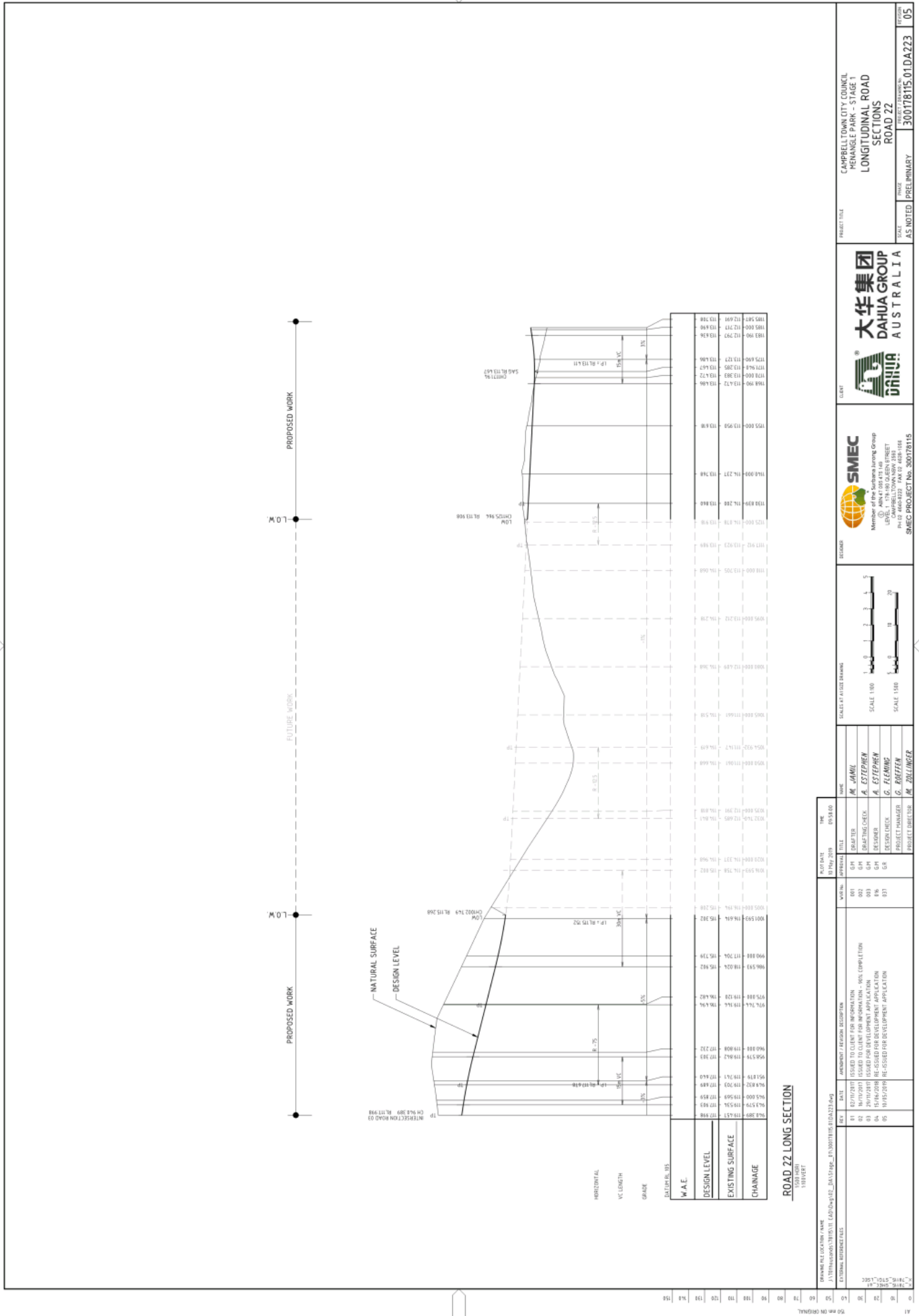
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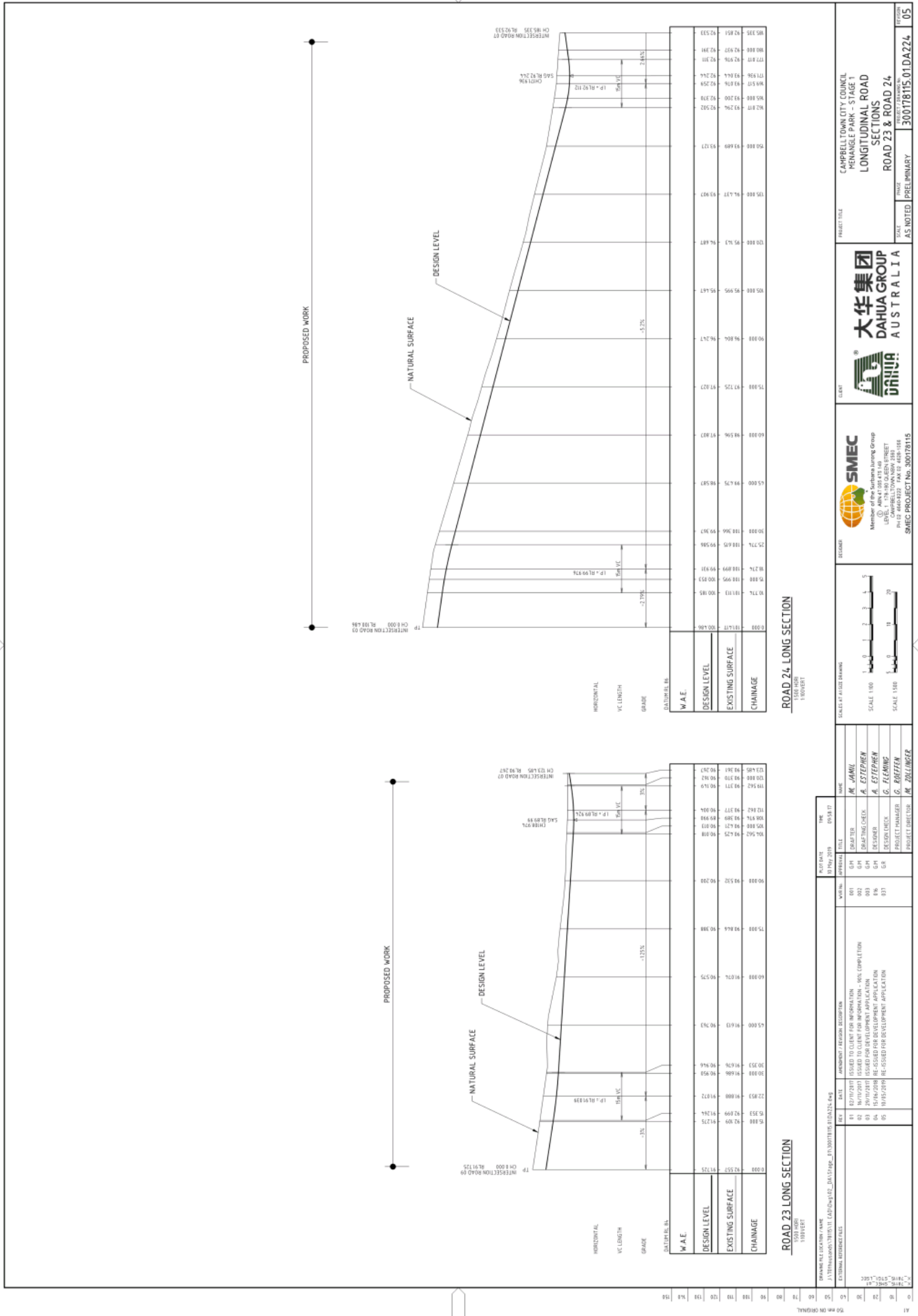
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03	16/12/2017	ISSUED FOR DEVELOPMENT APPLICATION	A - ESTERH	A - ESTERH
04	16/12/2017	ISSUED FOR DEVELOPMENT APPLICATION	A - ESTERH	A - ESTERH
05	16/12/2019	RE-ISSUED FOR DEVELOPMENT APPLICATION	G - FLEMING	G - FLEMING

NO	DATE	TITLE	NAME
001	04/11/2019	09/17/20	JM - JMW
002	04/11/2019	09/17/20	A - ESTERH
003	04/11/2019	09/17/20	A - ESTERH
004	04/11/2019	09/17/20	G - FLEMING
005	04/11/2019	09/17/20	G - ZIEGLER
006	04/11/2019	09/17/20	JM - ZIEGLER

PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL, HENRIAGE PARK - STAGE 1, LONGITUDINAL ROAD SECTIONS, ROAD Z1  
 SCALE: 1:80  
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 PROJECT NO. 300178115







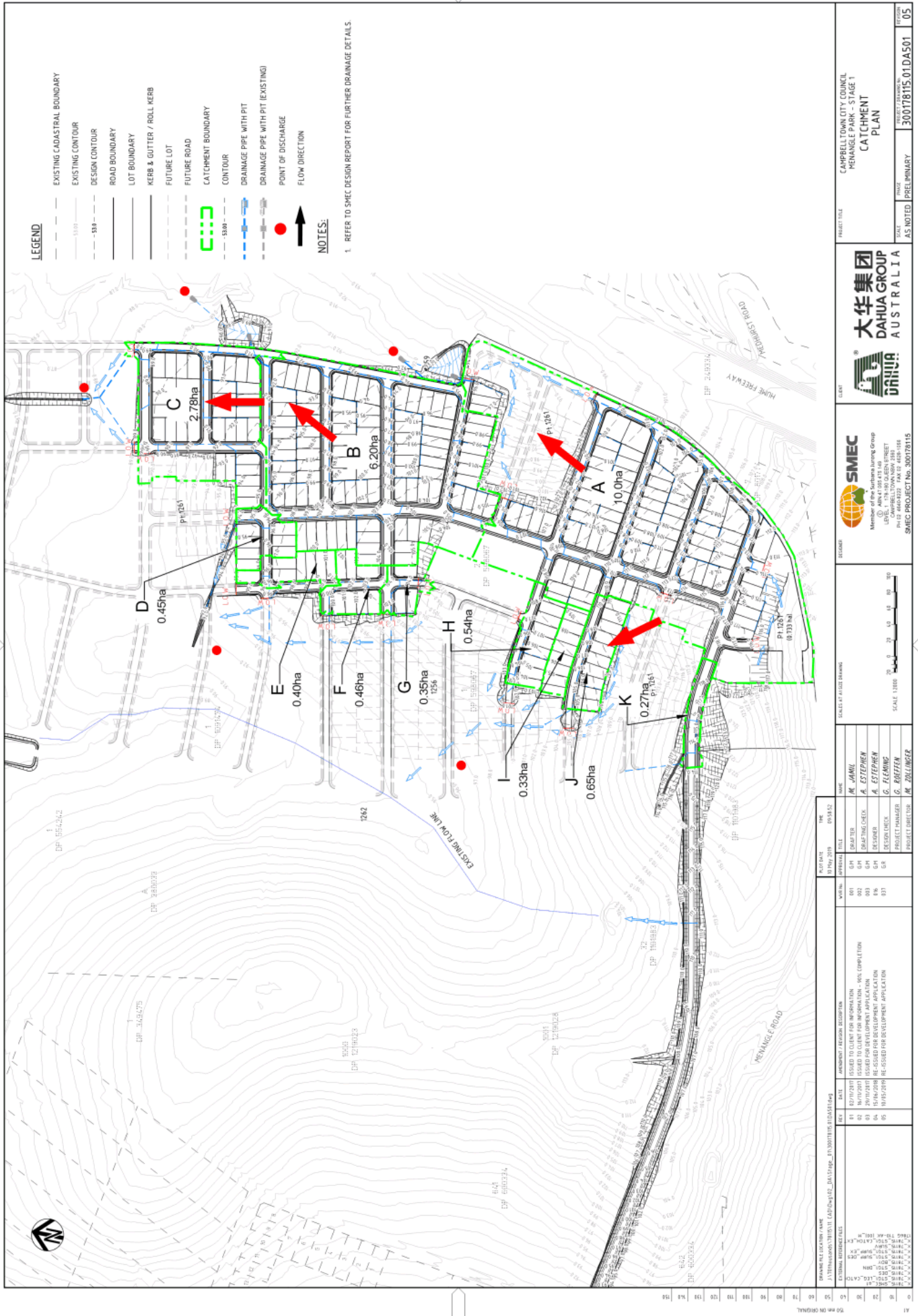
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CLIENT DAHUA GROUP AUSTRALIA	PROJECT NO. 30018115.01DA224
SECOND SMEC Member of the Sutherland Living Group 100 WILSON ROAD PT LEE CAMPBELLTOWN NSW 5161 PHONE 088322 7400 FAX 088322 7401 SMEC PROJECT NO. 30018115	SCALE AS NOTED / PRELIMINARY
SCALE OF ALL DRAWINGS SCALE 1:80 SCALE 1:100	DATE 09/18/17

NAME M. JAWI A. ESTEPHEN A. ESTEPHEN C. FLEMING G. ZIEGLER M. ZIEGLER	TITLE DRAFTER CHECKER ENGINEER ENGINEER PROJECT ENGINEER PROJECT DIRECTOR	DATE 09/18/17
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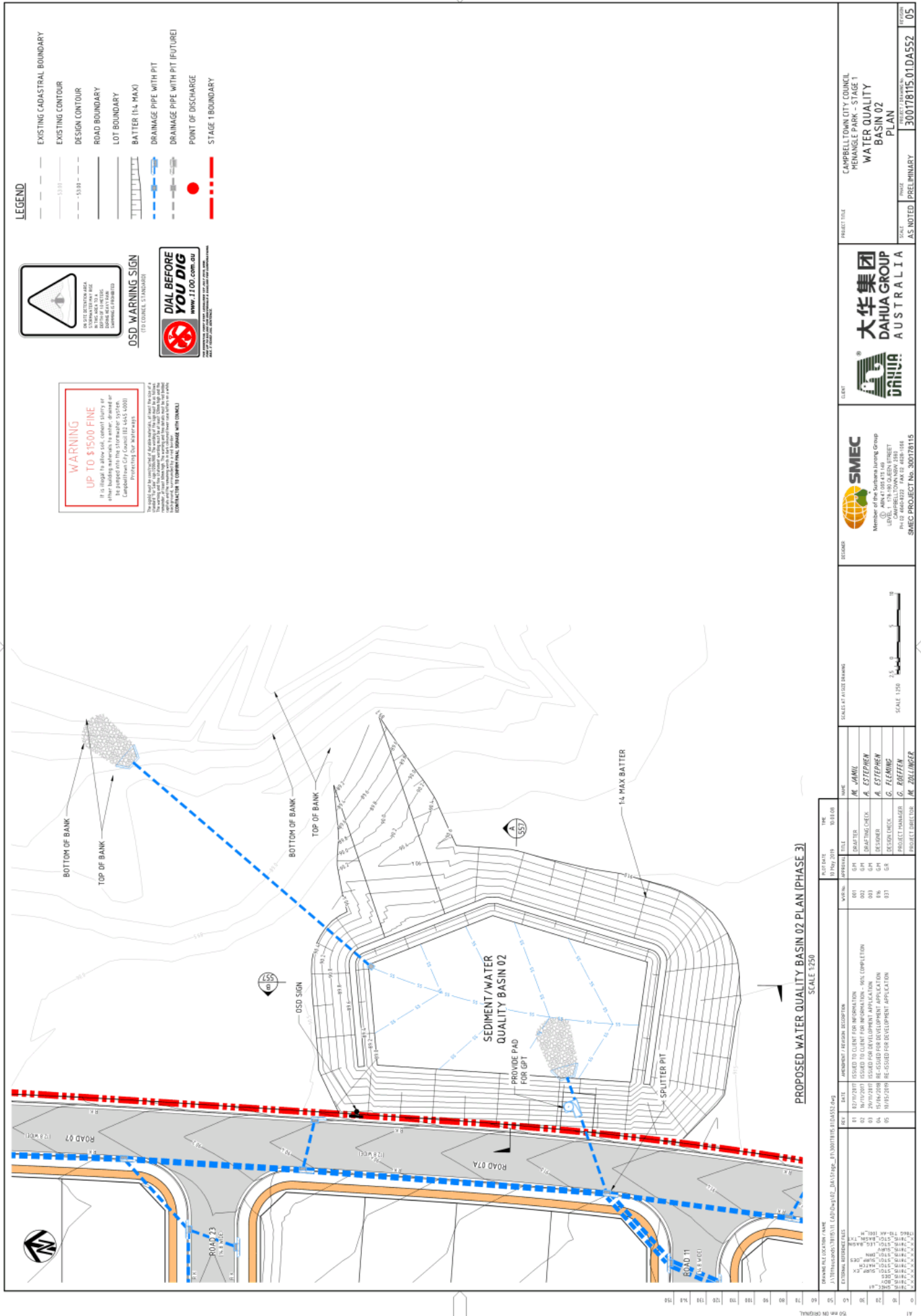
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ROAD 23 LONG SECTION 1:500 HORIZONTAL 1:100 VERTICAL	ROAD 24 LONG SECTION 1:500 HORIZONTAL 1:100 VERTICAL
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DRAWING FILE LOCATION NAME J:\TRANSPORT\30018115\ROAD\23\23A115_01.DWG	DATE 09/18/17
EXTERNAL REFERENCES K:\18115\101\101.DWG	PROJECT NO. 30018115.01DA224







PROJECT TITLE	CAMPBELLTOWN CITY COUNCIL HENAGLE PARK - STAGE 1
CLIENT	WATER QUALITY BASIN 02 PLAN
SCALE	AS NOTED
DATE	PRELIMINARY
PROJECT NO.	300178115_01DA552
REV	05



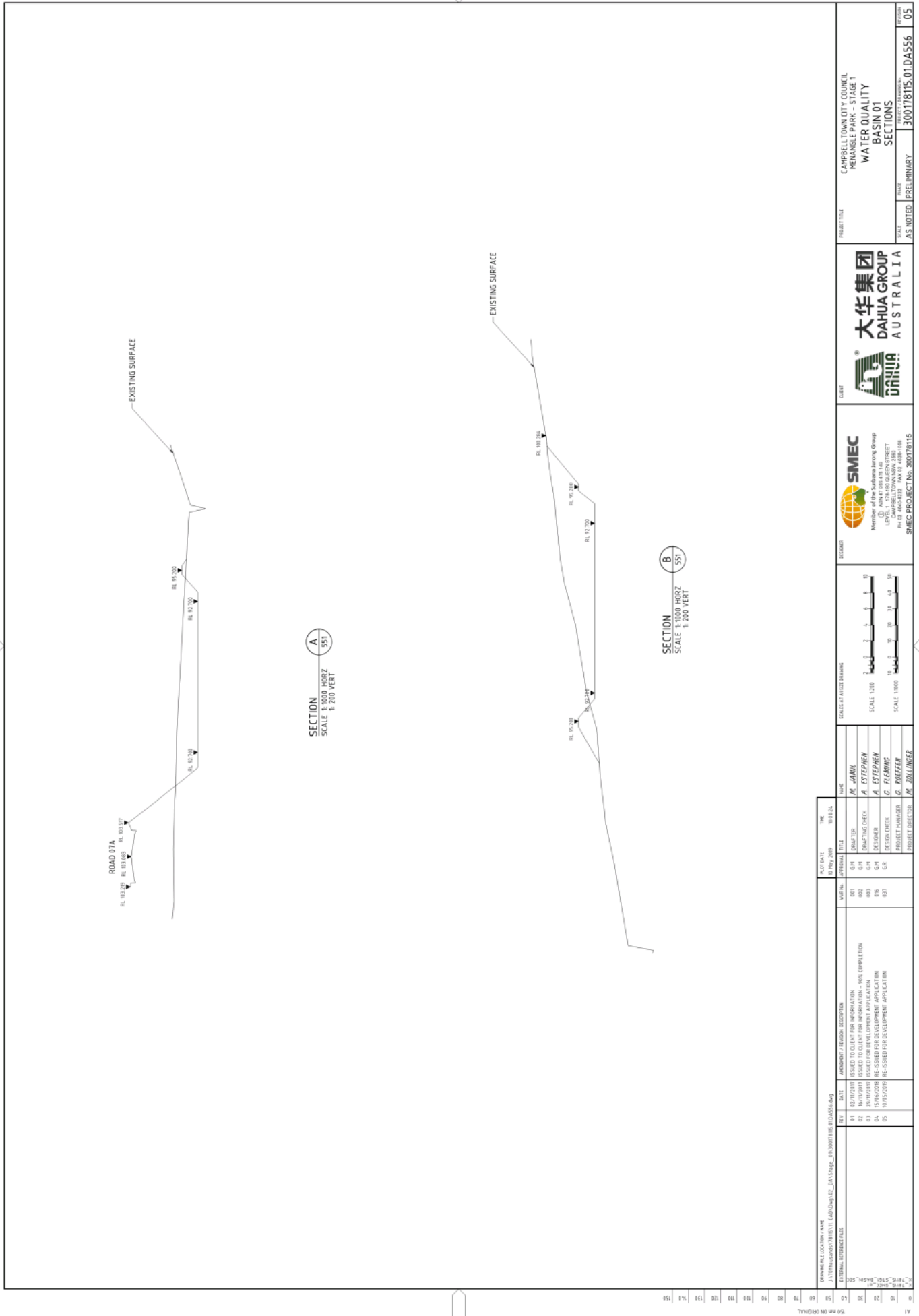
**SMEC**  
Member of the Sutherland Group  
100 WILSON ROAD, SUITE 100  
CAMPBELLTOWN NSW 2870  
PH: 08 4600 0000 FAX: 08 4600 1000  
SMEC PROJECT NO. 300178115

SCALE	AS NOTED
SCALE OF ALIQUOT DRAWING	1:100
SCALE	1:250

DATE	TIME
2019	10:11:00
APPROVAL	NAME
001	M. J. JAMES
002	A. ESTERHAR
003	A. ESTERHAR
004	C. FLEMING
005	G. ZREZNER
PROJECT ENGINEER	M. ZREZNER
PROJECT DIRECTOR	M. ZREZNER

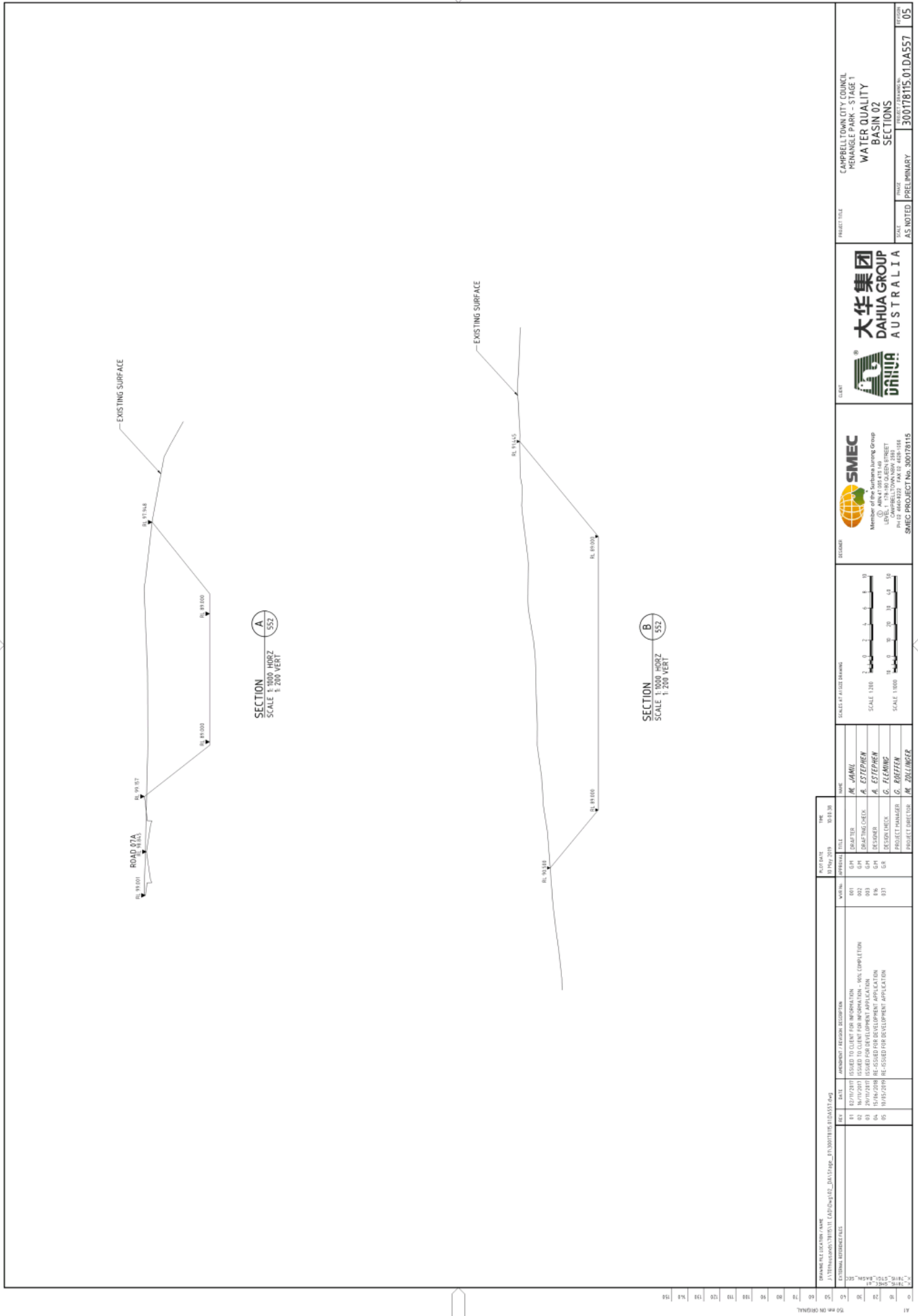
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02	18/10/2017	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION
03	20/10/2017	ISSUED FOR DEVELOPMENT APPLICATION
04	20/10/2017	ISSUED FOR DEVELOPMENT APPLICATION
05	18/10/2019	RE-ISSUED FOR DEVELOPMENT APPLICATION

PREPARED BY	DATE
J. JAMES	18/10/2017
CHECKED BY	DATE
A. ESTERHAR	18/10/2017
APPROVED BY	DATE
M. JAMES	18/10/2017
DATE	TIME
2019	10:11:00



<b>DAHUA GROUP AUSTRALIA</b> Member of the SIMEC Group 100 WILSON ROAD, SUITE 101 CAMPBELLTOWN NSW 2876 SIMEC PROJECT NO. 300178115		<b>CAMPBELLTOWN CITY COUNCIL</b> HENAGLE PARK - STAGE 1 WATER QUALITY BASIN 01 SECTIONS	
SCALE AS NOTED PRELIMINARY 300178115_01.DA556		DATE 10/10/2019 TIME 10:11:25	
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SCALE OF ALIQUOT DRAWING SCALE 1:100 SCALE 1:1000		WORK NO. 001 002 003 007	
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EXTERNAL REFERENCES K:\18181 STYL_BK.dwg		PROJECT DIRECTOR M. ZREJWIKER	





NO.	DATE	DESCRIPTION	BY	CHECKED BY	SCALE
01	12/10/2017	ISSUED TO CLIENT FOR INFORMATION	M. J. JAMES	A. ESTERHAR	1:100
02	16/10/2017	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	M. J. JAMES	A. ESTERHAR	1:100
03	20/10/2017	ISSUED FOR DEVELOPMENT APPLICATION	M. J. JAMES	A. ESTERHAR	1:100
04	19/11/2018	ISSUED FOR DEVELOPMENT APPLICATION	M. J. JAMES	A. ESTERHAR	1:100
05	19/11/2018	RE-ISSUED FOR DEVELOPMENT APPLICATION	M. J. JAMES	A. ESTERHAR	1:100
PROJECT CHAIRMAN			G. ZIEGLER		
PROJECT DIRECTOR			M. ZIEGLER		

**SMC PROJECT NO. 300178115**

**SMC**  
Member of the Sutherland Living Group  
100 WILSON ROAD, SUITE 101  
CAMPBELLTOWN NSW 2161  
AUSTRALIA

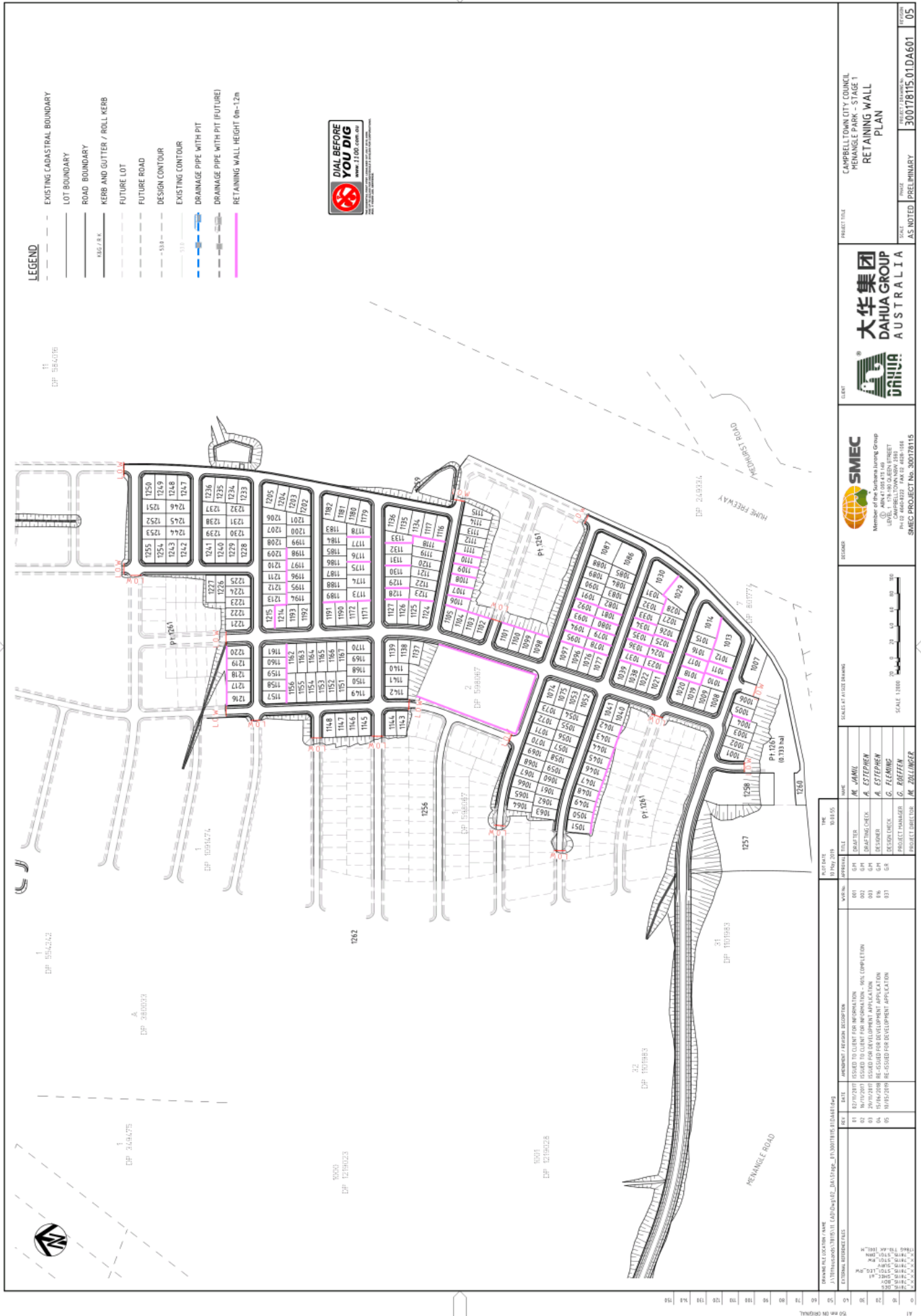
**DAHUA GROUP AUSTRALIA**

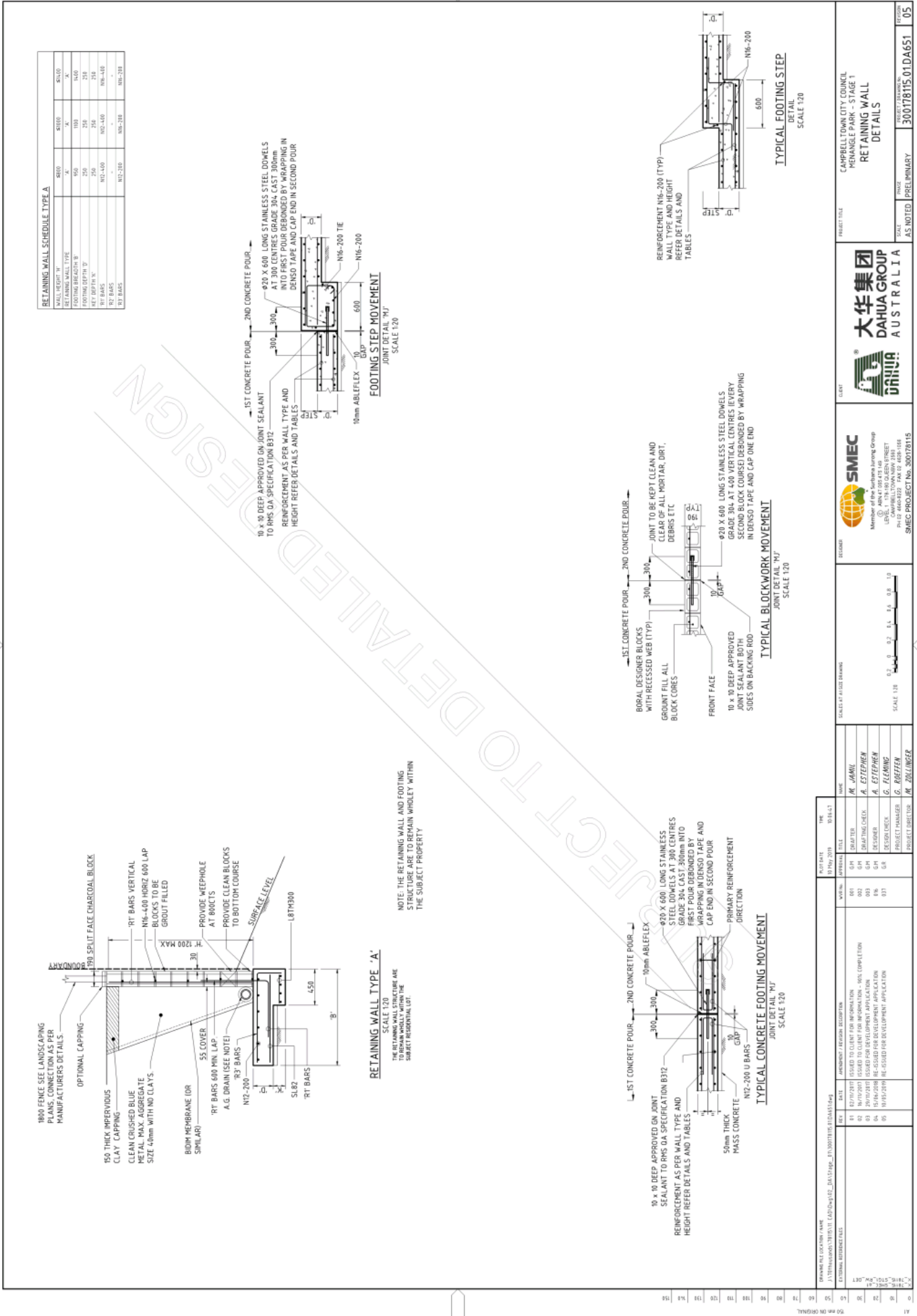
**CAMPBELLTOWN CITY COUNCIL**  
HENAGLE PARK - STAGE 1  
WATER QUALITY BASIN 02  
SECTIONS

PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL  
HENAGLE PARK - STAGE 1  
WATER QUALITY BASIN 02  
SECTIONS

SCALE: AS NOTED | PRELIMINARY | 300178115\_01.DA557

DATE: 05





GENERAL NOTES

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INFORMATION AS MAY BE NECESSARY TO COMPLETE THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.
3. FINAL LEVEL SURVEYING, SETOUT ARRANGEMENTS, DIMENSIONAL CHECKING AND FABRICATION OF ANY STEELWORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCES. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. BEFORE UNDERTAKING ANY WORK, ESTABLISH THE LOCATIONS OF ALL EXISTING SERVICES AFFECTED BY THE WORKS. IF NECESSARY CARRY OUT DIAL-BEFORE-YOU-DIG. ADVISE THE SUPERINTENDENT IF THERE ARE ANY UNKNOWN SERVICES WHICH CAN POTENTIALLY BE AFFECTED BY THE WORKS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE STRUCTURE IN ACCORDANCE WITH THE STRUCTURAL DOCUMENTATION. ANY MODIFICATIONS OR ADDITIONS SHOULD BE SUBMITTED TO THE SUPERINTENDENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING THE WORKS.
6. ANY CONFLICTS IN THE DOCUMENTATION SHOULD BE REFERRED TO THE SUPERINTENDENT FOR RESOLUTION PRIOR TO CONSTRUCTION.
7. STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED WITHIN DIMENSIONAL TOLERANCES SET OUT IN THE RELEVANT AUSTRALIAN STANDARDS.
8. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING AND BATTERS SHALL BE PROVIDED BY THE CONTRACTOR TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES. DESIGN CERTIFICATION TO BE PROVIDED BY A SUTABLY QUALIFIED ENGINEER FOR ADEQUACY OF STRUCTURE AND TEMPORARY WORKS FOR PROPOSED CONSTRUCTION TO PROVIDE TO THE HOURS AND LOADS INCLUDING DROPPING, CRANE LIFTS ETC. TEMPORARY MEMBERS TO BE SHOWN ON SHOP DRAWINGS.
9. THE CONTRACTOR SHALL PROVIDE TEST CERTIFICATES FROM A NATA APPROVED TESTING LABORATORY CERTIFYING THAT THE MATERIALS USED COMPLY WITH THE RELEVANT SPECIFICATIONS.
10. ALL LEVELS ARE IN METRES RELATIVE TO AUSTRALIAN HEIGHT DATUM AHD AND UNO.
11. ALL DIMENSIONS ARE IN MILLIMETRES UNO.

CONCRETE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
2. CONCRETE USED IN THE WORKS SHALL BE EITHER REINFORCED CONCRETE OR MASS CONCRETE (MC) AS NOTED ON THE DRAWINGS AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:  
 MAXIMUM AGGREGATE SIZE - 20mm  
 EXPOSURE CLASSIFICATION - B1  
 MINIMUM 28 DAY COMPRESSIVE STRENGTH (f<sub>cd</sub>) - 32 MPa (MC - 20MPa)  
 CEMENT TYPE - GENERAL PURPOSE (GP)  
 CEMENT CONTENT (MIN.) - 400 kg/m<sup>3</sup> (MC - 320kg/m<sup>3</sup>) INCLUDING FLY ASH  
 WATER / BINDER RATIO (MAX.) - 0.40 (MC - 0.45)  
 MINIMUM CLEAR COVER TO REINFORCEMENT FOR CAST IN-SITU CONCRETE SHALL BE:  
 - CAST AGAINST THE GROUND - 70mm  
 - AGAINST MASS CONCRETE - 40mm  
 SURFACE FINISH - FORMED - CLASS 3
3. FLY ASH TO 80 kg/m<sup>3</sup> MAY BE SUBSTITUTED FOR GP CEMENT.
4. THE AREA ON WHICH FOOTINGS ARE TO BE SITUATED SHALL BE STRIPPED OF ALL ORGANIC MATTER WHICH SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREE STUMPS AND LARGE ROOTS.
5. TESTING AND ASSESSMENT FOR COMPLIANCE OF CONCRETE SHALL BE CARRIED OUT BY THE CONTRACTOR IN ACCORDANCE WITH AS 3600.
6. MAINTAIN COVER TO REINFORCEMENT AT CHAMBERS, DRIP GROOVES, REGLETS, ETC.
7. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE SPECIFICALLY APPROVED BY SUPERINTENDENT. THEY SHALL BE VERTICAL IN FOOTINGS AND BE SCABBLED AND CLEANED AND SHALL HAVE A NEAT CEMENT-WATER SLURRY BRUSHED ON BEFORE POUR CONTINUES.
8. ALL EXPOSED CONCRETE AREAS SHALL HAVE A 25 mm x 25 mm CHAMFER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL SUFFICIENCY OF ALL FORMWORK. FORMWORK SHALL COMPLY WITH AS2360.
10. FREE DROPPING OF CONCRETE FROM A HEIGHT GREATER THAN 1200mm SHALL NOT BE PERMITTED.
11. CONCRETE SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.
12. THE FINISHED CONCRETE SHALL BE DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS AND CRACKS HAVING A CRACK WIDTH EQUAL TO OR GREATER THAN 0.2 mm AT THE END OF THE DEFECTS LIABILITY PERIOD. IF CRACKING EXCEEDS THIS LIMIT, THE CONTRACTOR SHALL MAKE GOOD AT HIS EXPENSE. THE CRACKS TO THE SATISFACTION OF THE SUPERINTENDENT WHICH MIGHT COMPRISE REPLACEMENT OF CONCRETE ELEMENT OR SEALING OF CRACKS OR OTHER WORKS.
13. DURING AND IMMEDIATELY FOLLOWING POURING, THE CONCRETE SHALL BE PROTECTED FROM WIND AND SUN TO PREVENT PLASTIC SHRINKAGE CRACKING. AWNINGS AND WIND BREAKS ARE TO BE UTILISED FOR THIS PURPOSE.
14. CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 7 DAYS, AND PREVENTION OF LOSS OF MOISTURE FOR A TOTAL OF 14 DAYS FOLLOWED BY A GRADUAL DRYING OUT. POLYETHYLENE SHEETING OR WET HESSIAN MAY BE USED IF PROTECTED FROM WIND AND TRAFFIC. DO NOT USE APPLIED CURING AGENTS.

REINFORCEMENT NOTES

1. REINFORCEMENT IS TO BE MANUFACTURED IN ACCORDANCE WITH AS4671 AND SHALL BE FIXED AS SHOWN ON DRAWINGS.
2. PROVIDE ACS (AUSTRALIAN CERTIFICATION AUTHORITY FOR REINFORCING STEEL LTD) CERTIFICATION OF COMPLIANCE WITH AS/NZS4671 FOR ALL REINFORCEMENT. PROVIDE CERTIFICATION OF COMPLIANCE WITH AS3701 FOR ALL PRESTRESSING TENDONS.
3. PROVIDE DOCUMENTATION TO SHOW THAT REINFORCEMENT SUPPLIER AND MILL COMPLIES WITH AS/NZS4671.
4. REINFORCEMENT IS DEFINED IN THE FOLLOWING FORMAT:  
 TN20-300 N - THE BAR MATERIAL  
 IT - THE NUMBER OF BARS 300 - THE MAXIMUM BAR SPACING IN mm  
 Z0 - THE NOMINAL BAR SIZE IN mm
5. MATERIAL IS INDICATED BY THE FOLLOWING SYMBOLS:  
 N - SQUARE FABRIC GRADE 500  
 R - REINFORCING FABRIC GRADE 500  
 N - DEFORMED BAR GRADE 500 (NORMAL DUCTILITY)  
 R - PLAN ROUND BAR GRADE 250  
 W - PLAIN WIRE GRADE 450  
 L - DEFORMED BAR GRADE 500 (LOW DUCTILITY)  
 TM - TRENCH MESH
6. THE FOLLOWING NOTATIONS MAY HAVE BEEN USED ON THE DRAWINGS:  
 LV - LENGTH VARIES  
 CV - COG VARIES  
 EY - EACH WAY  
 SV - SHAPE VARIES  
 B1 - BOTTOM REINFORCEMENT - LAID FIRST  
 B2 - BOTTOM REINFORCEMENT - LAID SECOND  
 T1 - TOP REINFORCEMENT - LAID FIRST  
 T2 - TOP REINFORCEMENT - LAID SECOND  
 TAB - TOP AND BOTTOM
7. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
8. CONCRETE COVERS NOTED ARE MEASURED FROM THE FORMWORK OR GROUND FACE TO THE OUTERMOST REINFORCEMENT COMPONENT. I.E. IN COLUMNS AND BEAMS TO THE OUTSIDE OF TIES OR LIGATURES.
9. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON CONCRETE BLOCKS AT NOT GREATER THAN 1m CENTRES BOTH WAYS. CONCRETE BLOCKS SHALL BE MADE FROM CONCRETE OF THE SAME PROPERTIES TO BE POURD AROUND THE BLOCK. PLASTIC CHAIRS AND PLASTIC TIPPED MILD STEEL CHAIRS SHALL NOT BE USED. BARS SHALL BE TIED AT ALL TENNATE INTERSECTIONS.
10. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE SUPERINTENDENT. LAPS SHALL BE IN ACCORDANCE WITH AS 3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.
11. LAPPED SPLICE LENGTHS FOR HORIZONTAL BARS WITH MORE THAN 300 mm CONCRETE CAST BELOW THE BAR TO COMPLY WITH THE FOLLOWING UNO:  

COVER	F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F13	F14	F15
>25	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>30	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>40	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>50	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5

COVER	F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F13	F14	F15
>25	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>30	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>40	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>50	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5

- DO NOT INTERPOLATE VALUES OF SPLICE LENGTHS. EPOXY COATED BARS, BARS IN LIGHTWEIGHT CONCRETE AND SUPP FORMED CONCRETE WILL REQUIRE LONGER SPLICE LENGTHS. REFER TO AS3600.
- LAPPED SPLICE LENGTHS FOR VERTICAL BARS (AND HORIZONTAL BARS WITH LESS THAN 300mm CONCRETE CAST BELOW THE BAR) TO COMPLY WITH THE FOLLOWING UNO:

COVER	F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F13	F14	F15
>25	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>30	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>40	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
>50	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5

- JOGGLES TO BARS SHALL BE 1 BAR DIAMETER OVER A LENGTH OF 12 BAR DIAMETERS.
- WELDING OF REINFORCEMENT BARS IS ONLY PERMITTED WHERE SHOWN ON THE DRAWINGS OR OTHERWISE APPROVED BY THE SUPERINTENDENT. WHERE WELDING OF REINFORCEMENT IS APPROVED, IT SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1554, PART 3.

REINFORCED CONCRETE MASONRY NOTES

1. ALL MASONRY SHALL COMPLY WITH AS3700 AND THE PROJECT SPECIFICATION.
2. CONCRETE MASONRY UNITS TO HAVE A MINIMUM CHARACTERISTIC UNCOMFINED STRENGTH OF 15MPa IN ACCORDANCE WITH AS2733.
3. MASONRY UNITS TO BE BEDDED IN FRESHLY PREPARED MORTAR UNIFORMLY MIXED IN THE RATIO OF ONE (1) PART CEMENT, ONE (1) PART LIME, ONE (1) PART SAND, CONFORMING TO AS2701 BRICKIES LOMA SHALL NOT BE USED.
4. GROUT SHALL HAVE A COMPRESSIVE STRENGTH (f<sub>cd</sub>) OF 20MPa AT 28 DAYS, A SLUMP OF 100mm AND A FINING AGGREGATE SIZE OF 10mm AND BE IN ACCORDANCE WITH AS3700.
5. DEFORMED BAR REINFORCEMENT SHALL CONFORM TO AS4671.
6. EXTREME CARE MUST BE TAKEN TO CORRECTLY POSITION STARTER BARS IN FOOTINGS IN ACCORDANCE WITH DETAILS.
7. REFER TO THE MASONRY DRAWINGS FOR DETAILS ON VERTICAL CONTROL JOINTS.
8. ALL WALL INTERSECTIONS SHALL BE FULLY BONDED OR TIED UNLESS NOTED OTHERWISE.
9. PROVIDE CLEAN-OUT OPENINGS AT THE BOTTOM OF ALL CORES FOR INSPECTION AND TYING OF REINFORCEMENT.
10. FACE SHELLS AND CROSS WEBS TO BE FULLY BEDDED.
11. ALL CORES TO BE CLEANED OUT AFTER EACH DAY'S LAYING.
12. VERTICAL WALL REINFORCEMENT SHALL BE TIED TO STARTER BARS AND RESTRAINED AT TOP OF WALL IN ITS REQUIRED LOCATION IN ACCORDANCE WITH THE DETAILS SO AS NOT TO MOVE DURING GROUT FILLING OF THE WALL.
13. WET ALL CORES PRIOR TO POURING GROUT.
14. FULLY GROUT ALL CORES IN REINFORCED WALLS, UNLESS NOTED OTHERWISE.
15. GROUT TO BE THOROUGHLY COMPACTED TO ENSURE COMPLETE FILLING OF ALL CORES.
16. FILL CORES TO A MAXIMUM OF 3m IN HEIGHT FOR ANY ONE POUR. ALL GROUT POURS TO STOP 25mm BELOW TOP OF BLOCKS.
17. WALL SHALL BE PROPPED DURING BACKFILLING OPERATIONS.
18. UNLESS NOTED OR SHOWN OTHERWISE ON THE DRAWINGS THERE ARE TO BE NO JOISTS OR RECESSES PERMITTED IN THE MASONRY WALLS WITHOUT THE PRIOR APPROVAL OF SHEC.
19. USE OF 'H' BLOCKS ARE PREFERRED FOR RETAINING WALL CONSTRUCTION.

FOUNDATION NOTES:

1. RETAINING WALLS TO BE FOUNDED ON NATURAL OCCURRING IN-SITU MATERIAL WITH AN SLS BEARING CAPACITY OF 200 kPa.
2. FOUNDATION MATERIAL TO BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

DESIGN CRITERIA:

1. SURCHARGE RW01 AND RW03 -10 kPa, +20 kPa (SMH600)
2. EARTH PRESSURE AND DEAD LOAD IN ACCORDANCE WITH AS4678

CAMPBELLTOWN CITY COUNCIL  
 RENAISSANCE PARK - STAGE 1  
 RETAINING WALL  
 NOTES

PROJECT TITLE

DATE: 30/07/2015  
 DRAWN BY: J. DALES  
 CHECKED BY: J. DALES  
 SCALE: AS NOTED

PROJECT NO: 300178115  
 SHEET NO: 05

**DAHUA GROUP AUSTRALIA**

Member of the SIMEC Group  
 Member of the SIMEC Group  
 10/150 Pitt Street  
 CAMPBELLTOWN NSW 2801  
 PH: 604 600 2222 FAX: 604 600 1868  
 SIMEC PROJECT No. 300178115

SEAL

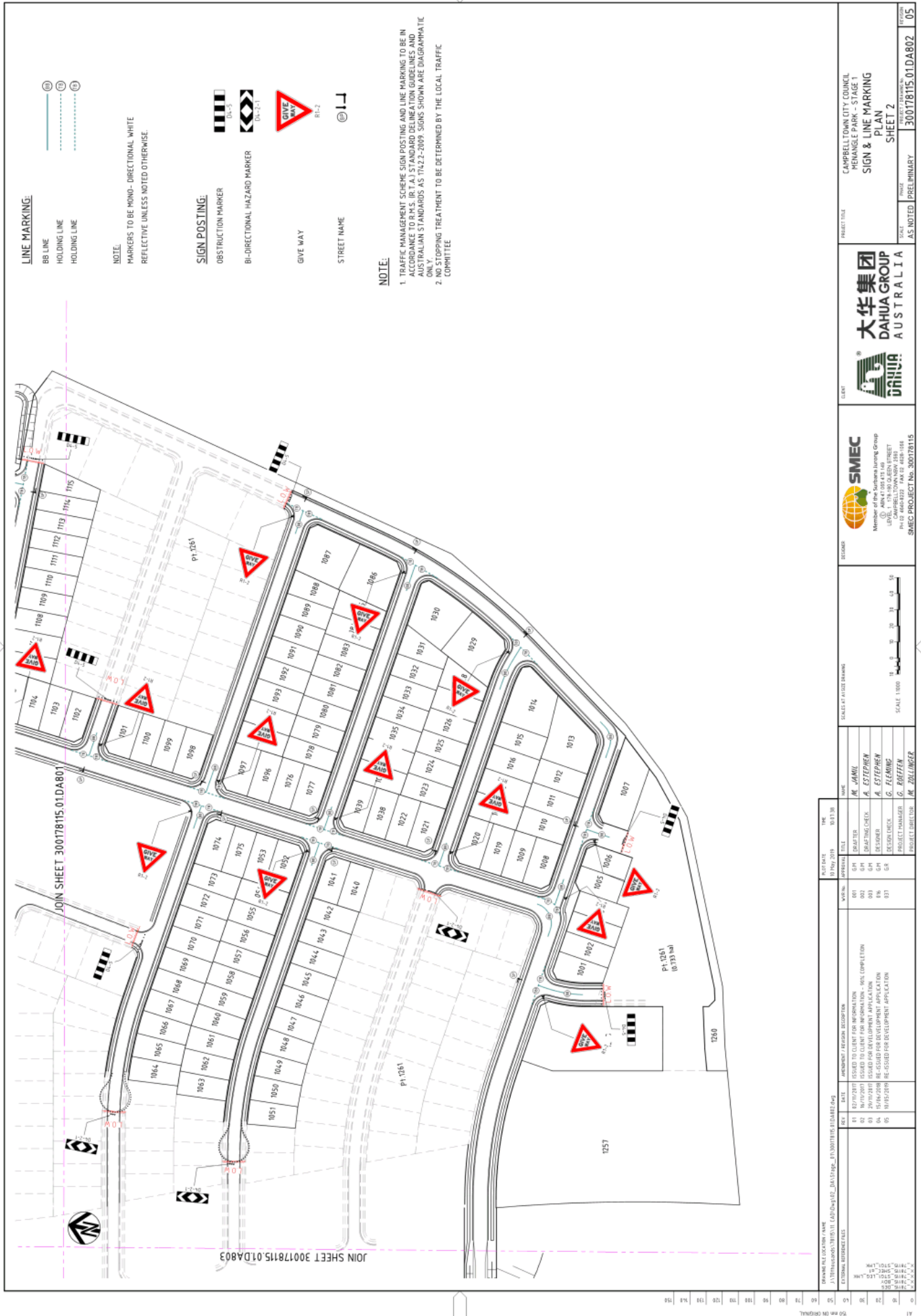
SCALE OF ALL DRAWINGS

NO.	DATE	BY	REVISION
001	03/07/2015	J. DALES	ISSUED FOR INFORMATION
002	03/07/2015	A. ESTERHAR	ISSUED FOR INFORMATION - VOL COMPLETION
003	03/07/2015	A. ESTERHAR	ISSUED FOR DEVELOPMENT APPLICATION
004	03/07/2015	A. ESTERHAR	ISSUED FOR DEVELOPMENT APPLICATION
005	19/05/2016	G. FLEMING	ISSUED FOR DEVELOPMENT APPLICATION
006	03/07/2015	G. ZIEFFER	PROJECT CHANGERS
007	03/07/2015	J. ZIEFFER	PROJECT CHANGERS

NO.	DATE	BY	REVISION
001	03/07/2015	J. DALES	ISSUED FOR INFORMATION
002	03/07/2015	A. ESTERHAR	ISSUED FOR INFORMATION - VOL COMPLETION
003	03/07/2015	A. ESTERHAR	ISSUED FOR DEVELOPMENT APPLICATION
004	03/07/2015	A. ESTERHAR	ISSUED FOR DEVELOPMENT APPLICATION
005	19/05/2016	G. FLEMING	ISSUED FOR DEVELOPMENT APPLICATION
006	03/07/2015	G. ZIEFFER	PROJECT CHANGERS
007	03/07/2015	J. ZIEFFER	PROJECT CHANGERS



<b>PROJECT TITLE</b> CAMPBELLTOWN CITY COUNCIL HENANGLE PARK - STAGE 1 <b>SIGN &amp; LINE MARKING PLAN</b> SHEET 1		<b>SCALE</b> AS NOTED / PRELIMINARY	<b>PROJECT NO.</b> 300178115.01DA801
<b>CLIENT</b> 大华集团 DAHUA GROUP AUSTRALIA		<b>SECOND</b> SMEC Member of the Sellen Group 100 WILSON ROAD #1401 CAMPELLTOWN NSW 2817 PHONE: 02 4800 2222 FAX: 02 4800 1555 SMEC PROJECT NO. 300178115	
<b>DATE</b> 10 MAY 2019	<b>TIME</b> 10:11 AM	<b>NAME</b> J. JAWLIK A. ESTEPHEN A. ESTEPHEN C. FLEMING G. ZIEFFER J. ZIEFFER	<b>SCALE</b> SCALE 1:1000
<b>NO.</b> 01 02 03 04 05	<b>DATE</b> 10/05/2019 10/05/2019 10/05/2019 10/05/2019 10/05/2019	<b>DESCRIPTION</b> ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION ISSUED FOR DEVELOPMENT APPLICATION ISSUED FOR DEVELOPMENT APPLICATION RE-DESIGNED FOR DEVELOPMENT APPLICATION	<b>PROJECT DIRECTOR</b> J. ZIEFFER



**NOTE:**  
 1. TRAFFIC MANAGEMENT SCHEME SIGN POSTING AND LINE MARKING TO BE IN ACCORDANCE TO R.M.S. (R.T.A.) STANDARD DELINEATION GUIDELINES AND AUSTRALIAN STANDARDS AS 1942.2-2009. SIGNS SHOWN ARE DIAGRAMMATIC ONLY. STOPPING TREATMENT TO BE DETERMINED BY THE LOCAL TRAFFIC COMMITTEE.  
 2.

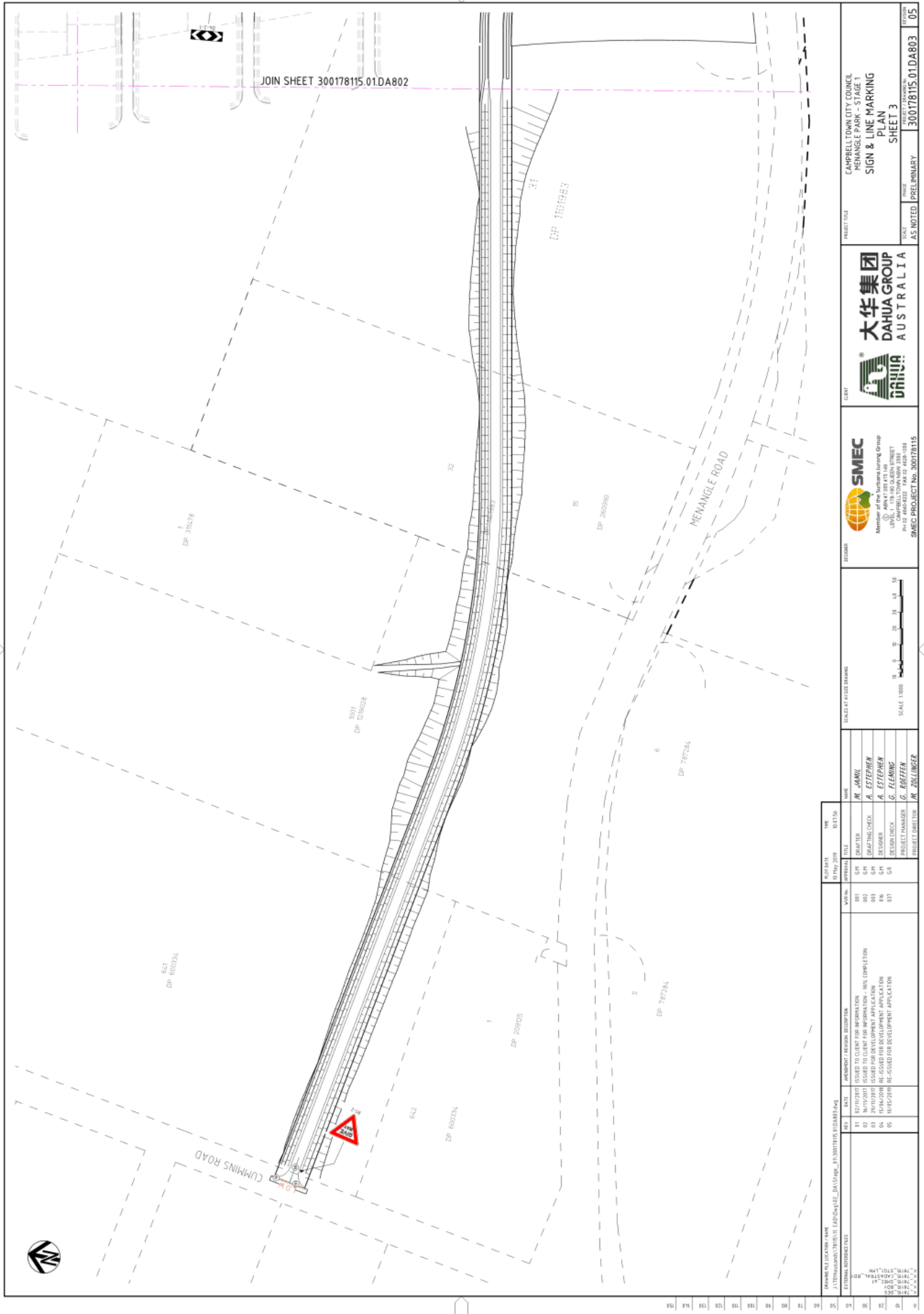
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CLIENT	CAMPBELLTOWN CITY COUNCIL
SCALE	AS NOTED
PROJECT NO.	300178115.01DA802
DATE	05

**DAHUA GROUP AUSTRALIA**  
 Member of the Simeone Living Group  
 10/1000 THE LANE  
 CAMPBELLTOWN NSW 2801  
 PH: 08 4603 2233 FAX: 08 4603 1566  
 SMEC PROJECT NO. 300178115

DATE	13 NOV 2019	TIME	10:11:36
DESIGNED BY	M. J. JAMES	CHECKED BY	A. ESTERHAR
DRAWN BY	A. ESTERHAR	REVIEWED BY	A. ESTERHAR
SCALE	1:1000	PROJECT ENGINEER	G. ZIEGLER
		PROJECT DIRECTOR	M. ZIEGLER

REV	DATE	DESCRIPTION
01	13/11/2019	ISSUED TO CLIENT FOR INFORMATION
02	13/11/2019	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION
03	13/11/2019	ISSUED FOR DEVELOPMENT APPLICATION
04	13/11/2019	ISSUED FOR DEVELOPMENT APPLICATION
05	13/11/2019	ISSUED FOR DEVELOPMENT APPLICATION

DATE	13 NOV 2019	TIME	10:11:36
DESIGNED BY	M. J. JAMES	CHECKED BY	A. ESTERHAR
DRAWN BY	A. ESTERHAR	REVIEWED BY	A. ESTERHAR
SCALE	1:1000	PROJECT ENGINEER	G. ZIEGLER
		PROJECT DIRECTOR	M. ZIEGLER



DATE	BY	TITLE	SCALE
10/11/2019	M. RAML	DRAWING	1:800
10/11/2019	A. ESTERH	CHECK	1:800
10/11/2019	A. ESTERH	CHECK	1:800
10/11/2019	C. ELLIOTT	CHECK	1:800
10/11/2019	G. ZIEGLER	CHECK	1:800
10/11/2019	M. ZIEGLER	CHECK	1:800

DATE	TIME
10/11/2019	10:11:56

NO.	DATE	DESCRIPTION
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02	10/11/2019	ISSUED TO CLIENT FOR INFORMATION - NO COMPLETION
03	10/11/2019	ISSUED FOR DEVELOPMENT APPLICATION
04	10/11/2019	ISSUED FOR DEVELOPMENT APPLICATION
05	10/11/2019	ISSUED FOR DEVELOPMENT APPLICATION

PROJECT TITLE	PROJECT NO.
CAMPBELLTOWN CITY COUNCIL MENANGLE PARK - STAGE 1 SIGN & LINE MARKING PLAN SHEET 3	300178115.01.DA803

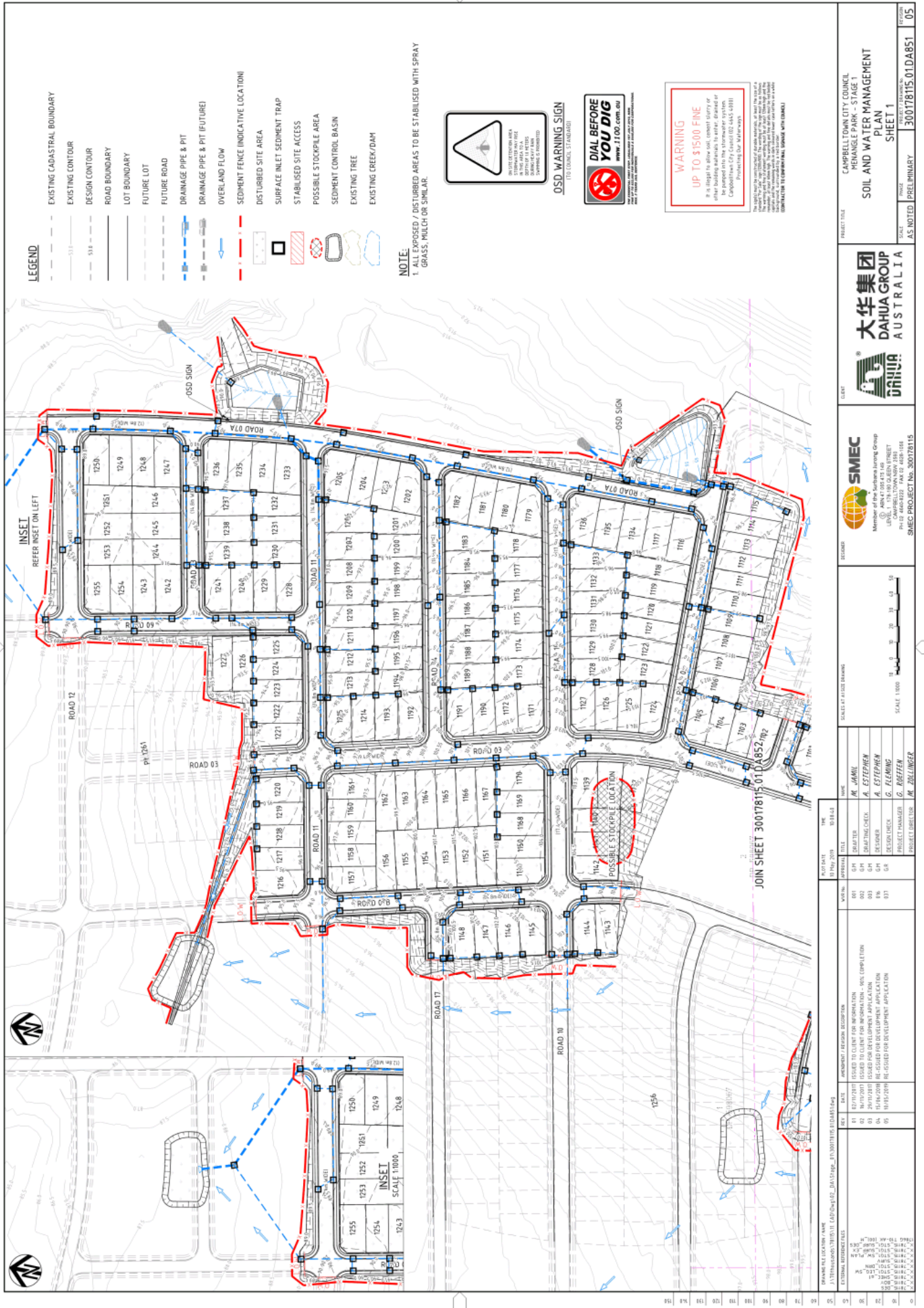
  

SCALE	PRICE
AS NOTED	PRELIMINARY

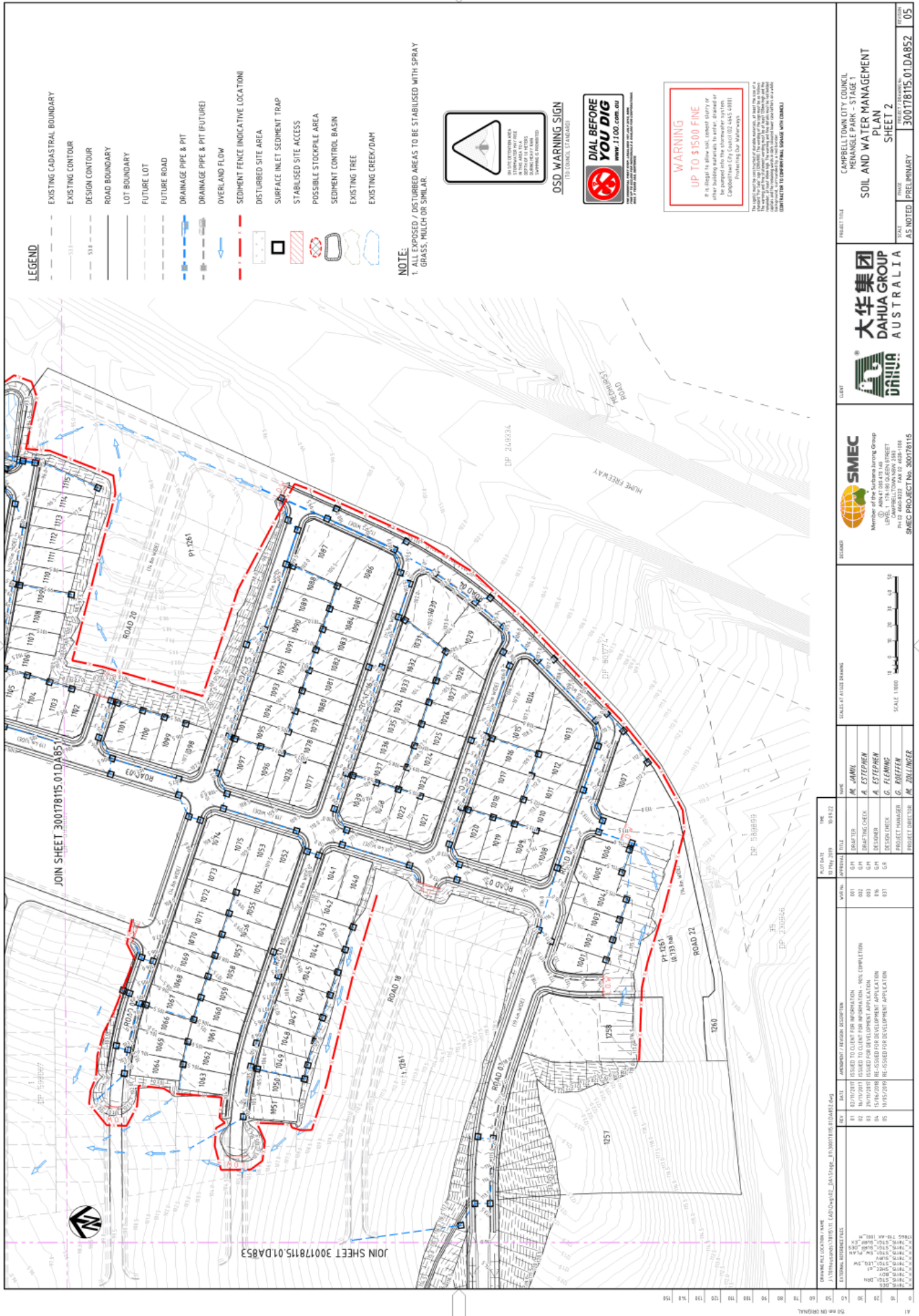
**SMEC**  
 Member of the Sutherland Living Group  
 100 WILSON ROAD, WILSON PROMENADE  
 CAMPBELLTOWN NSW 2801  
 PHONE: (02) 4932 2000 FAX: (02) 4932 1000  
 SMEC PROJECT NO. 300178115

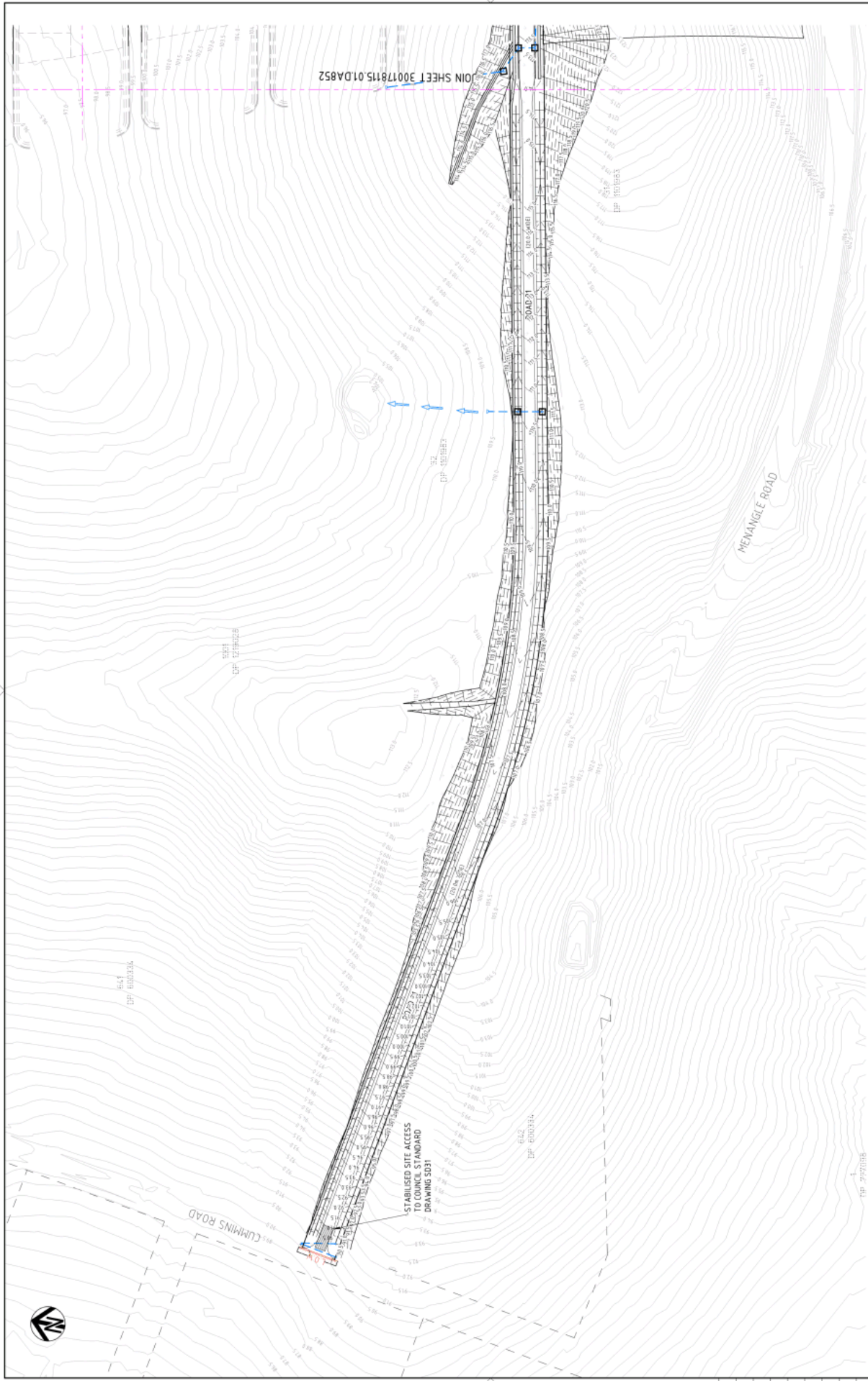
**大华集团**  
**DAHUA GROUP**  
**AUSTRALIA**



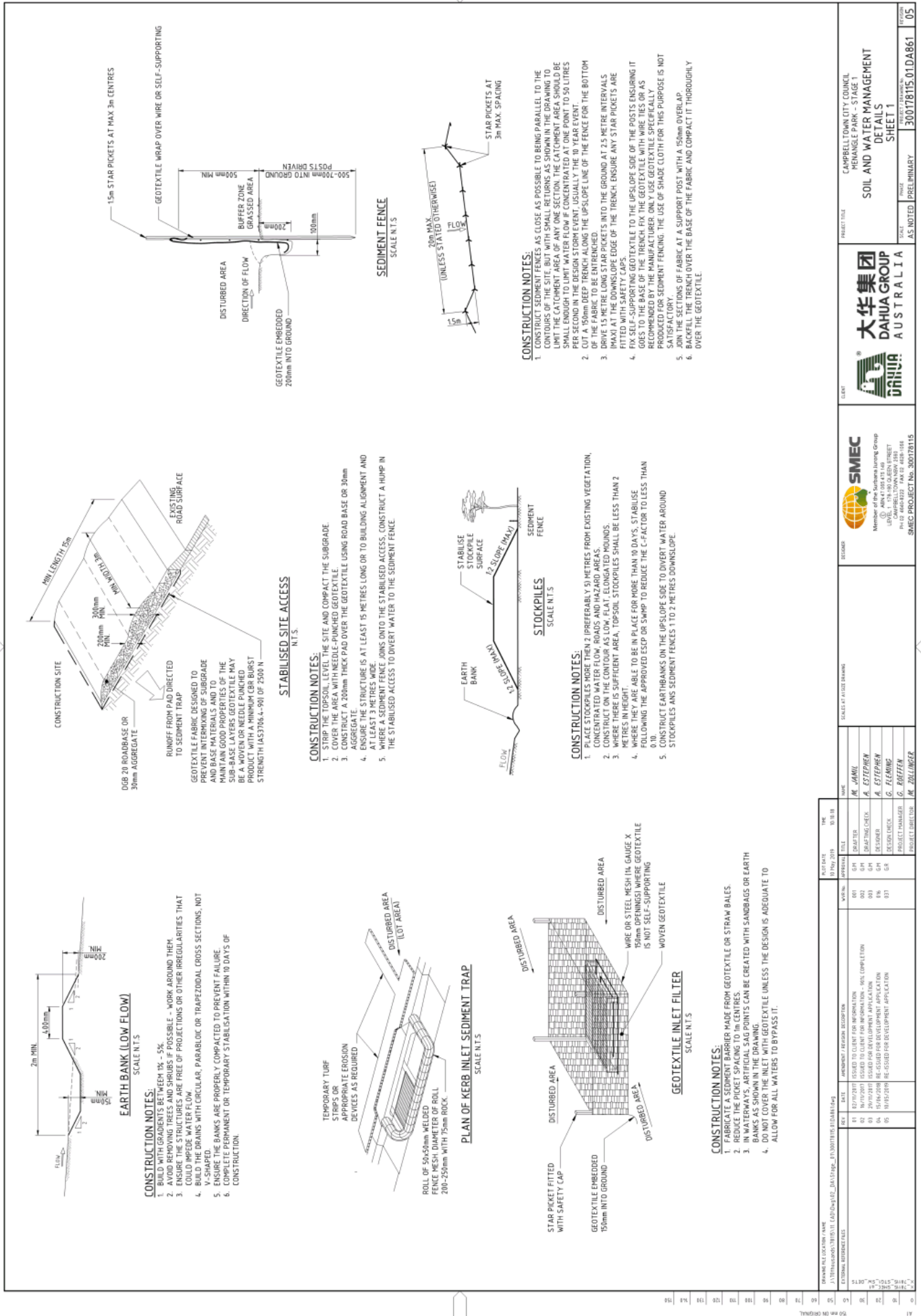
PROJECT TITLE <b>CAMPBELLTOWN CITY COUNCIL          HENRIAGE PARK - STAGE 1          SOIL AND WATER MANAGEMENT          PLAN          SHEET 1</b>		SCALE AS NOTED PRELIMINARY PROJECT No. <b>30017815.01.DA851</b>	
CLIENT <b>大华集团          DAHUA GROUP          AUSTRALIA</b>		SMEC PROJECT No. <b>30017815</b>	
DESIGNER <b>SMC</b> Member of the Sutherland Living Group 110/112 SOUTH ST CAMPBELLTOWN NSW 5161 Ph: 08 8352 9100 Fax: 08 8352 9101		SCALE OF ALL DIMENSIONS  SCALE 1:1000	
NAME <b>M. J. JARILL</b>	TYPE 30/34/42	DATE 23 May 2019	PROJECT NO. 30017815.01.DA851
DRAWING TITLE SOIL AND WATER MANAGEMENT PLAN	SHEET NO. 01	SHEET TOTAL 01	PROJECT DIRECTOR <b>M. ZIEGLER</b>
01 REVISIONS ISSUED TO CLIENT FOR INFORMATION 02 REVISIONS ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION 03 REVISIONS ISSUED FOR DEVELOPMENT APPLICATION 04 REVISIONS ISSUED FOR DEVELOPMENT APPLICATION 05 REVISIONS ISSUED FOR DEVELOPMENT APPLICATION	DATE 19/05/2019 19/05/2019 19/05/2019 19/05/2019 19/05/2019	BY <b>M. J. JARILL</b> <b>M. J. JARILL</b> <b>M. J. JARILL</b> <b>M. J. JARILL</b> <b>M. J. JARILL</b>	PROJECT ENGINEER <b>G. ZIEGLER</b>







<p><b>DAHUA GROUP</b> DAHUA GROUP AUSTRALIA</p>		<p><b>CLIENT</b></p> <p>CAMPBELLTOWN CITY COUNCIL MEMANGLE PARK - STAGE 1 SOIL AND WATER MANAGEMENT PLAN SHEET 3</p>		<p><b>PROJECT TITLE</b></p> <p>CAMPBELLTOWN CITY COUNCIL MEMANGLE PARK - STAGE 1 SOIL AND WATER MANAGEMENT PLAN SHEET 3</p>																															
<p><b>SCALE</b></p> <p>AS NOTED   PRELIMINARY</p>		<p><b>DATE</b></p> <p>30/07/2015.01.DA853</p>		<p><b>PROJECT NO.</b></p> <p>300178115.01.DA853</p>																															
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD.</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>18/07/2017</td> <td>ISSUED TO CLIENT FOR INFORMATION</td> <td>JK, AW, JG</td> <td>JK</td> </tr> <tr> <td>02</td> <td>19/07/2017</td> <td>ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION</td> <td>JK</td> <td>JK</td> </tr> <tr> <td>03</td> <td>20/07/2017</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> <td>JK</td> <td>JK</td> </tr> <tr> <td>04</td> <td>19/07/2018</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> <td>JK</td> <td>JK</td> </tr> <tr> <td>05</td> <td>19/07/2018</td> <td>ISSUED FOR DEVELOPMENT APPLICATION</td> <td>JK</td> <td>JK</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	CHKD.	01	18/07/2017	ISSUED TO CLIENT FOR INFORMATION	JK, AW, JG	JK	02	19/07/2017	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	JK	JK	03	20/07/2017	ISSUED FOR DEVELOPMENT APPLICATION	JK	JK	04	19/07/2018	ISSUED FOR DEVELOPMENT APPLICATION	JK	JK	05	19/07/2018	ISSUED FOR DEVELOPMENT APPLICATION	JK	JK	<p><b>SCALE OF ASPECT DRAWING</b></p> <p>SCALE 1:1000</p>		<p><b>SCALE</b></p> <p>AS NOTED   PRELIMINARY</p>	
NO.	DATE	DESCRIPTION	BY	CHKD.																															
01	18/07/2017	ISSUED TO CLIENT FOR INFORMATION	JK, AW, JG	JK																															
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<p><b>PROJECT DIRECTOR</b></p> <p>JK ZREJEWICZ</p>		<p><b>PROJECT ENGINEER</b></p> <p>JK ZREJEWICZ</p>		<p><b>PROJECT CHECKER</b></p> <p>JK ZREJEWICZ</p>																															
<p><b>PROJECT MANAGER</b></p> <p>JK ZREJEWICZ</p>		<p><b>PROJECT SUPERVISOR</b></p> <p>JK ZREJEWICZ</p>		<p><b>PROJECT ASSISTANT</b></p> <p>JK ZREJEWICZ</p>																															



REV	DATE	DESCRIPTION	BY	CHECKED	DATE	TIME
01	18/10/2017	ISSUED TO CLIENT FOR INFORMATION	JM	AK	13/10/18	
02	18/10/2017	ISSUED TO CLIENT FOR INFORMATION - VOL COMPLETION	A	A		
03	18/10/2017	ISSUED FOR DEVELOPMENT APPLICATION	A	A		
04	18/10/2017	ISSUED FOR DEVELOPMENT APPLICATION	A	A		
05	18/10/2017	ISSUED FOR DEVELOPMENT APPLICATION	G	A		
PROJECT CHAIRMAN			G. ZIEGLER			
PROJECT DIRECTOR			JM. ZIEGLER			

PROJECT TITLE	CAMPBELLTOWN CITY COUNCIL HENAGALE PARK - STAGE 1
CLIENT	DAHUA GROUP AUSTRALIA
SCALE	AS NOTED / PRELIMINARY
PROJECT NO.	300178115.01DA861
DATE	05

PROJECT TITLE	CAMPBELLTOWN CITY COUNCIL HENAGALE PARK - STAGE 1
CLIENT	DAHUA GROUP AUSTRALIA
SCALE	AS NOTED / PRELIMINARY
PROJECT NO.	300178115.01DA861
DATE	05

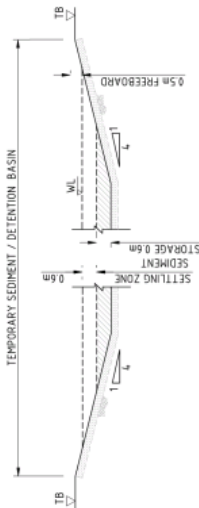
PROJECT TITLE	CAMPBELLTOWN CITY COUNCIL HENAGALE PARK - STAGE 1
CLIENT	DAHUA GROUP AUSTRALIA
SCALE	AS NOTED / PRELIMINARY
PROJECT NO.	300178115.01DA861
DATE	05

**SEDIMENT & EROSION CONTROL GENERAL NOTES:**

1. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DISTURBANCE OF THE RELATED CATCHMENT AREA AND TO THE STANDARDS OF THE N.S.W DEPARTMENT OF HOUSING MANAGING URBAN STORMWATER 'SOILS AND CONSTRUCTION' 4TH EDITION MARCH 2000.
2. SOILS SHOWN AS STABILISED OUTSIDE HAZARDOUS AREAS AS SHOWN ON PLANS THIS TOPSOIL IS TO BE RESEED LATER ON AFTER THE STABILISATION AND STABILISED ONLY USE FOR PAVING. TOPSOIL SHALL NOT BE RESEED ON ANY OTHER AREAS UNLESS BATTERS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF STOCKPILES ARE TO REMAIN FOR LONGER THAN 14 DAYS STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SEDIMENT LOADED RUNOFF.
3. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. NO SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST 10 DAYS BEFORE THE COMMENCEMENT OF WORKS AND TO BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE SAND BAGS OR SEDIMENT TRAPS AT ALL CUTS ACROSS EACH ROAD CUTTER AS AT COMPLETION OF FOOTPATH FORMATION TO AVOID SEDIMENT LOSS FROM THE ROAD & FOOTPATH AREAS.
5. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS.
6. WHEN ANY DEVICES ARE TO BE HANDED OVER TO ROAD & DRAINAGE CONTRACTORS THEY SHALL BE IN A CLEAN AND STABLE CONDITION.
7. THE CONTRACTOR SHALL MAINTAIN ALL REVEGETATED AREAS, INCLUDING WATERING UNTIL FINAL COMPLETION OF WORKS.
8. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.
9. THE CONTRACTOR MUST COMPECE REHABILITATION WITHIN A REASONABLE TIME OF ANY SITE REGRAIDING AND BATTER FORMATION.

**WASTE CONTROL:**

1. THE CONTRACTOR TO BE RESPONSIBLE FOR WASTE DISPOSAL ON SITE.
2. ALL BUILDING PRODUCTS & CLEARED VEGETATION TO BE REMOVED OFF SITE IN AN APPROVED MANNER TO LICENSED LAND FILL SITE.
3. EQUIPMENT MAINTENANCE & REPAIRING OF CONSTRUCTION VEHICLES TO BE DONE IN A DESIGNATED AREA USING RUNDING AND BEST PRACTICE WASHING AND CLEANING.
4. ALL SPILLS TO BE CLEANED UP IMMEDIATELY.

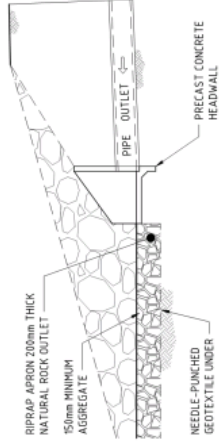


TYPICAL SECTION - SEDIMENT BASIN

SCALE N:1.5

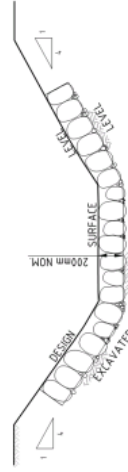
**CONSTRUCTION NOTES:**

1. STRIP THE TOPSOIL LEVEL, THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



RIPRAP/SCOUR PROTECTED OUTLET DETAIL

SCALE N:1.5



TYPICAL RIPRAP/SCOUR PROTECTION APRON SECTION

SCALE N:1.5

(CONTRACTOR TO CONFIRM FINAL SIGNAGE WITH COUNCIL)  
(SIGN TO BE ERECTED AT SITE ENTRY POINTS)  
The sign(s) must be constructed of durable materials, at least the size of a standard 'For Sale' sign (1200x900). The wording of the sign must be as follows: The warning and fine statement wording must be at least 120mm high and the remainder, at least 50mm high. The warning and fine details must be red bolded capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.



REV	DATE	DESCRIPTION	ISSUED TO	BY	DATE	TIME
01	18/07/2017	ISSUED TO CLIENT FOR INFORMATION	001	GH	10:18:32	
02	18/07/2017	ISSUED TO CLIENT FOR INFORMATION - WORK COMPLETION	002	GH		
03	24/07/2017	ISSUED FOR DEVELOPMENT APPLICATION	003	GH		
04	18/07/2018	ISSUED FOR DEVELOPMENT APPLICATION	004	GH		
05	18/07/2018	RE-ISSUED FOR DEVELOPMENT APPLICATION	005	GH		
PROJECT CHAIRMAN						
PROJECT DIRECTOR						


**SMEC**  
 Member of the Sutherland Living Group  
 100 WILSON ROAD, SUDBURY VIC 3488  
 CAMPELLTOWN NSW 3887  
 PH: 08 4600 2222 FAX: 08 4600 1858  
 SMEC PROJECT NO. 300178115


**DAHUA GROUP AUSTRALIA**

PROJECT TITLE: CAMPELLTOWN CITY COUNCIL HENAGLE PARK - STAGE 1  
 SOIL AND WATER MANAGEMENT DETAILS  
 SHEET 2 OF 5  
 SCALE: AS NOTED  
 PRELIMINARY  
 PROJECT NO: 300178115.01.DA862  
 DATE: 05

All communications to be addressed to:

Headquarters  
4 Murray Rose Ave  
Sydney Olympic Park NSW 2127

Headquarters  
Locked Bag 17  
Granville NSW 2142

Telephone: 1300 NSW RFS  
e-mail: records@rfs.nsw.gov.au

Facsimile: 8741 5433



The General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Your Ref: 3885/2017/DA-SW  
Our Ref: D18/5869  
DA18061213456 AJ

**ATTENTION:** Rennie Rounds

11 July 2019

Dear Madam

**Integrated Development Application - 1//598067, 1//1091474, 2//554242, 31 & 32//1101983, 641//600334, 1001//1219028 & 1002//1234642 -Menangle Road Menangle Park 2563**

I refer to your correspondence dated 16 April 2018 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the 'Environmental Planning and Assessment Act 1979', and a Bush Fire Safety Authority, under Section 100B of the 'Rural Fires Act 1997', are now issued subject to the following conditions:

1. Stage 1 - The development proposal is to generally comply with the subdivision layout identified on the drawing prepared by Craig & Rhodes numbered 1786 (Stage 1), dated 27/11/2017.

**Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

2. At the issue of subdivision certificate and in perpetuity the entirety of Stage 1 shall be managed 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'.

3. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over temporary Asset Protection Zones as depicted in Figure 2 of the Bushfire Protection Assessment by ecological dated October 2018 ref: 17CAN\_7061 (Stage 1). APZ shall be managed 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'.

Restriction can be extinguished upon development of the land providing the hazard is removed as part of that approval.

### **Water and Utilities**

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

4. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
5. Fire hydrant spacing, sizing and pressures shall comply with Australian Standard AS 2419.1– 2005 'Fire Hydrant Installations'.

### **Access**

The intent of measures for public roads is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area. To achieve this, the following conditions shall apply:

6. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006'.
7. Right of Way primary access
  - Construction of the Right of Way primary access (temporary) road shall include:
    - A Right of Way easement pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over the road providing benefit to all lots within Stage 1 for unobstructed access.
    - provide a minimum sealed surface of 6.0 metres and 1.5 metre sealed shoulders on either side,
    - minimum distance between inner and outer curves is 6 metres,
    - maximum grades do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient.
    - minimum vertical clearance to a height of 4 metres above the road at all times.
    - The capacity of road surfaces and bridges is sufficient to carry fully loaded fire fighting vehicles (approximately 15 tonnes for areas with reticulated water, 28 tonnes or 9 tonnes per axle for all other areas). Bridges clearly indicate load rating.

- The Right of Way shall be extinguished upon completion of future Stages within Menangle Urban Release Area that provide a minimum of two public access roads connecting Stage 1 to the wider existing public road network. (ie Cummins Road)
8. Temporary dead-end roads shall incorporate a minimum 12 metre outer radius turning circle.

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

9. Secondary access (temporary) - north of Stage 1 to Cummins Road
- Secondary access road (temporary) shall be upgraded where necessary to include:
- Signage to restrict access may be installed, however access road shall not include a locked gate
  - A Right of Way easement pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed over the road providing benefit to all lots within Stage 1 for unobstructed access.
  - All weather surface minimum 4.0 wide,
  - Minimum vertical clearance to a height of 4 metres above the road at all times.
  - 6.0 wide passing bays every 200 metres,
  - Crossfall not more than 10 degrees
  - Sealed where gradients exceed 10 degrees
  - The Right of Way shall be extinguished upon completion of future Stages within Menangle Urban Release Area that provide a minimum of two public access roads connecting Stage 1 to the wider existing public road network. (ie Cummins Road)

**General Advice – consent authority to note**

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 4.14 of the EP & A Act and address the requirements of Planning for Bush Fire Protection.

Should you wish to discuss this matter please contact Anna Jones on 1300 NSW RFS.

Yours sincerely

Signature Removed

Nika Fomin  
**Manager Planning & Environment Service (East)**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



**Natural Resources  
Access Regulator**

Contact: LUKE BARRON  
Phone: 0242249725  
Email: luke.barron@dpi.nsw.gov.au

Our ref: IDAS1109660  
Our file: N/A  
Your ref: DA3885/2017

General Manager  
Campbelltown City Council  
Alan Davies, Manager Operational Services  
PO Box 57  
CAMPBELLTOWN NSW 2560

Attention: Rennie Rounds

20 September 2018

Dear Sir/Madam

**Re: Integrated Development Referral – General Terms of Approval**  
**Dev Ref: DA3885/2017**  
**Description: Civil works and subdivision of land to create 255 residential lots and seven superlots**  
**Location: Menangle Road MENANGLE PARK**

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.47 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR requests these GTA be included (in their entirety) in Council's development consent. Please also note NRAR requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

-2-

- if Council receives an application under s96 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

**The attached GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*.** The development consent holder must apply to NRAR for a Controlled Activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR website at:

[www.industry.nsw.gov.au](http://www.industry.nsw.gov.au) > [Water](#) > [Licensing & Trade](#) > [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 91A (6) of the EPA Act.

Yours Sincerely

Signature Removed

**Irene Zinger**  
**Manager Regional Water Regulation (East)**  
**Water Regulatory Operations**  
**Natural Resources Access Regulator**



Natural Resources  
Access Regulator

## General Terms of Approval

for proposed development requiring approval  
under s89, 90 or 91 of the Water Management Act 2000

<b>Reference Number:</b>	IDAS1109660
<b>Issue date of GTA:</b>	20 September 2018
<b>Type of Approval:</b>	Controlled Activity
<b>Description:</b>	Civil works and subdivision of land to create 255 residential lots and seven superlots
<b>Location of work/activity:</b>	Menangle Road MENANGLE PARK
<b>DA Number:</b>	DA3885/2017
<b>LGA:</b>	Campbelltown City Council
<b>Water Sharing Plan Area:</b>	Greater Metropolitan Region Unregulated River Water Sources

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
<b>Design of works and structures</b>	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
GT0019-00003	Any proposed excavation on waterfront land must be undertaken in accordance with a plan submitted as part of a controlled activity approval, to be approved by Natural Resources Access Regulator.
<b>Erosion and sediment controls</b>	
GT0014-00007	A. The consent holder must ensure that any proposed materials or cleared vegetation, which may: i. obstruct water flow, or ii. wash into the water body, or iii. cause damage to river banks, are not stored on waterfront land, unless in accordance with a plan held by Natural Resources Access Regulator as part of a controlled activity approval. B. When the carrying out of the controlled activity has been completed, surplus materials must be removed from waterfront land.
GT0021-00004	The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
<b>Plans, standards and guidelines</b>	
GT0002-00525	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application 3885.2017 provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Parramatta Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0004-00003	A. A security deposit must be provided, if required by Natural Resources Access Regulator. B. The deposit must be: i. a bank guarantee, cash deposit or equivalent, and ii. equal to the amount required by Natural Resources Access Regulator for that controlled activity approval.

Level 11, 10 Valentine Avenue, Parramatta, NSW 2124 | LOCKED BAG 5123, Parramatta, NSW 2124  
water.enquiries@dpi.nsw.gov.au | www.water.nsw.gov.au



Natural Resources  
Access Regulator

## General Terms of Approval

for proposed development requiring approval  
under s89, 90 or 91 of the Water Management Act 2000

**Reference Number:** IDAS1109660  
**Issue date of GTA:** 20 September 2018  
**Type of Approval:** Controlled Activity  
**Description:** Civil works and subdivision of land to create 255 residential lots and seven superlots  
**Location of work/activity:** Menangle Road MENANGLE PARK  
**DA Number:** DA3885/2017  
**LGA:** Campbelltown City Council  
**Water Sharing Plan Area:** Greater Metropolitan Region Unregulated River Water Sources

- GT0005-00207 A. The application for a controlled activity approval must include the following plan(s): - i. Detailed Civil Construction and Drainage Plans; ii. Erosion and Sediment Control Plans; iii. Vegetation Management Plan including plans indicating fully structured native vegetation plantings and offsetting as required by the NRAR guidelines; iv. Detailed Project Costings; v. Stormwater Management Plans; and vi. Detailed Stormwater Outlet Structure Plans. B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website [www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities](http://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities).
- GT0010-00006 All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person.
- GT0012-00004 Any proposed controlled activity must be carried out in accordance with plans submitted as part of a controlled activity approval application, and approved by Natural Resources Access Regulator.
- GT0030-00006 The application for a controlled activity approval must include plans prepared in accordance with Natural Resources Access Regulator's guidelines located on the website <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>.

### Rehabilitation and maintenance

- GT0023-00001 Vegetation clearance associated with the proposed controlled activity must be limited to where the controlled activity is to be carried out, as shown on the approved plan(s).

### Reporting requirements

- GT0016-00003 The consent holder must inform Natural Resources Access Regulator in writing when any proposed controlled activity carried out under a controlled activity approval has been completed.

**SCHEDULE 1**

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA3885/2017 as provided by Council:

- Statement of Environmental Effects
- Site Plan
- Subdivision Plan
- Engineering Plans
- Landscape Plan



117 Bull Street, Newcastle West NSW 2302  
Tel 02 4908 4300 | [www.subsidenceadvisory.nsw.gov.au](http://www.subsidenceadvisory.nsw.gov.au)  
24 Hour Emergency Service: Free Call 1800 248 083  
ABN 87 445 348 918

MR JOSH OWEN  
Via email: [josh.owen@app.com.au](mailto:josh.owen@app.com.au)

Dear Josh

**RE PROPOSED LOT SUBDIVISION AT MENANGLE ROAD MENANGLE PARK**

**LOT 1 DP 598067; TSUB17-03621P1**

**NOTICE OF DETERMINATION**

I refer to the application detailed above. Subsidence Advisory NSW has determined to grant approval under section 22 of the *Coal Mine Subsidence Compensation Act 2017*.

Approval has been granted, subject to the conditions set out in the attached determination under Schedule 2. The stamped approved plans have also been attached.

Should you have any questions about the determination I can be contacted by phone on 02 4908 4328 or via email at [shane.mcdonald1@finance.nsw.gov.au](mailto:shane.mcdonald1@finance.nsw.gov.au)

Yours faithfully,

Signature Removed

**Shane McDonald**  
**Senior Risk Engineer**

**Date:** 13 February 2018

**DETERMINATION**

Issued in accordance with section 22 of the *Coal Mine Subsidence Compensation Act 2017*

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As delegate for the Subsidence Advisory NSW under delegation executed 13 February 2018, approval is for the development described in Schedule 1, subject to the conditions attached in Schedule 2.

Determination Date: 13 February 2018

Approval to Lapse on: 13 February 2023

The conditions of approval are imposed for the following reasons:

- a) To confirm and clarify the terms of Subsidence Advisory NSW approval.
- b) To minimise the risk of damage to surface development from mine subsidence.

Signature Removed

**Shane McDonald**  
**Senior Risk Engineer**

**Date: 13 February 2018**

**SCHEDULE 1**

Application No. **TSUB17-03621P1**

Applicant: **MR JOSH OWEN**

Site Address: **MENANGLE ROAD MENANGLE PARK**

Lot and DP: **LOT 1 & DP 598067**

Proposal: **SUBDIVISION**

Mine Subsidence District: **SOUTH CAMPBELLTOWN**

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**SCHEDULE 2**  
**CONDITIONS OF APPROVAL**

<b>GENERAL</b>	
<b>Plans, standards and guidelines</b>	
<b>1.</b>	<p>The development being undertaken strictly in accordance with the details set out on the application form, any information submitted with the application and the plans submitted, as amended or as modified by the conditions of this approval.</p> <p><b>Note:</b> Any proposal to modify the terms or conditions of this approval, whilst still maintaining substantially the same development to that approved, will require the submission of formal advice for consideration by Subsidence Advisory NSW. If amendments to the design result in the development not remaining substantially the same as that approved by this approval, a new Application will have to be submitted to Subsidence Advisory NSW.</p>
<b>2.</b>	This approval expires 5 years after the date the approval was granted if subdivision works have not physically commenced.
<b>3.</b>	Subsidence Advisory NSW is to be notified of any changes to lot numbering and the registered DP number.
<b>4.</b>	Any ancillary structures or services identified in the subdivision plan shall be designed with flexible joints and remain safe, serviceable and repairable using mine subsidence design parameters below.
<b>5.</b>	<p><b>Prescribed Design Parameters</b></p> <p>The proposed structure(s) is to be designed to be “<i>safe, serviceable and repairable</i>” using the subsidence parameters outlined below:</p> <p>a) Maximum vertical subsidence: 1500 mm  b) Maximum Horizontal Strains: (+/-): 2 mm/m  c) Maximum Tilt: 6 mm/m  d) Maximum Radius of Curvature: 7 km</p>
<b>6.</b>	Submit a final design for acceptance by <i>Subsidence Advisory NSW</i> prior to commencement of construction. It shall include certification by a qualified engineer to the effect that the improvements will remain “ <i>safe, serviceable and repairable</i> ” taking into consideration the mine subsidence parameters outlined above.
<b>7.</b>	Approval under section 15 of the Mine Subsidence Compensation Act 1961 is also required for the erection of all improvements on the land. As a guide, improvements shall comply with Subsidence Advisory NSW nominated Surface Development Guidelines, or otherwise assessed on merit.

**Dispute Resolution**

If you are dissatisfied with the determination of this application an appeal may be formally submitted with the Chief Executive Office for an independent internal review. The application must be made in writing and must provide reasons why the determination should be changed.



**Planning,  
Industry &  
Environment**

Our ref: SF19/81315

Senders ref: IDA 3885/2017/DA-SW

Mr Andrew MacGee  
Campbelltown City Council  
andrew.macgee@campbelltown.nsw.gov.au

Dear Mr MacGee

**Subject: General Terms of Approval for Integrated Development Application 3885/2017/DA-SW**

This letter contains the Department of Planning, Industry and Environment's (the Department's) general terms of approval for Integrated Development Application 3885/2017/DA-SW for those known Aboriginal sites which would require an Aboriginal Heritage Impact Permit (AHIP) pursuant to s.90 of the *National Parks and Wildlife Act 1974* (NPW Act).

The Department sent a stop the clock letter in relation to this referral, dated 15 August 2019 (DOC19/698518). In response, an Aboriginal Cultural Heritage Assessment Report (ACHAR) was received by the Department on 3 October 2019 (DOC19/863782).

The Department has reviewed the ACHAR, dated October 2019, prepared by Kelleher Nightingale Consulting Pty Ltd. The report has identified that Aboriginal objects (AHIMS sites 52-2-1598 [Menangle Park 2] and 52-2-3915 [MPRP 8 Menangle Park Rezoning Project 8]) will be impacted by the proposed development. Salvage excavation is proposed to be undertaken as mitigation.

Considering the above, the Department provides the following Aboriginal cultural heritage general terms of approval:

- 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*.
- Long term management of Aboriginal objects must be considered as part of the AHIP application.

If you have any further questions in relation to this matter, please email [gs.ach@environment.nsw.gov.au](mailto:gs.ach@environment.nsw.gov.au).

Yours sincerely

Siganture Removed 23/10/2019

Marnie Stewart

**A/Senior Team Leader Planning  
Greater Sydney Branch  
Climate Change and Sustainability**



6 January 2020

TfNSW Reference: SYD18/00292/15  
Council Reference: 3885/2017/DA-SW

The General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Attn: Sam Smith

Dear Sir/Madam

**STAGE 1 – MENANGLE PARK URBAN RELEASE AREA – SUBDIVISION TO CREATE 255 RESIDENTIAL LOTS AND SEVEN SUPERLOTS**

Reference is made to Council's correspondence dated 16 December 2019, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submitted application and raises no objection. TfNSW requests that the following conditions are incorporated into any consent issued by Council:

1. Roads and Maritime previously acquired an easement for right of carriageway over the subject property (Lot 1 DP598067) as shown by brown hatching on the attached Aerial – "X" and as noted in Title (Dealing P710819) and DP598067. The subject property also abuts a Declared Freeway (Hume Motorway) as shown by the blue colour and green hatching on the attached Aerial – "X". Access is denied across this boundary.
2. Roads and Maritime has also previously acquired a strip of land for road along the Menangle Road frontage of the subject property, as shown by blue colour on the attached Aerial – "Y". The subject property is also affected by a road proposal as shown by pink colour on the attached Aerial – "Y".
3. Any new building or structures, together with any improvements integral to the future use of the site, are to be erected clear of the land required for road (unlimited in height or depth), the identified easement and the Hume Motorway and Menangle Road boundaries.
4. Access to the Roads and Maritime easement is not denied; the integrity of the easement is not compromised.

---

**Transport for NSW**

27 Argyle Street, Parramatta NSW 2150 | Locked Bag 5085, Parramatta NSW 2124  
P (02) 8849 2666 | W [transport.nsw.gov.au](http://transport.nsw.gov.au) | ABN 18 804 239 602

5. Direct vehicular access from the new Stage 1 allotments to Menangle Road and the Hume Highway is not permitted.
6. It should be noted that conditions in previous Roads and Maritime responses dated 29 April 2019 and 11 July 2019 in regards to construction access and improvement to the Cummins Road/Menangle Road intersection are applicable.

If you have any further questions, Sandra Grimes, Development Assessment Officer, would be pleased to take your call on (02) 9563 8651 or please email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely

Signature Removed

**Malgy Coman**

A/Senior Land Use Assessment Coordinator



**Planning,  
Industry &  
Environment**

IRF20/348

## Secretary's Certificate

### Satisfactory Arrangements for designated State public infrastructure

#### Development Application 3885/2017/DA-SW

In accordance with the provisions of clause 6.1 in the *Campbelltown Local Environmental Plan 2011*, I, Martin Reason, Acting Deputy Secretary, Greater Sydney, Place and Infrastructure as delegate for the Secretary of the Department of Planning, Industry and Environment, certify that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to:

Development application number:	3885/2017/DA-SW
Address:	Lot 3 Menangle Road, Menangle Park  Lot 1 in DP 598067, Lot 11 in DP 584016, Lot 1 in DP 1091474, Lots 31 and 32 in DP 1101983, Lot 1001 in DP 1219028, Lot 641 in DP 600334 and Lot 2 in DP 554242
Development application description:	Subdivision to create 255 residential lots and seven super lots
Map at Attachment A:	Yes

Signature Removed

**Martin Reason**  
**Acting Deputy Secretary**  
**Greater Sydney, Place and Infrastructure**

Date: 24.1.20

(as delegate for the Secretary)

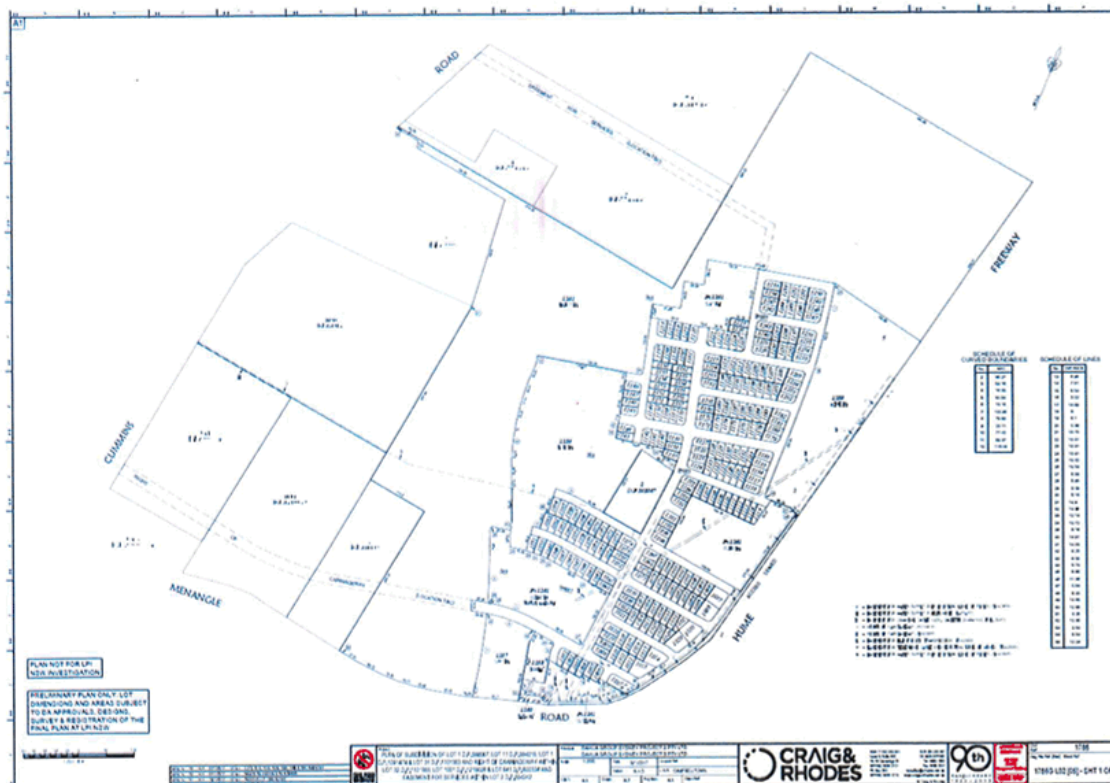
*\*the satisfactory arrangements certificate is being issued in relation to the above development application only.*



Planning, Industry & Environment

IRF20/348

Secretary's Certificate
Satisfactory Arrangements for designated State public infrastructure
Development Application 3885/2017/DA-SW
Attachment A



320 Pitt Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | dpi.e.nsw.gov.au

DAHUA AUSTRALIA  
Suite 2, Level 20, 201-217 Elizabeth Street, Sydney  
2000  
Tel: 02 9267 7788  
Fax: 02 9286 3399



**DAHUA GROUP**

7 May 2020

Ms Lindy Deitz,  
General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Attention: Fletcher Rayner, Executive Manager Urban Release and Engagement

Dear Ms Deitz,

**RE: OFFER TO ENTER INTO MENANGLE PARK PLANNING AGREEMENT**

**1. Introduction**

I refer to Council's email dated 13 March 2020 and subsequent correspondence on this matter.

This letter contains an updated offer by Dahua Group Sydney Project 2 Pty Ltd and Dahua Group Sydney Project 3 Pty Ltd (**Dahua**) to enter into a Planning Agreement (**PA**) with Campbelltown City Council (**Council**) to pay money, construct works and dedicate land for public purposes in relation to the initial stages of Dahua's Menangle Park development.

For the sake of clarity, Dahua irrevocably offers to enter into a PA on the terms set out in this letter if required to do so as a condition of Development Consent for Stages 1, 2A and 2B of the development.

This irrevocable offer is to enable both:

- The Council to receive a development contribution that has a value that reflects the full residential contributions rates included in the Menangle Park Contributions Plan (**CP**) dated March 2018, following a formal IPART review process (Final Report dated December 2018) as amended in accordance with the Minister's advice dated 23 March 2020 (**Ministerial Advice**), and
- Efficient determination of the Stage 1 (3885/2017/DA-SW), 2A (292/2018/DA-SW) and 2B (681/2018/DA-SW) development applications (**DAs**) currently being assessed by Council.

**2. Background**

Dahua is master planning and developing approximately 500 hectares of land in the Menangle Park Urban Release Area (**URA**). The overall URA consists of 958 hectares.

Dahua has lodged DAs for the first 409 residential lots. The DAs cover Stages 1, 2A and 2B of the development (refer to Figure 1 for DA locations). These DAs will generate demands for various types of local infrastructure in the Precinct, including roads, drainage infrastructure, and parks.

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Where the infrastructure is the shared responsibility of an entire development area, such demands are usually addressed by the relevant Council imposing conditions on the DA approval requiring the developer to make local infrastructure contributions under section 7.11 of the Environmental Planning and Assessment Act 1979.

A Council can only do this if it first has adopted a Contributions Plan authorising the condition.

The Council has prepared and adopted its Menangle Park Contributions Plan (the **CP**).

Residential s7.11 contributions in Menangle Park are, by Ministerial Direction, currently capped at \$20,000 per lot or dwelling, which is below the rates included in the CP.

The CP's full 'essential works' contribution rates for the different types of residential subdivision are listed below:

- Where the lot is less than 600m<sup>2</sup>: \$30,497
- Where the lot is more than 600m<sup>2</sup>: \$44,474

Council cannot require the developer to pay contributions at these rates unless the Minister for Planning has authorised the rates. The Minister will only approve rates higher than the cap after the rates and the CP have been reviewed by the Independent Pricing and Regulatory Tribunal (**IPART**).

Council in mid-2018 lodged an application with IPART to have the CP and its essential works contribution rates reviewed. The review process was completed in December 2018.

The report titled IPART Assessment of Menangle Park Contributions Plan dated December 2018 recommended "Campbelltown City Council increase development contributions in the Menangle Park Contributions Plan, so they accurately reflect the costs of providing local infrastructure to support new residential development in the Menangle Park Urban Release Area."

The revised contributions in the IPART assessment (adjusted to June 2018) are as follows:

- Where the lot is less than 600m<sup>2</sup>: \$38,719
- Where the lot is more than 600m<sup>2</sup>: \$56,466

A Ministerial Advice to Council dated 23 March 2020 requires that the Menangle Park CP be amended in accordance with 15 of the 17 IPART recommendations before it can be used as the basis for development contribution rates. So as not to delay the assessment and determination of the DAs for Stages 1, 2A and 2B, Dahua is offering to undertake works, dedicate land and make payments up to the full essential works contribution amount specified in the IPART assessment of the CP, as amended by the Ministerial Advice.



### 3. Parties

The parties to the proposed PA will be Dahua Group Sydney Project 2 Pty Ltd, Dahua Group Sydney Project 3 Pty Ltd and Campbelltown City Council.

Dahua Group Sydney Project 2 Pty Ltd and Dahua Group Sydney Project 3 Pty Ltd are the Developer and owners of the land relating to this Offer to enter into Menangle Park Planning Agreement. Furthermore, Dahua are the applicant for the Development Applications, with owners consent provided to Benaiah Pty Ltd.

### 4. Land

The land which is the subject of the PA is situated in Menangle Park in the City of Campbelltown LGA, and has the following real property description:

Lot 1 in DP 598067;  
Lot 1 in DP 1091474;  
Lots 31 and 32 in DP 1101983;  
Lot 1001 in DP 1219028;  
Lot 641 in DP 600334;  
Lot 2 in DP 554242; and  
Lot 1002 in DP1234642

The Developer agrees to pay all monies, construct all works and dedicate all land for public purposes in relation to the initial stages of Dahua's Menangle Park development.

### 5. Development

The development the subject of the PA is described below:

#### Stage 1

- subdivision of the land to create 255 final residential lots and 7 superlots and roads for future dedication to Council
- infrastructure and early works comprising tree removal, earthworks, civil infrastructure
- demolition of all existing structures
- erosion and sediment control measures including temporary sedimentation ponds and diversion drains
- landscaping of road reservations.

#### Stage 2A

- subdivision of proposed Lot 1256, superlot created in Stage 1 to create 67 final residential lots, 1 residue lot and roads for future dedication to Council
- infrastructure and early works comprising tree removal, earthworks, civil infrastructure
- demolition of all existing structures

- erosion and sediment control measures including temporary sedimentation ponds and diversion drains
- landscaping of road reservations.

#### **Stage 2B**

- subdivision of proposed Lot 1261, superlot created in Stage 1 to create 87 final residential lots, 3 residue lots, and roads for future dedication to Council
- infrastructure and early works comprising tree removal, earthworks, civil infrastructure
- demolition of all existing structures
- erosion and sediment control measures including temporary sedimentation ponds and diversion drains
- landscaping of road reservations
- purchase and retirement of biodiversity credits including 10 HN528 credits (Shale Plains Woodland) and 37 HN529 credits (Shale Hills Woodland).

Provided hereunder is a table summarising the lot sizes for the development applications.

<b>Stage</b>	<b>No. Lots</b>	<b>Less than 600sqm</b>	<b>More Than 600sqm</b>
<b>1</b>	<b>255</b>	248	7
<b>2A</b>	<b>67</b>	58	9
<b>2B</b>	<b>87</b>	81	6
<b>Total</b>	<b>409</b>	<b>387</b>	<b>22</b>



Figure 1: Stages 1, 2A and 2B DA locations

## 6. Contributions

The developer's proposed contributions comprise a mix of works, land and financial payments.

The total contribution value is based on the contribution rates and values as contained in the CP as amended in accordance with the Ministerial Advice (refer section 2 above), these may vary dependant on timing of works and dedication of land.

The initial stages of development comprise of 409 lots of which 387 lots are under 600m<sup>2</sup> and 22 lots over 600m<sup>2</sup>. The total contribution for these lots is \$12,780,767 under the CP.

This monetary contribution is then amended by the value of the IPART assessment of CP land and works, and the subsequent Ministerial Advice to be provided by and dedicated / transferred to Council by the developer.

The following table shows the nature, extent and timing of the various developer contributions under the proposed PA:

Item	Nature and extent of contribution	Suggested timing of provision	CP works schedule reference	Monetary contributions offset value based on CP***
<b>Undertaking of works</b>				
1a	<b>Open space:</b> Construction of a local park of approximately 5000 square metres adjacent to the southern entry road	16 months following the Subdivision Certificate for the 255th Final Lot	Item O1.4(a), Table B	\$475,960
1c	<b>Open space:</b> Construction of a local park of approximately 6,870 square metres adjacent to the southern entry road and Item 1a	16 months following the Subdivision Certificate for the 255th Final Lot	As above	\$0^
2a	<b>Open space:</b> Construction of a linear park of approximately 3,834 square metres and shared cycle and pathway adjacent to Menangle Road and the Hume Motorway	16 months following the Subdivision Certificate for the 255th Final Lot	NA	\$1
3a	<b>Drainage:</b> Construction of bioretention facilities on 3,956 square metres of land, being land adjacent to the north east of Stage	Prior to the release of the Subdivision Certificate for any Final Lot	Items D1.6 and D1.16, Table D; Map references	\$615,000

Item	Nature and extent of contribution	Suggested timing of provision	CP works schedule reference	Monetary contributions offset value based on CP***
	1 lots and above the 1 in 100 year flood line		15 and 21 in Figure 5	
4	<b>Traffic:</b> Construction of a roundabout intersection as final traffic solution at Menangle and Cummins Road.*	Prior to the release of the Subdivision Certificate for any Final Lot	Map reference 4 in Figure 7	\$2,303,084
<b>Dedication of land</b>				
1b	<b>Open space:</b> Dedication of the land comprising Item 1a	No later than 12 months after the Completion of Item 1a	Item O1.4(a), Table B	\$1**
1d	<b>Open space:</b> Dedication of the land comprising Item 1c	No later than 12 months after the Completion of Item 1c	NA	\$0^
2b	<b>Open space:</b> Dedication of the land comprising Item 2a	No later than 12 months after the Completion of Item 2a	NA	\$1
3b	<b>Drainage:</b> Dedication of the land comprising Item 3a	No later than 12 months after the Completion of Item 3a	Items D1.6 and D1.16, Table D; Map references 15 and 21 in Figure 5	\$237,360
3c	<b>Drainage:</b> Dedication of 4,900 square metres of land for open space purposes situated in the vicinity of item 2, being land below the 1 in 100 year flood line	No later than 12 months after the Completion of Item 3a	Figure 6	\$98,000
3d	<b>Drainage:</b> Dedication of approximately 4,829 square metres land for open space purposes situated in the vicinity of item 2, being land above the 1 in 100 year flood line	No later than 12 months after the Completion of Item 3a	Map reference 17 in Figure 4 (part only)	\$289,740

Item	Nature and extent of contribution	Suggested timing of provision	CP works schedule reference	Monetary contributions offset value based on CP***
<b>Monetary contributions</b>				
5	Monetary contribution of \$21,422.05 for each lot toward the public amenities and public services listed in the Menangle Park Contributions Plan	Prior to the issue of the subdivision certificate for each lot	NA	\$21,422.05 per lot up to a maximum of \$8,761,620 for the total development
<b>Total contributions value</b>				<b>\$12,780,767</b>

\* In accordance with RMS design requirements

\*\* \$1 value for the first 5,000 square metres is in accordance with the agreement between Dahua and Council for the transfer of the Hilltop Park. Dahua proposes that it be given a contribution offset for the extra land area of Hilltop and Linear Park (1.0704 ha) as part of a future PA to support the planning proposal (see note below).

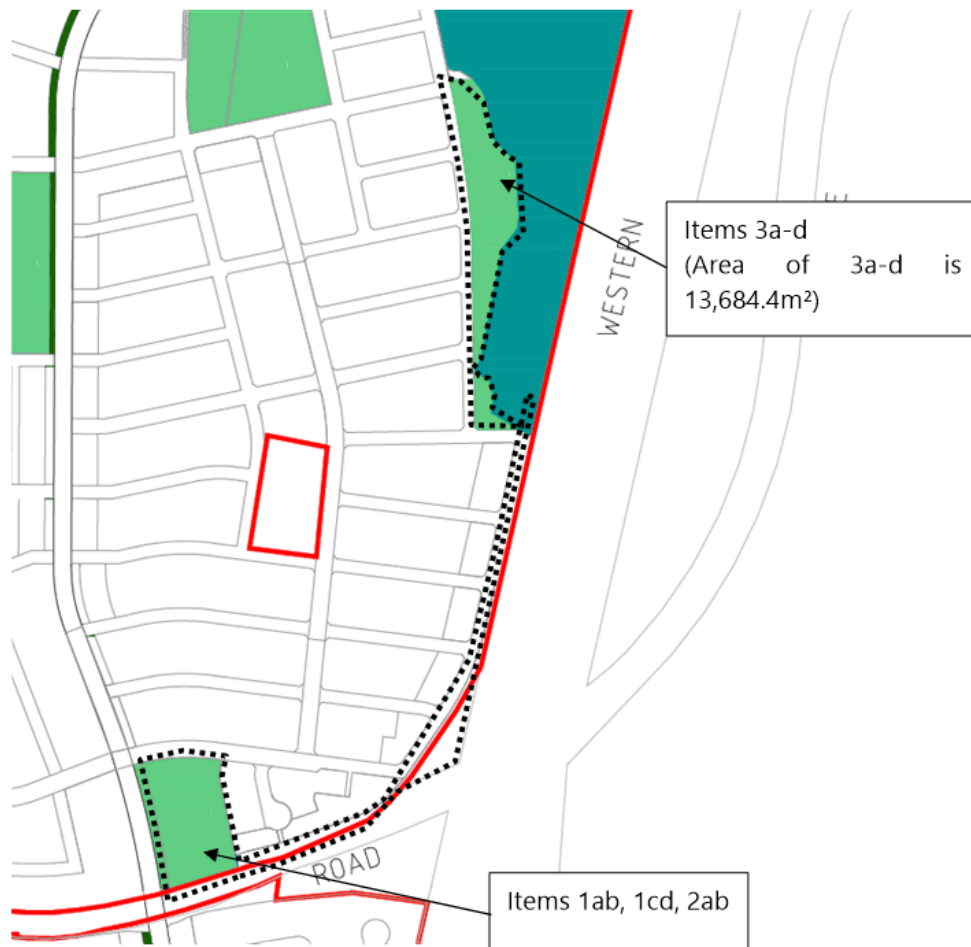
\*\*\*The total amount of the monetary contribution will be updated to reflect the IPART assessment of CP land and works, as amended in accordance with the Ministerial Advice, in consultation with Council

^Dahua notes that the proposed local park (known as Hilltop Park, item 1a and 1b in the table above) will comprise more than 1 ha of land additional to the 5,000m<sup>2</sup> allocated in the CP (this remains unchanged in the IPART assessment). Dahua is providing a larger park in anticipation of a larger population that would be generated by increased development in the Menangle Park Precinct. This extra development potential is the subject of a planning proposal endorsed by Council and undergoing Gateway Assessment by the Department of Planning Industry and Environment. Dahua proposes that it be given a contribution offset for the additional open space that will comprise the Hilltop Park.

The map over page shows the location of the proposed land and works in the PA offer.

Dahua notes and accepts Council's proposal that works and monetary contributions values in the PA will be indexed by Sydney CPI and land contributions will be indexed by the Residex Campbelltown Release Area Land Price Index, as per the Contributions Plan.

Dahua notes that the land values are based on updated land valuations undertaken as part of the IPART review process.



### 7. Rise or fall provision

The total contributions offered in the PA reflects the full essential works section 7.11 contribution rates that are specified in the IPART December 2018 assessment of the CP.

The final essential works contribution rates will be determined by the Minister for Planning and Public Spaces based on the completed review by IPART and Ministerial Advice by the Department of Planning, Industry and Environment (DPIE).

Dahua therefore proposes that the PA include provisions that allow the monetary contribution to be adjusted up or down to reflect the Minister's final determination on the Menangle Park essential works contributions.

### 8. Other contributions not to apply

The PA addresses all the development's local infrastructure contributions, relating specifically to Stages 1, 2A and 2B.

There is therefore no necessity for relevant parts of the EP&A Act that deal with local infrastructure contributions to apply to the development.

It is therefore proposed that the PA, pursuant to section 7.4(3)(d) of the EP&A Act, will wholly exclude the application of sections 7.11 and 7.12 to the development which is subject to the development consents for Stages 1, 2A and 2B.

Furthermore, it is acknowledged that any additional dwellings beyond the new Final Lots identified in this PA will be subject to another CP.

### **9. Land Dedication**

Dahua confirms that it accepts Council's proposal that all land to be dedicated to Council regardless of its use will be remediated to the 'Residential A' standards as contained in the National Environment Protection (Assessment of Site Contamination) Measure ("NEPM") guidelines.

### **10. Handover Period**

Dahua confirms that it accepts Council's proposal for maintenance periods (post practical completion of works) and handover requirements as outlined below:

- Roads – 12 months maintenance prior to handover;
- Drainage works – Hard works - 12 months maintenance prior to handover;
- Drainage works – Soft works - 12 months maintenance prior to handover;
- Open Space – Hard landscape works - 12 months maintenance prior to handover;
- Open Space – Soft landscape works - 12 months maintenance prior to handover;

The maintenance period for each work is to commence upon Practical Completion of that work. However, the time frames for delivery of contributions which are set out in the table in section 6 above relate to timing of practical completion (for works) and confirmation of readiness for dedication (for land). The exact timing will be confirmed with Council through the formalisation of the PA.

### **11. Progressive grant of subdivision certificates and release of the VPA from title of Final Lots**

Dahua proposes that the PA provide for the progressive grant of subdivision certificates for Final Lots and the progressive release of the PA from the title to the land which is subject to those subdivision certificates if:

- the monetary contributions for those Final Lots have been paid as per item 8 in the table in section 6 above; and
- applicable time frames for practical completion of works in items of the table in section 6 above which specify lot triggers have been satisfied where the total number of subdivision certificates for Final Lots issued for the development equals or exceeds those lot triggers, or alternative arrangements under the PA for timing of practical completion have been agreed with Council.



## 12. Security

Dahua proposes that the PA include security arrangements providing bank guarantees to secure practical completion of works (120% of the Indexed Contribution Value of each work item). This would be provided to Council before to issuing of the corresponding Construction Certificate for each item of work or any part of the Development which will create a Final Residential Lot before which the relevant Item of Work must be completed.

Dahua also proposes that the PA be registered on title to the land which is subject to the development consents for Stages 1, 2A and 2B, as further security for Council, provided that the PA be released progressively as described in section 11 above.

## 13. Dispute resolution

Dahua proposes that a dispute resolution clause be included which allows for mediation or expert determination of disputes which arise between Dahua and Council in relation to the performance of the PA.

## 14. Matters for further consideration and negotiation

This letter describes the specific financial arrangements in relation to extent of developer contributions to be included in the PA, and the arrangements for the delivery of those contributions. Suggested timing of works is identified in Section 6 above, these are based on decisions held with Council with specific timing of works to be worked through between the parties in the finalisation of the PA document.

In making this offer, Dahua acknowledges and agrees that the specific terms of the PA will be negotiated with Campbelltown City Council and that the matters which may be included in the PA are not limited by the content of this letter.

## 15. Conclusion

Dahua's initial development stages represent the beginning of a master planned community on the southern edge of the City of Campbelltown. The proposed PA confirms that the proposed development will meet its full local infrastructure obligations for the initial stages.

Dahua's irrevocable offer to enter into a PA to provide local infrastructure that reflects the full contribution rates identified in IPARTs Assessment of Council's CP modified by the Ministerial Advice demonstrates Dahua's commitment to creating a new town of the highest quality.

Should you require clarification in relation to anything within this letter, please contact Kith Clark on 0402 412 210.

Yours faithfully

**DAHUA PROPERTY GROUP**

Signature Removed

**KITH CLARK, DEVELOPMENT DIRECTOR**

22<sup>nd</sup> March 2018

Personal Details Removed

To Whom it May Concern

**Re: Menangle Park Urban Release Area (Dahua) - DA3885/2017/DA-SW**

We provide this letter in relation to Dahua's development application (DA3885/2017/DA-SW) for Stage 1 at Menangle Park, our residence adjoins and the proposed subdivision. Furthermore, we are aware of recent subsequent application for Stages 2A and 2B, which also adjoin our property.

The Taber family and Dahua have been in regular correspondence regarding the proposed development to ensure appropriate management of activities during construction and continuity of services. Items of importance to us include aspects such as access (pedestrian and vehicular), noise, dust and safety, these have formed the basis of discussions with Dahua and they have committed to implement appropriate mitigation measures.

Given the history of the Taber family residing at 'Mt Pleasant', Menangle Park continuously for over 200 years, we are seeking consideration for naming the street to the eastern boundary of our property to be "Mt Pleasant Street". Dahua have advised of their support though we note street naming requires Council approval. Hence, we seek Council support for this item.

We are in support of these development applications and look forward to the subdivision progressing.

Regards

John Taber